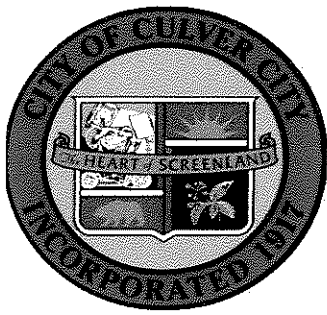




Culver CITY

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, JUNE 13, 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.

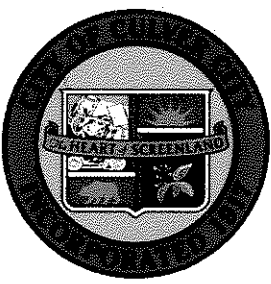
CELL PHONES AND OTHER DISTRACTIONS

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**

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www.culvercity.org

AGENDA
Planning Commission
Wednesday, June 13, 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 Reconsideration of Conditional Use Permit Modification (CUP/M 2011-175)
The Help Group To permit the addition of 200 students to an existing 400 student private school located at 12095-12101 Washington Boulevard.
Recommended Action: *Adopt Resolution approving or denying the application.*

PH-2 Zoning Code Amendment (ZCA P-2011154), Conditional Use Permit
Modification (CUP/M P2011-156) – The Willows School A Zoning Code Amendment to permit the expansion of existing private schools located in the Industrial General (IG) Zone; and to modify an existing Conditional Use Permit to permit the addition of 150 students to an existing 425 student private school located at 8509 Higuera Street and expand the school use to additional properties located at 8476 Warner Drive, 8525 Higuera Street, and 8510 Warner Drive.
Recommended Action: *Continue to July 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 May 9, 2012 and May 23, 2012

ITEMS FROM STAFF

ITEMS FROM PLANNING COMMISSION

ADJOURN

Upcoming Public Meeting Schedule –Tentative – 2012

Date	Day	Time	Location
<i>City Council</i>			
<i>June 25</i>	<i>Monday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Civil Service Commission</i>			
<i>TBD</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Cultural Affairs Commission</i>			
<i>July 10</i>	<i>Tuesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>
<i>Parks & Recreation Commission</i>			
<i>July 3</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Patacchia Room</i>
<i>Planning Commission</i>			
<i>June 27</i>	<i>Wednesday</i>	<i>7:00PM</i>	<i>Council Chambers</i>

Meetings may be added or changed.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: June 13, 2012		Item Number: PH-1
AGENDA ITEM: Reconsideration of Denial of Conditional Use Permit Modification (CUP/M 2011-175) to permit the addition of 200 students to an existing private school located at 12095-12101 Washington Boulevard.		
Contact Person/Dept.: Joshua Williams, Associate Planner	Phone Number: (310) 253-5706	
Public Hearing: ☒	Action Item: ☐	Attachments: ☒
Public Notification: On May 24, 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	

RECONSIDERATION OF PLANNING COMMISSION DENIAL OF MAY 9, 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 and May 9, 2012 meetings. The request for a Conditional Use Permit Modification (CUP/M 2011-175) was denied by a vote of 3 to 2 at the May 9th hearing. At the Planning Commission hearing on May 23, 2012, prior to adoption of Resolution No. 2012-P005 containing the required findings for denial, the Commission voted 3 to 2 to reconsider the denial based on new information received.

RECOMMENDATION:

That the Planning Commission consider the new information presented by The Help Group in its decision to approve or deny the Applicant's request for a Conditional Use Permit Modification (CUP/M 2011-175) to allow the addition of 200 students to the existing private school located at 12095-12101 Washington Boulevard (the "Project") and either 1) approve the application pursuant to Draft Resolution of Approval No. 2012-P005 and Exhibit A – Conditions of Approval (Attachment No. 2) and related Negative Declaration; or 2) deny the application pursuant to Draft Resolution of Denial No. 2012-P005 (Attachment No. 3) and related Negative Declaration.

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.

City of Culver City, California
Planning Commission Agenda Item Report

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.

BACKGROUND / DISCUSSION:

At its May 9, 2012 meeting after considering the staff report, the application materials, and public testimony, the Commission adopted a motion (3-2) to deny approval of the Project and related Negative Declaration. Please refer to the May 9th Agenda Item PH-1 packet for a full description, analysis, and attachments regarding this project.

