Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:

Request for Conditional Use Permit (CUP) for the conversion of an existing commercial building to a child daycare center and private school use within the Mixed Use 1 (MU-1) Zone and Mixed Use Corridor 1 General Plan Designation. (Case No. P2024-0269-CUP).

PROJECT ADDRESS/LOCATION:	**APPLICANT INFORMATION:**
11132 Washington Boulevard Culver City, 90232	Shao-Yi Qian hello@purplemagpiemandarin.com (626) 476-3427

PERMIT/APPLICATION TYPE:

☐ Administrative Use Permit	☐ Tentative Parcel Map
☒ Conditional Use Permit	☐ Tentative Tract Map
☐ Administrative Site Plan Review	☐ Lot Line Adjustment
☐ Site Plan Review	☐ Zoning Code Amendment - Text
☐ Administrative Modification	☐ Zoning Code Amendment -Map
☐ Variance	☐ General Plan Amendment - Text
☐ Master Sign Program	☐ General Plan Amendment - Map
☐ Certificate of Appropriateness	☐ Planned Unit Development
☐ Certificate of Exemption	☐ Specific Plan
☐ DOBI	☐ Other:

APPROVAL BODY: ☒ **Public Hearing** ☐ **Public Meeting** ☐ **Administrative**

☐ Administrative	☐ Redevelopment Agency
☒ Planning Commission	☐ Other:
☐ City Council	

ENVIRONMENTAL DETERMINATION AND NOTICING:

CEQA Determination	☒ Categorical Exemption ☐ Negative Declaration ☐ Mitigated Negative Declaration ☐ Environmental Impact Report
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: X	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / extended ☐ Other:
Posting Date: N/A	☐ Onsite ☐ Offsite	☐ Other:
Publication Date: N/A	☐ Culver City News	☐ Other:
Courtesy Date: 07/03/24	☐ City Council ☐ Commissions ☐ Master Notification List ☒ Culver City Website ☒ Nextdoor/GovDelivery	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Mixed Use Corridor 1	**Zoning** MU-1
Redevelopment Plan N/A	**Overlay Zone/District** N/A
Legal Description TRACT NO 9648 LOTS 36 AND 37	**Existing Land Use** Mixed Use Corridor 1

Location	Zoning	Land Use
North	MU-2	Assisted Living Facility
South	R2	Duplex
East	MU-1	Vacant Commercial
West	MU-1	Gym

Lot Data	Existing	Proposed	Required/Allowed
Lot Area	2,000 sq. ft.	No Change	N/A
Building Coverage	36%	36%	N/A
Building Data	**Existing**	**Proposed**	**Required/Allowed**
Area	3,750 sq. ft.	4,063 sq. ft.	N/A
Height	24 ft 6 in.	No Change	56 ft.
Setback; Front (Washington Blvd)	2 ft. 3 in.	No Change	0 ft.
Setback; Rear	66 ft 11 in.	No Change	15 ft.
Setback; Side Right	0 ft.	No Change.	0 ft.
Setback; Side Left	0 ft.	No Change	0 ft.

Parking

Land Use	Required Factor	Spaces Required	Spaces Provided
Automobile Parking	N/A	0	0
Bike Parking	Minimum 2 short-term, 2 long-term	Short Term: 2 Long Term: 2	Short Term: 2 Long Term: 2

ESTIMATED FEES:

☐ Mobility: N/A	☐ Affordable Housing: N/A	☒ Plan Check: TBD
☐ New Development Impact Fee: N/A	☒ Art: TBD	☒ Sewer: TBD

INTERDEPARTMENTAL REVIEW:

Planning, Public Works, Building Safety, Community Risk Reduction, and City Attorney reviewed the project. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.