

## ATTACHMENT NO. 3

### Current Master Plan

The 2012 approved Master Plan describes the School's proposed construction of facilities to replace aging facilities; expansion of parking, playgrounds and open space; maintenance of existing facilities; and an enrollment increase from 425 students to a maximum of 575 students (a 150 student increase).

The approved Master Plan provides for the facility and student increase in three Phases (with Phase I consisting of Phase IA and IB). Phases II and III of the Master Plan are more conceptual because they were dependent on completion of Phase IB and acquisition of the two adjacent properties identified in the Master Plan as Willows VI and VII (or W-VI and W-VII). The Phases, as described in the 2012 Master Plan document are as follows:

- Phase IA (Completed) consisted of an increase in student enrollment and staffing by 25 students and one faculty member with no changes to the School's site plan or floor plans (450 student maximum). After approval of the 2012 Master Plan the School increased its enrollment by 25 students and its staff by one faculty member, completing Phase IA (Page E-3 of Attachment No. 4).
- Phase IB (Completed) included the increase of various classrooms in W-I and W-III, library relocation from W-III to W-II, demolition of the building on W-V and construction of new surface parking areas, and development and improvement of the School's outdoor dining, gardening, and play areas. Student enrollment and the number of employees would increase under Phase IB by a maximum of 25 students and one faculty member (475 student maximum). Following the City's approval of the Master Plan, the School obtained all necessary permits and approvals and completed the work proposed under Phase IB in 2014, and increased its enrollment and staffing by 25 students and one faculty member (Page E-4 of Attachment No. 4).
- Phase II conceptually proposed the demolition of one existing School building at W-III; development of a new approximately 18,000 square foot building on the remaining portion of W-III; and reconfiguration of existing parking areas, outdoor play areas, and interior spaces on other portions of the campus. Student enrollment and staffing would increase under Phase II by a maximum of 75 students, five faculty members, and two additional staff members (550 student maximum; Page E-5 of Attachment No. 4).
- Phase III assumed the purchase by the School of the W-VI and W-VII properties and proposed the demolition of the existing building on W-I and development of a new approximately 13,000 square foot building, redevelopment of the W-VI property with a new approximately 10,000 square foot building for possible use as a theater and an outdoor play yard, and redevelopment of the W-VII property with a new approximately 10,000 square foot classroom building. Student enrollment and staffing would increase under Phase III by a maximum of 25 students, two faculty members and one additional staff member (575 student maximum; Page E-6 of Attachment No. 4).

### Existing Conditions

- Willows I (W-I): Developed with an approximately 11,000 square foot, 17-foot 6-inch tall building that houses the School's existing DK through 2nd grade classrooms, offices, and mechanical space, as well as the School's Higuera parking lot ("Higuera Lot"). The W-I property was leased, occupied, and upgraded by the School in 1994 and purchased by the School in 2008.
- Willows II (W-II): Developed with an approximately 13,270 square foot, 35-foot tall building (20-foot building plus 15-foot rooftop play court) that houses the School's existing 6th through 8th grade classrooms, library, science and art rooms, and office space, as well as a rooftop multipurpose play court and eating area. The W-II property was leased, occupied, and upgraded by the School in 1998, purchased by the School in 2008, and upgraded again in 2014.
- Willows III (W-III): Developed with an approximately 8,819 square foot, 20-foot 10-inch tall building that houses the School's 3rd through 5th grade classrooms, music room, STEAM (science, technology, engineering, arts math) instructional spaces, and office space. The W-III property was leased, occupied, and upgraded by the School in 2000 and again in 2014.
- Willows IV (W-IV): Developed with an approximately 17,264 square foot, 34-foot 2-inch tall building that houses the School's existing gymnasium, theater, music rooms, and office and storage space. The W-IV property was leased and upgraded by the School in 2004.
- Willows V (W-V): Developed with surface parking and sports courts. In 2012, the northern portion was developed as a full-time surface parking lot ("Warner Lot"), while the southern portion was developed as multiple sports courts for use by students during school hours. The sports court is made available for additional parking during School events. The W-V property was purchased by the School in 2008.
- Willows VI (W-VI): Developed with an approximately 11,300 square foot building that was previously owned and occupied by WorldPac. The School purchased the W-VI property in December 2012 and currently uses it for school storage.
- Willows VII (W-VII): Developed with an approximately 10,000 square foot building that was previously owned and occupied by California Stay. The School purchased the W-VII property in December 2016 and the building is currently vacant and used for school storage.