Pursuant to Zoning Code Section 17.530.020 – Findings and Decision, the Commission is required to record its decision in writing with the findings on which the decision is based. Based on the Commission's discussion on May 9th to deny approval of the Project, a Resolution setting forth the Commission's findings for denial of the Project was presented for the Commission's consideration on May 23, 2012. Based on new information provided to the Commission by The Help Group prior to the hearing, the Commission voted 3-2 to reconsider the denial of the Project.

Project Changes

On May 21, 2012, The Help Group sent a letter to The Planning Commission identifying several modifications to its initial request and voluntary conditions of approval in order to address concerns expressed by Commissioners at the May 9th hearing (Attachment No. 1). The letter identified the following project changes and voluntary conditions:

1. A reduction in the requested enrollment increase from 250 students to 200 students, resulting in a total enrollment of 600 students. The Help Group clarified that the enrollment increase will not occur all at one time, but will occur over a three-year period. Due to the reduction in the requested enrollment increase from 250 to 200 students, the number of busses has been reduced from 11 to 9 and the number of cabs reduced from 47 to 43 as reflected in Attachment A to The Help Group letter
2. The elimination of the use of five metered parking spaces on Washington Boulevard for queuing of vehicles entering the site.
3. The Help Group has volunteered a condition of approval whereby the School will compensate the City for the cost of police and fire calls to its campus as well as for paramedic calls that are not reimbursed by other sources.
4. The Help Group has volunteered a condition of approval to increase the height of the wall separating the playground area from adjoining residential

City of Culver City, California
Planning Commission Agenda Item Report

uses located in the City of Los Angeles. Attachment B to The Help Group letter is a letter from their noise consultant indicating that the construction of a 14-foot high wall will reduce noise levels to the adjacent residences by 10 decibels.

5. The Help Group has volunteered a condition of approval to waive its right to file for any future enrollment increases beyond 600 students for the properties under the CUP.

These project changes and proposed conditions are outlined in Exhibit A to Draft Resolution of Approval No. 2012-P005 (Attachment No. 2). Specifically, Condition No's. 1 and 53 address the enrollment; Condition No. 58 addresses the parking meters; Condition No. 60 addresses reimbursement for Police and Fire services; Condition No. 20 addresses the sound wall; and Condition No. 59 addresses future enrollment increases.

Due to the proposed changes to the project identified above, the Draft Resolution of Denial No. 2012-P005 (Attachment No. 3) has been modified to exclude noise impacts and the loss of metered parking as reason why the findings for approval cannot be made. Traffic and circulation impacts were the remaining issues the Commission previously stated as reasons for not supporting the findings for approval. If the Commission determines that the findings cannot be made to approve the modified project, Staff will include any additional or revised findings that Commission may articulate at the meeting to support the denial of the application.

ATTACHMENTS:

1. Letter from The Help Group to the Planning Commission, dated May 21, 2012
2. Draft Resolution of Approval No. 2012-P005 and Exhibit A – Conditions of Approval
3. Draft Resolution of Denial No. 2012-P005.

May 21, 2012

Culver City Planning Commission
c/o Thomas Gorham, Planning Manager
Culver City Department of Planning
9770 Culver Boulevard
Culver City, CA 90232-0507

Dear Commissioners,

At the May 9th Planning Commission meeting, we heard a number of concerns from the Commissioners regarding our request for a modification of our CUP. In reviewing these issues, we have developed a number of mitigation measures and conditions that we would like to propose for your consideration in the hopes that you will find it acceptable and approve our modified request.

- 1) A reduction from 250 to 200 in the number of students requested.
 - a) The reduction in the number of students requested results in the reduction of vehicles coming to and from the campus each school day by bus, taxi vans and parent transportation. It also reduces the number of staff and their vehicles.
 - b) The number of buses would be reduced from 11 to 9 which results in an enhanced ease of circulation in the Grandview pick-up and drop-off area. (see Attachment A)
 - c) It is anticipated that it will take at least three-years from the opening of the proposed facility to reach the requested 200 student capacity.
- 2) The elimination of The Help Group's use of the five metered parking spaces on Washington Blvd. This elimination will have no impact on the efficacy of the traffic management plan and would preserve parking availability for local businesses and their clientele as well as associated revenue for the City.
- 3) The Help Group will compensate the City for the cost of police and fire calls to its campus as well as for paramedic calls that are not reimbursed by other sources.
- 4) Per requests from neighbors for a higher barrier, The Help Group will provide a new solid vinyl tongue and groove extension above the existing concrete block wall located at the common property line between The Help Group and the neighbors at 12028 to 12042 Sylvester Street. This new sound barrier will terminate 14' above the lowest grade in line with the wall and will be approximately 370 lineal feet. The mature vegetation growing on each side of the existing wall will be maintained. Only the vegetation directly above the existing wall will be trimmed as needed to accommodate the extension.
 - a) The Help Group has confirmed with the City of Los Angeles the steps that need to be taken to accomplish this.

