

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
3430 McManus Avenue. Case No: Conditional Use Permit, P2022-0081-CUP, to operate a private school.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
3430 McManus Avenue Culver City, CA 90232		Echo Horizon School/Echo Foundation 3430 McManus Avenue Culver City, CA 90232 (310) 838-2442
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☒ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Modifications (parking) ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI		☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other:
APPROVAL BODY: ☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☐ City Council		☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption, Class 1 ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
CEQA Noticing	☒ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 05/04/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☒ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius (2,500')
Posting Date: N/A	☐ Onsite ☐ Offsite	☐ Other:
Publication N/A	☒ Culver City News	☐ Other:
Courtesy Date: 05/04/2022	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:

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GENERAL INFORMATION:						
General Plan: Low Density Single Family		Zoning: Residential Two Family (R2)				
Redevelopment Plan: N/A		Overlay Zone/District: N/A				
Legal Description or Assessor ID Number Lots 153 - 159 & 195 - 202 of Track No. 5560 Los Angeles County Assessor No. 4205-012-903		Existing Land Use Private Pre-K thru 6 th Grade School which includes students with hearing disabilities				
Location	Zoning	Land Use				
North	R2	1 and 2-story, single family and two family residential buildings.				
South	R2 and OS	Syd Kronenthal City Park				
East	R2	1 and 2-story, single family and two family residential buildings.				
West	R2	1 and 2-story, single family and two family residential buildings.				
Lot Data		Existing	Proposed	Required/Allowed		
Lot Area		88,823 SF	No Change	No Requirement		
Building Coverage		31.3%	No Change	No Requirement		
Building Data		Existing	Proposed	Required/Allowed		
Area		41,011 SF	No Change	Not Applicable		
Height		2 Stories/36 F Max	No Change	2 Stories/30 F Max		
Setback; Front/West		Approximately 45 F	No Change	20 Feet First Story 25 Feet Second Story		
Setback; Rear/East		Approximately 9 F	No Change	20 Feet First Story 25 Feet Second Story		
Setback; Side Right/South (Viewed from McManus Ave Frontage)		Approximately 60 F	No Change	5 Feet; No encroachment into 1:1 upward- and inward- inclining plane above 18 feet from interior side lot line		
Setback; Side Left/North (Viewed from McManus Ave Frontage)		Approximately 7 F	No Change	5 Feet; No encroachment into 1:1 upward- and inward- inclining plane above 18 feet from interior side lot line		
Parking Data For A School - Kindergarten thru 9 th Grade						
Land Use	Unit	Required Factor	Spaces Required	Spaces Provided		
Classroom	20 Classrooms	1.5 spaces per Classroom	30	30		
Indoor Assembly Area	2,286 SF	1 space per 200 SF	11	11		
Total			41	41		
ESTIMATED DEVELOPMNET FEES: N/A – No new square footage						
☐ New Development Impact: _____		☐ Affordable Housing Commercial Development Impact: _____		☐ Mobility: _____		
☐ In Lieu Parkland: _____		☐ Art in Public Places: _____				
Note: Other departments may assess other fees during the approval process.						
INTERDEPARTMENTAL REVIEW:						
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.						
ART IN PUBLIC PLACES:						
N/A						