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PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

August 6, 2024

Leslie Goodman
Board President
Park Century School
3939 Landmark Street
Culver City, CA 90232

RE: NOTICE OF DECISION – EXTENSION OF TIME, P2024-0183-ET
3939 Landmark Street, in the Industrial General (IG) Zone.

Dear Leslie Goodman:

The Current Planning Division received Park Century School's August 1, 2024, request to extend CUP Modification, P2018-0320-CUP/M; -AUP, approved on August 14, 2019 (the "entitlements"). The entitlements permit the phased development of Park Century School, a private elementary school, through a Master Plan. The Extension of Time request is **approved**, and the subject entitlement is extended to **August 14, 2025**.

Findings

In considering your request, the following findings were made:

1. On August 14, 2019, the Planning Commission approved entitlements, subject to all conditions of Planning Commission Resolution No. 2019-P007.
2. Condition No. 4 of Resolution No. 2019-P007 states:
 - a. 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 17.595.030 –"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.
 - b. The Land Use Permit referenced herein shall be considered as Phase 1 of the 20-Year Master Plan.

- c. Implementation of Phase 3 shall require a Conditional Use Permit Modification consistent with the CCMC.
3. The Applicant submitted for Building Permit Plan Check on December 5, 2019, to construct Phase 1.
4. The City notified the Applicant of corrections to the Plan Check on January 22, 2020.
5. The Applicant submitted an Extension of Time request on August 12, 2022. The request stated that the school was severely impacted by the COVID-19 Pandemic and was unable to move forward with the approved project in a timely manner. Since then, the school made design significant modifications and expressed interest in moving forward with a modified project.
6. On August 23, 2022, the City transmitted to the Applicant, an approved Extension of Time through August 14, 2023.
7. Since August 2022, the Applicant has been in communication with the City regarding proposed extensive design modifications to the August 14, 2019, entitlements that will require Planning Commission approval of a modification to the entitlements.
8. On July 18, 2023, the Applicant hosted the first community meeting required prior to submission of the CUP Modification to the City.
9. On May 8, 2023, the Applicant submitted a second Extension of Time request noting the Pandemic delayed the school's phased implementation and the lack of time to process the entitlement modification prior to the August 14, 2023, expiration date.
10. On July 6, 2023, the City transmitted to the Applicant, the second approved Extension of Time through August 14, 2024.
11. On September 26, 2023, the Applicant submitted modification plans for Preliminary Plan Review (PRC) and on November 16, 2023, staff transmitted Project Review Committee comments to the Applicant.
12. The Applicant reviewed the PRC comments and decided to further modify the proposed changes by simplifying the project scope of work. This includes elimination of:
 - Proposed subterranean parking;
 - New classroom space;
 - A roof top solar canopy that would have covered most of the school property.

13. On July 19, 2024, the Applicant submitted concept plans to Current Planning, that depicted the latest modifications and requested extending the CUP Modification, P2018-0320-CUP, -AUP for a third time.

14. On August 1, 2024, the Applicant submitted fees to process an Extension of Time request.

Analysis

Pursuant to CCMC Section 17.595.030.D.2:

“The burden of proof is on the applicant to establish, with substantial evidence that the zoning approval should be extended. Upon determination that the applicant has made a good faith effort to establish the permit, the Director may extend the time to establish an approved permit for up to an additional 12 months, unless the conditions of approval authorize longer extensions...”

In their extension request, the Applicant states that development of proposed modifications and the Applicant’s response to the November 16, 2023, PRC comments has contributed to a delay in submitting construction plans to complete Phase 1 of the School’s 20 Year Master Plan. The Applicant intends to continue with the project but requires additional time to refine proposed modifications in response to PRC comments and prepare for a Planning Commission public hearing regarding the latest modifications. There is insufficient time to process the Planning Commission action and review revised plans before the August 14, 2024, expiration date.

Environmental Determination

Pursuant to the California Environmental Quality Act guidelines, a Class 32, In-Fill Development categorical exemption finding, was adopted by the Planning Commission on August 14, 2019, determining the Project will not have a significant adverse impact on the environment. Pursuant to Section 15162 of CEQA, the extension request is within the scope of the adopted Class 32 Categorical Exemption and the circumstances under which the Categorical Exemption was determined have not significantly changed and no new significant information has been found that would impact the CEQA finding. Therefore, no additional environmental analysis is required.

Appeal

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Jose Mendivil, Associate Planner at jose.mendivil@culvercity.org or call directly at (310) 253-5757.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Attachments: Applicant Request for Extension of Time

Copy: Case File No. P2024-0183-ET
Sammy Romo, Senior Civil Engineer
Tim Koutsouros, Building Official
David Montgomery, Fire Prevention Specialist



Mr. Mark Muenzer
Community Planning Director
City of Culver City

Head of School
Julie Porter Ed.D

Sent via email to: mark.muenzer@culvercity.org

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Dear Mr. Muenzer,

July 19, 2024

As we continue to revise our design to address the City's feedback and seek a Conditional Use Permit modification for our project at Park Century School, it is clear we will be unable to complete that process before our existing CUP extension expires in August of this year.

Please consider this letter a formal request to the City to extend the approvals previously granted for the parking, play field, etc. at Park Century School, located at 3939 Landmark Street, until we can complete the CUP modification process that is now underway.

Like so many, the school was severely impacted by the pandemic and was unable to move forward as quickly as we had hoped. In addition, it has taken us some time to address the feedback we previously received from the City regarding our initial design. Since then, however, the school has made a number of modifications and made the design code-compliant to help streamline the process. Everyone at the school is anxious to move forward quickly, get a shovel in the ground and move ahead with what we believe is an outstanding project of which we can all be proud.

We are excited to reengage with the City and move this project forward. Please let us know our next steps, and we look forward to working with you and the City to deliver a forward-thinking project that benefits everyone involved. Thank you.

Sincerely,

Leslie Goodman
Board President
Park Century School

Cc: Emily Stadnicki, Planning Manager
Jose Mendivil, Associate Planner

Sheila Cohn - Founding Member
Louis H. Savell - In Memoriam