Village Glen School • Bridgeport School • Bridgeport Vocational Education Center • Sunrise School • Young Learners Preschool for Autism
The Commons Residential Center • The Help Group - UCLA Autism Research Alliance • The Help Group Center for Autism Spectrum Disorders
The Help Group National Autism Foundation • Kids Like Me Social Skills Groups, Camps & After School Enrichment • Help in the Home
Advance LA • dub l.a./club l.a. TEEN • Silverfining Resale Boutique & Vocational Training Center • The Help Group Vocational Programs

Summit View School • Coldwater Canyon Prep • The Help Group - UCLA Neuropsychology Program
North Hills Prep • The Help Group Child & Family Center • Project Six

CULVER CITY • SHERMAN OAKS EAST • SHERMAN OAKS WEST • VALLEY GLEN • VAN NUYS NORTH • VAN NUYS SOUTH

- b) This barrier will result in school activity and pick-up/drop-off noise levels ten decibels lower, resulting in noise levels a minimum of 15 decibels lower than the allowable noise levels of the City's noise element and a subjective impression of cutting the existing noise level in half. (See Attachment B)
 - c) The Help Group will meet with the neighbors to review and obtain their consent for this sound barrier.
- 5) The Help Group agrees to waive its right to file for any future increase in the number of students beyond 600 for the properties included in this CUP.

Thank you for your review of these proposed mitigations.

Sincerely,

A handwritten signature in dark ink, appearing to read "Barbara Firestone". The signature is fluid and cursive, with the first name "Barbara" being more prominent than the last name "Firestone".

Barbara Firestone, PhD
President & CEO

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

1. 1980年1月1日以前
 2. 1980年1月1日以后
 3. 1980年1月1日以后
 4. 1980年1月1日以后
 5. 1980年1月1日以后
 6. 1980年1月1日以后
 7. 1980年1月1日以后
 8. 1980年1月1日以后
 9. 1980年1月1日以后
 10. 1980年1月1日以后

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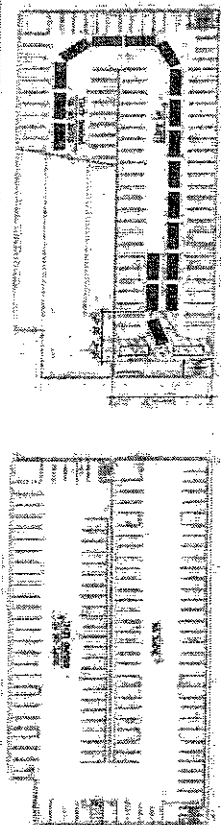
DROP OFF & PICK UP SCHEDULES

12:00 PM - 1:00 PM
 1:00 PM - 2:00 PM
 2:00 PM - 3:00 PM
 3:00 PM - 4:00 PM
 4:00 PM - 5:00 PM
 5:00 PM - 6:00 PM
 6:00 PM - 7:00 PM
 7:00 PM - 8:00 PM
 8:00 PM - 9:00 PM
 9:00 PM - 10:00 PM
 10:00 PM - 11:00 PM
 11:00 PM - 12:00 AM

WILLIAM B. DUNN - STENOGRAPHY, BOOK-KEEPING, ENGLISH, ARITHMETIC, ALGEBRA, GEOMETRY, PHYSICS, CHEMISTRY, HISTORY, GEOGRAPHY, CIVIL SERVICE, AND ALL THE MODERN LANGUAGES.

