RESOLUTION NO. 2025-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT, P2024-0269-CUP, TO ESTABLISH A FOUR-CLASSROOM CHILD DAYCARE AND PRIVATE SCHOOL USE WITH AN OUTDOOR PLAY AREA AT 11132 WASHINGTON BOULEVARD IN THE MIXED USE 1 (MU-1) ZONE.

(Conditional Use Permit, P2024-0269-CUP)

WHEREAS, on November 4, 2024, Purple Magpie Mandarin, LLC (the "Applicant") filed an application for a Conditional Use Permit, to establish a four-unit-classroom child daycare center use with an outdoor play area (the "Project"). The Project site is legally described as Lots 36 and 37 of Tract No. 9648, with a Los Angeles County Assessor Parcel Number of 4213-011-025; and,

WHEREAS, in order to implement the proposed Project, approval of the following application is required:

1. Conditional Use Permit, P2024-0269-CUP, for the establishment of a Child Daycare and Private School with outdoor play area, to ensure the Project complies with all required standards and City ordinances and to establish all onsite and offsite conditions of approval necessary to address the site features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood, and

WHEREAS, the Project qualifies for categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15303, Class 3 – Conversion of Small Structures; and

WHEREAS, on January 25, 2025, after conducting a duly noticed public hearing on the subject application, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission, (i) by a vote

of __ to __ adopted a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of __ to __, conditionally approved Conditional Use Permit, P2024-0269-CUP.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC), the following findings are hereby made:

Conditional Use Permit

As outlined in CCMC Section 17.530.020, the following required findings for a Conditional Use Permit are hereby made:

A. The proposed use is allowed within the subject zoning district with approval of a Conditional Use Permit and compliance with all other applicable provisions of the Title and the CCMC.

The proposed establishment of a child daycare and private school use is consistent with the permitted uses table of the Mixed Use 1 (MU-1) Zone. Pursuant to said zoning district, the proposed use is allowed subject to the approval of a Conditional Use Permit (CUP). The findings required for approval of the proposed CUP have been made herein. The proposed use as conditioned will comply with all other applicable provisions of Title 17 – Culver City Zoning Code and the Culver City Municipal Code (CCMC).

B. The proposed use is consistent with the General Plan and any applicable Specific Plan.

The subject site is located within the Mixed Use Corridor 1 land use designation of the General Plan; the proposed use, a child daycare/private school, is consistent with the General Plan Land Use Objective 9 – Mixed Use Corridors – A network of mixed-use corridors accommodate a diverse range of businesses, neighborhood-serving uses, and housing and to support the creation of early childhood education. The existing building is 3,750 square feet and will be modified through tenant improvements and the addition of a new outdoor children's play area. The proposed child daycare/private school use will complement the variety of surrounding uses by providing childcare services to both commercial tenants and residents in the surrounding neighborhood. As conditioned, the quality of life for the surrounding neighborhood will be protected. There is no applicable Specific Plan for this area.

C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.

The project at 11132 Washington Boulevard involves the conversion of a 3,750 square foot office building into a 4,063 square foot child daycare and private school facility by Purple Magpie Mandarin, LLC. Located in the Mixed Use Corridor 1 (MU-1) Zone, the proposed daycare will feature four classrooms for 60 children aged 18 months to 6 years, an outdoor play area, and additional facilities like a break room and on-site kitchen. The design includes minor interior and exterior modifications with staggered pick-up and drop-off times to manage traffic, utilizing Washington Boulevard and an alley for these operations. The design, location, and size of the physical improvements/building and overall site comply with the MU-1 Zone. Operationally, the proposed use will operate between 7:00 AM and 6:00 PM. Traffic impacts are mitigated through a comprehensive management plan, and off-site parking for staff will be arranged with a parking lease agreement by the applicant. The project has been conditioned to further ensure compatibility with the neighborhood and with future land uses in the vicinity of the subject site. Should any unexpected negative impacts arise from the operation of the proposed use, this Conditional Use Permit may be subject to revocation or modification as deemed necessary.

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.

The subject site is a generally flat, rectangular parcel measuring 5,500 square feet, developed with a 3,750 square foot, two-story building and associated site improvements including parking access and utilities. The proposed child daycare/private school will occupy the entire structure, with a portion of the existing parking lot converted into a new playground. The facility will operate without causing noise or traffic impacts to the surrounding community and will not require additional access or utilities. The site is compatible with the varied adjacent uses: an assisted living facility to the north, two-family residential to the south, and commercial uses to the east and west, fitting well within the mixed-use designation. Therefore, the subject site is physically suitable for the proposed use, subject to compliance with the conditions of approval contained herein.

E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The proposed child daycare/private school has been studied to determine any impacts on the surrounding neighborhood. The child daycare/private school will occur only in compliance with the conditions of approval contained herein, and thus, will not negatively impact the surrounding neighborhood. Conditions of approval for the project include monitoring pick-up and drop-off operations to ensure a smooth flow of traffic and limiting the number of students and faculty to the numbers studied as part of the project review. Therefore, the project, subject to the conditions of approval, will ensure that the operation of the child daycare/private school will not be detrimental to the public interest, health,

safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with the California Environmental Quality Act (CEQA), finding the Project will not result in significant adverse environmental impacts; and (ii) approves Conditional Use Permit, P2024-0269-CUP, subject to the conditions of approval set forth in Exhibit A attached hereto and incorporated herein by this reference.

APPROVED and ADOPTED this 22nd day of January 2025.

ANDREW REILMAN, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Ruth Martin del Campo, Secretary