

REGULAR MEETING OF THE  
CULVER CITY  
PLANNING COMMISSION  
CULVER CITY, CALIFORNIA

January 22, 2025  
7:00 p.m.

**Call to Order & Roll Call**

Chair Reilman called the regular meeting of the Culver City Planning Commission to order at 7:00 p.m. at the Culver City Senior Center and via Webex.

Present: Andrew Reilman, Chair  
Darrel Menthe, Vice Chair  
Jen Carter, Commissioner  
Stephen Jones, Commissioner

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**Pledge of Allegiance**

Chair Reilman led the Pledge of Allegiance.

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**Public Comment - Items NOT on the Agenda**

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported that Lillian Shanahan and Amy Zuckerman had signed up to speak but were not present in person or online.

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**Receipt of Correspondence**

Ruth Martin del Campo, Current Planning Secretary, reported that no correspondence had been received.

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**Consent Calendar**

MOVED BY VICE CHAIR MENTHE, SECONDED BY COMMISSIONER CARTER AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION APPROVE CONSENT CALENDAR ITEMS C-1 AND C-2.

Item C-1

**Approval of Draft Planning Commission Meeting Minutes of October 9, 2024**

THAT THE PLANNING COMMISSION APPROVE THE DRAFT MEETING MINUTES OF OCTOBER 9, 2024.

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Item C-2

**Approval of Draft Planning Commission Meeting Minutes of November 13, 2024**

THAT THE PLANNING COMMISSION APPROVE THE DRAFT MEETING MINUTES OF NOVEMBER 13, 2024.

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**Order of the Agenda**

No changes were made.

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**Public Hearings**

Item PH-1

**Consideration of a Conditional Use Permit to Establish a Child Daycare Center with an Outdoor Play Area in the Mixed Use Corridor 1 (MU-1) Zone located at 11132 Washington Boulevard**

Narek Mkrtooumian, Planning Technician, provided a summary of the material of record and, responding to inquiry, he clarified the necessity for a Conditional Use Permit (CUP).

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION OPEN THE PUBLIC HEARING.

Chair Reilman invited public comment.

The following members of the public addressed the Commission:

Shao-Yi Qian, Owner, provided background on Purple Magpie Mandarin, discussed the proposed location; planned improvements; staffing; pick up and drop off; and parking.

Discussion ensued between Mr. Qian, staff, and Commissioners regarding the day care/school use category; clarification on the rendering of the frontage on Washington; and providing shade with canopies.

Jasmine Ding indicated that her daughter currently attends the school; felt fortunate to find the school; discussed other families on the waiting list to attend; support for a larger space; meeting the needs of people seeking high quality bi-lingual childcare; and she asked that the Planning Commission approve the item.

Wei-Chuan Hsu indicated that her daughter attended the school; expressed appreciation for the bilingual school, the teachers, and the home-cooked meals; and she expressed support for providing more space for the school.

Betty Yen was called to speak but did not respond.

Amy Zuckerman indicated that her child was a student at the school; noted that Mandarin immersion was rare in the area; expressed support for the safe, loving space provided by the school and for the wonderful Chinese food provided; noted the importance of providing the cultural connection to her son's heritage; and she expressed support for the expansion.

James Nachtwey indicated that his son is a student at Purple Magpie; discussed his desire for his son to be able to connect with his family who speaks Mandarin; lack of options on the westside; other families that have not had the opportunity to attend; and he asked that the Planning Commission approve the CUP.

Sam Good discussed the growth of his daughter's Mandarin skills; appreciation for being able to be part of the community; and he expressed support for expansion to allow other children to be able to participate.

Rosamarie Whitaker was called to speak but did not respond.

Thomas Chow was called to speak but was not present in person or online.

Betty Yen was called to speak but did not respond.

MOVED BY COMMISSIONER CARTER, SECONDED BY COMMISSIONER JONES AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Commissioners regarding appreciation for the public comment; gratitude for high quality education; demand; appreciation for the usage; number of day care facilities in the area; the founding of the daycare center during the pandemic; and acknowledgement of technical difficulties with efforts to receive public comment.

Betty Yen spoke in support of the item.

Additional discussion ensued between staff and Commissioners regarding appreciation for the parents who took time out to speak in support of the school; parking; community support; quality of the education and programs; the value of language immersion schools; the difficulty of finding childcare; and support for adding a school as a potential nucleus for other things to come to that area of Washington Boulevard.

MOVED BY COMMISSIONER JONES, SECONDED BY VICE CHAIR MENTHE AND UNANIMOUSLY CARRIED, THAT THE PLANNING COMMISSION:

1. ADOPT A CLASS 3 CATEGORICAL EXEMPTION FOR THIS PROJECT, PURSUANT TO CEQA SECTION 15301- CONVERSION OF SMALL STRUCTURES, FINDING THERE ARE NO POTENTIALLY SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT, AND,
2. APPROVE CONDITIONAL USE PERMIT, P2024-0269-CUP, SUBJECT TO THE CONDITIONS OF APPROVAL AS STATED IN RESOLUTION NO. 2025-P001.

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**Public Comment - Items NOT on the Agenda (Continued)**

Chair Reilman invited public comment.

Ruth Martin del Campo, Current Planning Secretary, reported no requests to speak.

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**Items from Planning Commissioners/Staff**

Emily Stadnicki, Current Planning Manager, discussed upcoming agenda items and reported City Council consideration of the Planning Commission vacancy at their January 27, 2025, meeting.

Mark Muenzer, Planning and Development Director, provided an update on the Housing Dashboard updated in January on the Culver City website; discussed the list of proposed housing development applications that Culver City currently has; the General Plan and Zoning Code that permits the applications; AMI (Annual Median Income) levels; transparency efforts; allowing everyone access to the same information; the project review stage; net increases from the previous month; current Specific Plan processes; the schedule on the City website; and upcoming community input meetings.

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**Adjournment**

There being no further business, at 7:43 p.m., the Culver City Planning Commission adjourned to a regular meeting to be held on February 12, 2025.

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RUTH MARTIN DEL CAMPO  
SECRETARY of the CULVER CITY PLANNING COMMISSION

APPROVED \_\_\_\_\_

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ANDREW REILMAN  
CHAIR of the CULVER CITY PLANNING COMMISSION  
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

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Jeremy Bocchino  
CITY CLERK

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Date