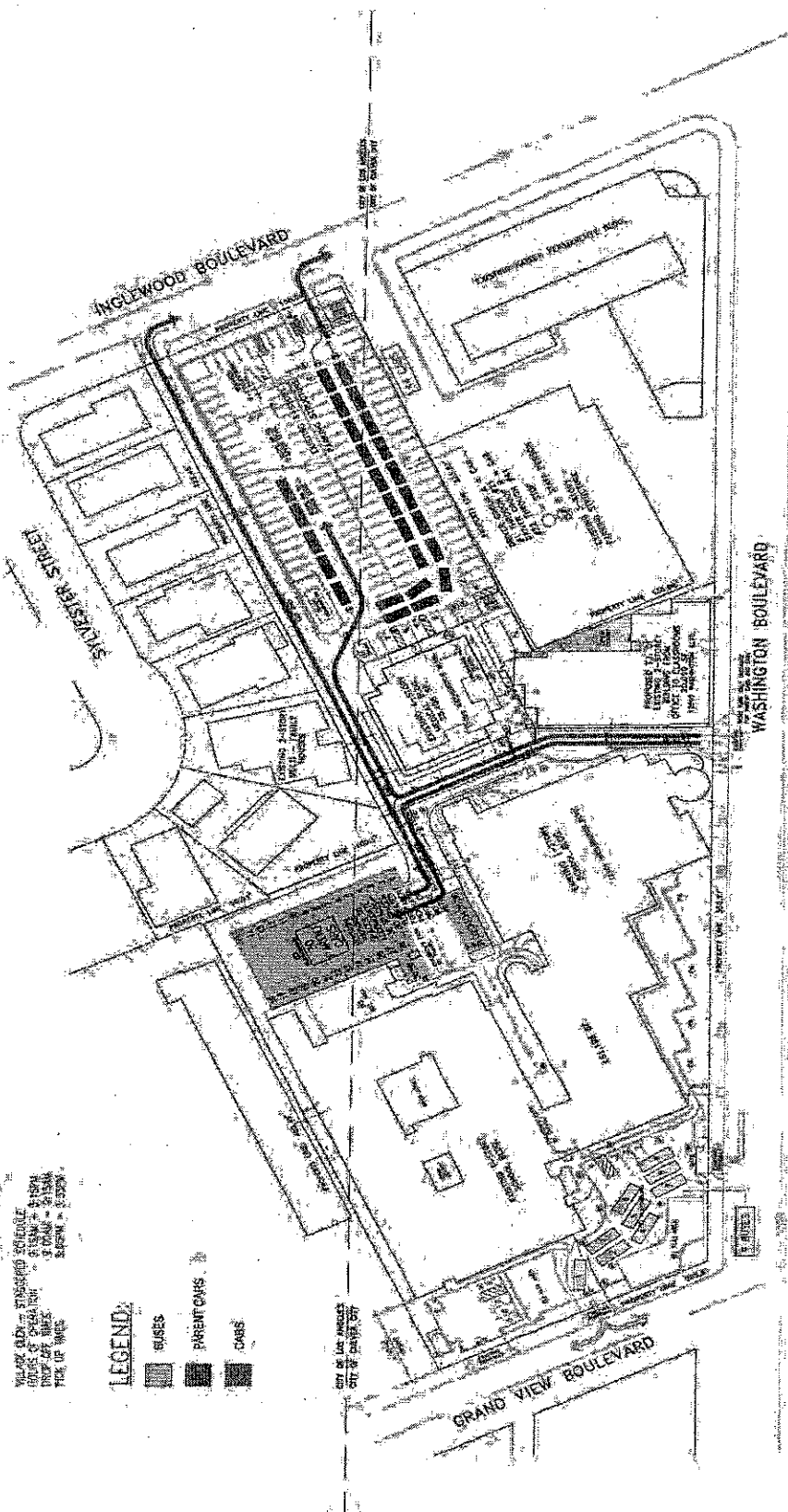
ONE

GROUP	NUMBER OF VOTES	PERCENTAGE OF VOTES
GROUP 1	10	10.0%
GROUP 2	20	20.0%
GROUP 3	30	30.0%
GROUP 4	40	40.0%
GROUP 5	50	50.0%
GROUP 6	60	60.0%
GROUP 7	70	70.0%
GROUP 8	80	80.0%
GROUP 9	90	90.0%
GROUP 10	100	100.0%