### Surrounding Area/Zoning

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
West:	IG	Single story cosmetics media production (Smashbox Studios)
East:	IG	1 story light industrial
North:	IG	Warner Dr. & Warner surface parking/UCLA Art Studios beyond
South:	IG	Higuera St and 1 and 2 story creative office/multi-level parking structure (Apple complex) beyond

## Parking

### Current School Required Parking

Use	Quantity	Required	Total
classrooms	28	1.5 X 28	42
indoor assembly area	8,064 square feet	8,064/200	40
<b>Total</b>			<b>82</b>

### Modified Phase II Require Parking

Use	Quantity	Required	Total
classrooms	34	1.5 X 34	51
indoor assembly area	8,064 square feet	8,064/200	40
<b>Total</b>			<b>91</b>

### Current Parking Provided

Location	Number of Spaces
On-Site Higuera Lot	33
On-Site Warner Lot	21
Off-Site Samitaur Lot	55
<b>Total</b>	<b>109</b>
On-site Special Event Parking*	25

\* There are 25 additional on-site parking spaces at the rear portion of the on-site Warner Drive parking lot that serve as playground area during school operating hours and as special event parking after school (during special events only).

### Alternate Parking Plan

Location	Number of Spaces
On-Site Higuera Lot	33
On-Site Warner Lot Surface Parking	4
On-Site Warner Lot Automated Stacked Parking	54
<b>Total</b>	<b>91</b>
On-site Special Event Parking*	24

\* There are 24 additional on-site parking spaces at the rear portion of the on-site Warner Drive parking lot that serve as playground area during school operating hours and as special event parking after school (during special events only).

## Additional Traffic Conditions

1. The applicant shall develop a Transportation Demand Management Program (TDM) plan for dissemination to all new school families upon entry. The TDM plan will be updated on an annual basis and disseminated to all returning school families at the beginning of each new school calendar year. The plan will include a traffic/parking circulation plan which explains vehicular ingress/egress and parking, vehicle queuing instructions and student drop - off and pick - up instructions.

2. The applicant shall promote and provide educational bike and pedestrian programs in their curriculum to teach students about safety and environmental/health benefits of multimodal transportation, such as biking and walking. Classes shall include instruction on understanding rules of the road, the proper use of bikes around motor vehicles and pedestrians and teaching of basic biking skills.
3. The Higuera Street driveway exit shall be restricted to right – turns only. This turn restriction will be enforced by the installation of a no left - turn sign and made a part of the School student drop - off and pick - up program. In addition, the City has ordered the following signing and curb markings:
  - a) Installation of signs stating "No Stopping 7:30 to 9:00 AM and 2:30 to 3:45 PM School Days" between the School's two Higuera Street driveways.
  - b) Painting of five feet of red curb on the west side of the School's westerly driveway, and five feet of red curb on the east side of the School's easterly driveway.
4. Pursuant to condition #28 of Resolution No. 2012-P006, the applicant made a Traffic Contribution of \$25,000 toward traffic calming measures on Higuera Street. However, the applicant will continue to work with the City of Culver City to implement measures to further improve traffic flow near and around the School campus.
5. The School's traffic consultant shall conduct follow-up site reviews and a report after the 75 additional students are enrolled to determine if a more efficient loading and unloading of students can be accommodated on site, without car queuing effecting Higuera Street.
6. The School's traffic consultant shall conduct follow-up site reviews and a report after the full additional 100 students from combined Phases II and III are enrolled to determine if a more efficient loading and unloading of students can be accommodated on site, without car queuing effecting Higuera Street.
7. If the follow-up site reviews for Phase II and III demonstrate that cars are queuing onto Higuera Street, the School will be responsible to apply additional corrective measures.
8. The School shall advise parents of the no-left turn restriction at the west exit driveway.
9. The School shall pay \$250 for a no-left-turn sign, which the City will post in the public right of way at the west exit driveway.
10. The School shall post a sign on their property in advance of the driveway advising motorists that left turns are prohibited.