

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:		
<input type="checkbox"/> Administrative Use Permit <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Modifications (parking) <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI		<input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment - Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other:
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption, Class 1 <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 05/04/2022	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input checked="" type="checkbox"/> w/in 500' foot radius / Extended <input type="checkbox"/> Other: Beyond 500' radius (2,500')
Posting Date: N/A	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication N/A	<input checked="" type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 05/04/2022	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> 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						
<input type="checkbox"/> New Development Impact: _____ <input type="checkbox"/> In Lieu Parkland: _____		<input type="checkbox"/> Affordable Housing Commercial Development Impact: _____ <input type="checkbox"/> Art in Public Places: _____		<input type="checkbox"/> Mobility: _____		
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						