UPPER LEVEL PARKING

POWER LEVEL DAXINIC



SITE PLAN - STUDENT PICK UP & DROP OFF

Year	United States	Japan	West Germany
1950	10	7	12
1960	11	10	13
1970	12	15	14
1980	14	18	16

Attachment B



Veneklasen Associates
Consultants in Acoustics | AV | IT | Environmental Noise

MEMORANDUM

To: Tom Komp Culver City Campus

From: Steve Martin, Ph.D., P.E. Senior Associate, Veneklasen Associates
Hooshang Khosrovani, Ph.D., P.E. Associate Principal, Veneklasen Associates

Date: May 21, 2012

Subject: CUPM 2011-175
Noise Impact Study at Neighboring Residential Locations

Per our Veneklasen Associates (VA) study and report on the above subject, the current noise levels generated by the Help Group West's campus do not exceed the Culver City Noise Element. The measured noise levels indicate the noise exposure at the adjacent residential properties is between four and ten decibels below the allowable maximum levels. While one measurement period exceeded the one-minute and five-minute statistical levels at one residence (Location A), the noise levels measured at the other locations indicate the noise source was localized near Location A and was most likely not school-related.

The addition of a 14-foot solid vinyl barrier will further reduce school activity and pick-up/drop-off noise levels transmitted to the adjacent residences by ten decibels, resulting in noise levels a minimum of 15 decibels lower than the allowable noise levels of the City's noise element. This reduction in noise will be perceived as a subjective impression of reducing the noise level to one-half of the existing noise level.

The presence of students on the proposed rooftop playground will not increase the noise levels experienced at the adjacent residential properties. The proposed rooftop playground is surrounded on the three sides facing the residential property by ten-foot high parapet walls, and a four-story structure is also located on the north side of the playground. These parapet walls surrounding the playground and the four-story structure provide barriers to block playground noise from emanating to the adjacent residential properties. The noise levels predicted from the proposed rooftop playground are expected to be 15 to 20 decibels below the current ambient noise levels.

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 600-STUDENT PRIVATE SCHOOL FOR SPECIAL NEEDS STUDENTS AT 12095-12101 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

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

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

WHEREAS, on December 13, 2011, The Help Group (The Applicant) filed an application for a modification to its existing conditional use permit (CUP P-1999017) to add 250 students (project modified by applicant on May 21, 2012 to 200 students) to the previously approved 400-student private school campus – comprised of the Summit View School and the Village Glen School (the "Project"). The Project also includes tenant improvements and façade work on the two-story building at 12095 Washington Boulevard, converting the building from medical office uses to school uses. The Project site is described more fully as Portions of Lots 148, 149, 150, 151 of the East Ocean Park Tract, in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, on April 11, 2012, the Planning Commission commenced a duly noticed public hearing on Conditional Use Permit Modification (CUP/M P-2011175), and continued the public hearing to May 9, 2012 for further consideration of the Project; and

WHEREAS, on May 9, 2012, after conducting a duly noticed public hearing on the subject applications, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a

1 vote of **3 to 2**, denied approval of a Negative Declaration, in accordance with the California
2 Environmental Quality Act (CEQA), finding the Project will result in significant adverse
3 environmental impacts; and (ii) by a vote of **3 to 2** denied approval of Conditional Use Permit
4 Modification, CUP/M P-2011175; and

5 WHEREAS, on May 23, 2012, prior to adoption of the Resolution for denial, the
6 Planning Commission by a vote of 3 to 2, approved a motion to reconsider its denial of
7 Conditional Use Permit Modification, CUP/M P-2011175 and disapproval of the related
8 Negative Declaration; and

9
10 WHEREAS, on June 13, 2012, after conducting a duly noticed public hearing on the
11 reconsideration of the subject Project, including full consideration of the modified application,
12 plans, staff report, environmental information and all testimony presented, the Planning
13 Commission (i) by a vote of ___ to ___, approved a Negative Declaration, in accordance with
14 the California Environmental Quality Act (CEQA), finding the Project will not result in
15 significant adverse environmental impacts; and (ii) by a vote of ___ to ___ approved Conditional
16 Use Permit Modification, CUP/M P-2011175.

17
18
19
20 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
21 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

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

24 **Conditional Use Permit:**

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

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

1 The Commercial General (CG) zoning designation allows the existing use of a private
2 school subject to a Conditional Use Permit as outlined in CCMC Section 17.220.015,
3 Table 2-5 "Allowed Uses and Permit Requirements for Commercial Zoning Districts."
4 The private school use on the Project site was originally permitted under Conditional
5 Use Permit, CUP P-1999017, adopted on October 13, 1999. The request to add 200
6 students to the existing 400 student private school resulting in a total of a 600 students
7 complies with all applicable provisions of this Title and the CCMC.

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

10 The existing use of the project site for a private school use is consistent with the
11 "General Corridor" General Plan Land Use Designation. The General Corridor
12 designation encourages a range of uses including an emphasis on neighborhood and
13 community serving commercial uses and the Commercial General zoning designations
14 allows private schools subject to approval of a conditional use permit. The Project site
15 is not subject to any specific plan.

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

19 The design, location, size and operating characteristics of the existing private school
20 use and the proposed addition of 200 students to the existing 400 student private
21 school resulting in a total of a 600 students subject to the conditions of approval will
22 not have an impact on adjacent uses and is therefore found to be compatible with the
23 existing and future residential and commercial land uses in the vicinity of the subject
24 site. The proposed addition of students will not adversely affect nearby properties
25 because all school activities will be located within the approved Project campus area,
26 per the original conditional use entitlement. In addition, the Project will be subject to
27 conditions of approval in order to enforce compatibility with adjacent residential and
28 commercial uses, including, but not limited to, an updated Traffic Management
29 Program and construction of a higher wall separating the playground area from
adjoining residential uses..

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

The Project will not involve the construction of any additional floor area. The addition
of 200 students to the private school campus resulting in a total of 600 students will be
accommodated in the existing two-story building at 12095 Washington Boulevard,
which was previously approved for private school uses pursuant to conditional use
permit, CUP P-1999017. As part of its request, the Applicant has submitted an

1 updated Traffic Management Program, incorporating staggered drop-off and pick-up
2 times for students at The Help Group Campus and a new queuing plan which utilizes
3 the school's multilevel parking structure along the east side of the campus. The City's
4 Traffic Engineer has reviewed the proposed ingress and egress plan to the site
5 utilizing Washington Boulevard and Grand View Boulevard to ensure that access to
6 the site and surrounding streets will not adversely affect traffic patterns on surrounding
7 streets.

8
9 **E. The establishment, maintenance or operation of the proposed use will not be**
10 **detrimental to the public interest, health, safety or general welfare or injurious to**
11 **persons, property or improvements in the vicinity and zoning district in which**
12 **the property is located.**

13
14 The addition of 200 students to the existing 400 student private school resulting in a
15 total of a 600 students through this approval will not be detrimental to the public
16 interest, health, safety or general welfare or injurious to persons, property or
17 improvements in the surrounding commercial zoning district or vicinity, as a result of
18 the Project conditions of approval, including, but not limited to, an updated Traffic
19 Management Program and construction of a higher wall separating the playground
20 area from adjoining residential uses.

21
22 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
23 Commission of the City of Culver City, California, hereby approves Conditional Use Permit,
24 CUP P-2011175, subject to the conditions of approval set forth in Exhibit A attached hereto
25 and incorporated herein by this reference.

26
27 APPROVED and ADOPTED this 13th day of June 2012.

28
29

ANTHONY PLESKOW - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

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 a 600 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	
20.	The Project shall provide up to a 14-foot high wall along the shared property line between the school's playground and the abutting residential properties (12028 to 12042 Sylvester Street) in the City of Los Angeles. Plans for the wall shall be provided to the Culver City Planning Division and abutting property owners for review and comment prior to submittal to the City of Los Angeles.	Planning	Special	

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO BUILDING PERMIT ISSUANCE				
21.	A covenant and agreement, on a form provided by the Planning Division and in form and substance acceptable to the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Planning Division.	Planning/ City Attorney	Standard	
22.	The Applicant and Property Owner shall indemnify and agree to defend (at the Applicant's and Property Owner's sole expense, with legal counsel approved by the City) and hold harmless the City, and its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all loss, damages, injuries, costs, expenses, liabilities, claims, demands, lawsuits, attorneys' fees and judgments, arising from or in any manner connected to any third party challenge to the City's approval of the Project. The obligations required by this Condition shall be set forth in a written instrument in form and substance acceptable to the City Attorney and signed by the Applicant and the Property Owner.	City Attorney	Standard	
23.	A minimum of three sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Planning Division for review and approval.	Planning/ 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				
24.	A Construction Management Plan prepared by the construction contractor, which identifies the areas of construction staging, temporary power, portable toilet, and trash and material storage locations, shall be submitted to and approved by the Building Official. Prior to commencement of work the construction contractor shall advise the Public Works Inspector and the Building Inspector ("Inspectors") of the construction schedule and shall meet with the Inspectors.	Building/ Public Works	Standard	
25.	A Pedestrian Protection Plan shall be submitted to and approved by the Building Official. Such plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the Public Works Director.	Building/ Public Works	Standard	
26.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building	Standard	

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

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PRIOR TO BUILDING PERMIT ISSUANCE				
27.	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				
28.	Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment and systems. A Demolition Debris Recycling Plan that indicates where select demolition debris is to be sent shall be provided to the Building Official prior to the issuance of a demolition permit. The Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials.	Building	Standard	
29.	A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall be submitted for review and approval by the Planning Manager and the Building Official. Said plan shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.	Building/ Planning	Standard	
30.	Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
31.	The building shall be structurally upgraded to the current, 2010 California Building Code. An outside structural review will be required at an additional cost to the Applicant.	Building	Special	

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

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

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
38.	Prior to the commencement of any excavation, a temporary construction fence shall be installed around the site. The height and fence material is subject to approval by the City Engineer and the Planning Manager.	Building/ Planning/ Public Works	Standard	
39.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
40.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ 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				
41.	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

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DURING CONSTRUCTION				
42.	In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building/ Planning	Standard	
43.	Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.	Building/ Public Works	Standard	
44.	During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.	Building	Standard	
45.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets.	Building/ 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				
46.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on 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	
47.	All requirements of the City's Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., shall be fully satisfied prior to the issuance of a certificate of occupancy; provided, that if such requirements will be satisfied by the payment of the public art in-lieu fee, the same shall be paid prior to the issuance of a building permit.	Cultural Affairs	Standard	

EXHIBIT A
 RESOLUTION NO. 2012-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				
48.	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	
49.	The existing drive approach on Washington Boulevard west of Inglewood Boulevard shall be removed and replaced with an ADA compliant, high-speed drive approach. Obtain a separate permit form from the Engineering Division.	Public Works	Special	
ON-GOING				
50.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on June 13, 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

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ON-GOING				
51.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
52.	Follow-up review reports on the operation of the Traffic Management Program (TMP) shall be submitted to the Planning Division after six months and after one year of full operation. The Applicant shall enter into a Memorandum of Understanding (MOU) with City which outlines the scope and content of the reports. If it is determined by the Planning Manager and the City's Traffic Engineer that the goals of the TMP are not achieved, additional requirements may be imposed as determined by the Planning Manager and the City's Traffic Engineer.	Planning/ Public Works	Special	
53.	The maximum number of students for the combined Village Glen School and Summit View School shall not exceed 600 . A letter verifying the student enrollment shall be submitted annually to the Planning Manager no more than 30 days after the commencement of the school year.	Planning	Special	
54.	No more than 15 permits shall be issued for students to drive to the Summit View School.	Planning	Special	
55.	The maximum number of staff for the combined Village Glen School and Summit View School shall not exceed 177. A list of all staff shall be submitted to the Planning Manager annually 14 days prior to the commencement of the school year.	Planning	Special	
56.	Transports dropping-off and picking-up students in the Grand View Boulevard parking lot and drop area (adjacent to the Washington Boulevard and Grand View Boulevard intersection) shall be permitted to exit the area using a left turn or right turn onto Grand View Boulevard.	Planning	Special	

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

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
57.	Transports dropping-off and picking-up students in the Grand View Boulevard parking lot and drop area (adjacent to the Washington Boulevard and Grand View Boulevard intersection) shall be permitted to exit the area using a left turn or right turn onto Grand View Boulevard.	Planning	Special	
58.	Metered street parking shall not be used for a queuing area to the site. No School-operated vehicles shall use the metered street parking at any time.	Public Works	Special	
59.	The Applicant has voluntarily agreed that it shall waive its right to request any future increase in the number of students beyond the 600 students permitted by this Conditional Use Permit Modification.	Planning	Special	
60.	The Applicant has voluntarily agreed to reimburse the City for costs incurred in providing Culver City Fire Department and Police Department response to calls for service to the School. No later than 30 days after July 1 each year beginning in 2013 the City shall issue an annual fee summary to the School identifying the number of responses to the School during the previous 12 month period and the estimated expenses per call, for reimbursement to the City's General Fund. Payment of the total fee shall be due no later than 90 days following the date of the invoice.	Planning	Special	

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

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ON-GOING				
61.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, and regulations including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process. Failure to comply with said Conditions, statutes, codes, standards, and regulations may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other lawful action the City might deem reasonable and appropriate to bring about compliance.	All	Standard	
62.	All graffiti shall be removed from the Property within 48 hours of its application.	Building/ Planning/ Public Works	Standard	
63.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
64.	All mitigation measures set forth in any environmental document relating to the Project (including any reports of the type contemplated by the California Environmental Quality Act) shall be completed as specified therein.	Planning	Standard	

RESOLUTION NO. 2012-P005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, DENYING APPROVAL OF CONDITIONAL USE PERMIT MODIFICATION, CUP/M P-2011175, TO ALLOW FOR A 600-STUDENT PRIVATE SCHOOL FOR SPECIAL NEEDS STUDENTS AT 12095-12101 WASHINGTON BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE.

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

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

WHEREAS, on December 13, 2011, The Help Group (the "Applicant") filed an application for a modification to its existing conditional use permit (CUP P-1999017) to add 250 students (project modified by applicant on May 21, 2012 to 200 students) to the previously approved 400-student private school campus – comprised of the Summit View School and the Village Glen School (the "Project"). The Project also includes tenant improvements and façade work on the two-story building at 12095 Washington Boulevard, converting the building from medical office uses to school uses. The Project site is described more fully as Portions of Lots 148, 149, 150, 151 of the East Ocean Park Tract, in the City of Culver City, County of Los Angeles, State of California; and

WHEREAS, on April 11, 2012, the Planning Commission commenced a duly noticed public hearing on Conditional Use Permit Modification (CUP/M P-2011175), and continued the public hearing to May 9, 2012 for further consideration of the Project; and

WHEREAS, on May 9, 2012, after conducting a duly noticed public hearing on the subject applications, including full consideration of the application, plans, staff report,

1 environmental information and all testimony presented, the Planning Commission (i) by a
2 vote of **3 to 2**, denied approval of a Negative Declaration, in accordance with the California
3 Environmental Quality Act (CEQA), finding the Project will result in significant adverse
4 environmental impacts; and (ii) by a vote of **3 to 2** denied approval of Conditional Use Permit
5 Modification, CUP/M P-2011175; and
6

7 WHEREAS, on May 23, 2012, prior to adoption of the Resolution for denial, the
8 Planning Commission, by a vote of 3 to 2, approved a motion to reconsider its denial of
9 Conditional Use Permit Modification, CUP/M P-2011175 and disapproval of the related
10 Negative Declaration; and
11

12 WHEREAS, on June 13, 2012, after conducting a duly noticed public hearing on the
13 reconsideration of the subject applications, including full consideration of the application,
14 plans, staff report, environmental information and all testimony presented, the Planning
15 Commission (i) by a vote of ___ to ___, denied approval of a Negative Declaration, in
16 accordance with the California Environmental Quality Act (CEQA), finding the Project will
17 result in significant adverse environmental impacts; and (ii) by a vote of ___ to ___ denied
18 approval of Conditional Use Permit Modification, CUP/M P-2011175.
19

20 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
21 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:
22

23 SECTION 1. Pursuant to the foregoing and as outlined in CCMC Title 17, Section
24 17.530.020, the following findings for a Conditional Use Permit Modification cannot be made:

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

28 The proposed Conditional Use Permit/Modification is not compatible with the
29 existing and future land uses in the vicinity, as the proposed substantial increase in

1 student population will result in negative impacts related to traffic on surrounding
2 surface streets.

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

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

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

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

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

21 APPROVED and ADOPTED this 13th day of June 2012.

22 _____
23 ANTHONY PLESKOW - CHAIRPERSON
24 PLANNING COMMISSION
25 CITY OF CULVER CITY, CALIFORNIA

26 Attested by:

27 _____
28 Yvonne Hunt
29 Administrative Secretary