

Attachment No. 10  
**PROJECT SUMMARY**

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|--|--|---|
| <b>APPLICATION TITLE &amp; CASE NO:</b>  |  |   |
| 5757 Uplander Way: Site Plan Review, Tentative Parcel Map, Extended Construction Hours, and a CEQA checklist approval pursuant to CEQA Guidelines Section 15168 for Project P2024-0190-SPR/TPM; to allow development of a Mixed-Use Project with affordable housing.   |  |   |
| <b>PROJECT ADDRESS/LOCATION:</b>   |  | <b>APPLICANT INFORMATION:</b>   |
| 5757 Uplander Way<br>Culver City, CA 90230   |  | Spencer Kallick<br>Allen Matkins<br>1901 Avenue of the Stars, Suite 1800<br>Los Angeles, CA 90067<br>(310) 788-2417 |
| <b>PERMIT/APPLICATION TYPE:</b>  |  |   |
| <input type="checkbox"/> Administrative Use Permit<br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> Administrative Site Plan Review<br><input checked="" type="checkbox"/> Site Plan Review<br><input type="checkbox"/> Administrative Modifications (parking)<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Master Sign Program<br><input type="checkbox"/> Certificate of Appropriateness<br><input type="checkbox"/> Certificate of Exemption<br><input checked="" type="checkbox"/> DOBI <input checked="" type="checkbox"/> Tentative Parcel Map<br><input type="checkbox"/> Tentative Tract Map<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Zoning Code Amendment - Text<br><input type="checkbox"/> Zoning Code Amendment -Map<br><input type="checkbox"/> General Plan Amendment - Text<br><input type="checkbox"/> General Plan Amendment - Map<br><input type="checkbox"/> Planned Unit Development<br><input type="checkbox"/> Specific Plan<br><input checked="" type="checkbox"/> Other: Extended Construction Hours |  |   |
| <b>APPROVAL BODY:</b>  |  |   |
| <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative<br><input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency<br><input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/> Other:   |  |   |
| <b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>   |  |   |
| <b>CEQA Determination</b>  | <input type="checkbox"/> Class 32 Categorical Exemption<br><input type="checkbox"/> Negative Declaration or <input checked="" type="checkbox"/> Mitigated Negative Declaration<br><input type="checkbox"/> Environmental Impact Report, Type: _____  |   |
| <b>CEQA Noticing</b>   | <input type="checkbox"/> Notice of Exemption (w/in 5 days of decision)<br><input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision)<br><input checked="" type="checkbox"/> Notice of Determination (w/in 5 days of decision)<br><input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision)<br><input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness |   |
| <b>PUBLIC NOTIFICATION:</b>  |  |   |
| <b>Mailing Date:</b><br>10/21/2025   | <input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> w/in 500' foot radius<br><input checked="" type="checkbox"/> Occupants <input type="checkbox"/> w/in 500' foot radius / Extended<br><input type="checkbox"/> Adjacent Property Owners & Occupants <input type="checkbox"/> Other: Beyond 500' radius   |   |
| <b>Posting Date:</b><br>10/21/2025   | <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite <input type="checkbox"/> Other:  |   |
| <b>Publication</b>   | <input type="checkbox"/> Culver City News <input type="checkbox"/> Other:  |   |
| <b>Courtesy Date:</b><br>11/05/2025  | <input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input type="checkbox"/> Press Release<br><input checked="" type="checkbox"/> Commissions <input type="checkbox"/> HOA /Neighborhood Groups<br><input type="checkbox"/> Master Notification List <input type="checkbox"/> Culver City Organizations<br><input checked="" type="checkbox"/> Culver City Website <input type="checkbox"/> Other:  |   |
| <b>GENERAL INFORMATION:</b>  |  |   |
| <b>General Plan:</b> Mixed Use High  |  | <b>Zoning:</b> Mixed Use High (MU-HD)   |
| <b>Redevelopment Plan:</b> N/A   |  | <b>Overlay Zone/District:</b> N/A   |
| <b>Legal Description</b><br>Parcel 1 of Parcel Map 12436 and Lots 11, 12, 13 of Tract Map 22864 in Culver City with Los Angeles County Assessor numbers 4134-005-021, 4134-005-002, 4134-005-003, 4134-005-004   |  | <b>Existing Land Use</b><br>Office Buildings with Surface Parking   |

# PROJECT SUMMARY

| Location  | Zoning  | Land Use   |   |                      |
|---|---|--|---|----------------------|
| North:  | MU-MD   | 6-story Office uses  |   |                      |
| East:   | MU-HD   | 2-story Business Park uses   |   |                      |
| South:  | MU-HD   | 1 to 2-story Office uses   |   |                      |
| West:   | MU-HD   | Fire Station 3, 2-story Office uses  |   |                      |
| Project Data (Culver City Only)   |   | Existing   | Proposed                                    | Required/Allowed     |
| Lot Area  |   | 8.34 acres   | 8.34 acres                                  | Min 20,000 SF        |
| Lot Coverage  |   | Approx 20%   | Approx 66%                                  | No Requirement       |
| Building Area (including parking area)  |   | 146,414 SF   | 1,638,819 SF                                | No Requirement       |
| Residential GSF   |   | N/A  | 1,100,386 SF                                | No Requirement       |
| Commercial GSF  |   | 103,027 SF   | 5,772 SF                                    | No Requirement       |
| Building Height   |   | 2 Story  | 7 Stories/93.5 FT<br>(concession requested) | 56 FT Max            |
| Building Setback; North/Street Facing   |   | 56.6 FT Min  | 10 FT                                       | Min 10 FT; Max 15 FT |
| Building Setback; South/Street Facing   |   | 30.2 FT Min  | 10 FT                                       | Min 10 FT; Max 15 FT |
| Building Setback; East/Street Facing  |   | 58 FT Min  | 10 FT                                       | Min 10 FT; Max 15 FT |
| Building Setback; West/Street Facing  |   |  | 10 FT                                       | Min 10 Ft; Max 15 FT |
| Building Setback; West/Interior Side  |   | 35.6 FT Min  | 15 / 41 FT                                  | Min 0 FT             |
| Parking Data<br>(None Required)   |   | Areas (SF)/Unit Count  | Factor                                      | Provided             |
| Commercial Use  |   | 5,772 SF   | 1/289 SF                                    | 20                   |
| Residential Use   |   | 1,077 units  | 1.19 spaces/unit                            | 1283                 |
| <b>Total</b>  |   |  |   | <b>1,303</b>         |
| DOBI Related Data   |   |  |   |                      |
| Density   | Percentage Very Low Income  | Percentage Density Bonus   | Total Units                                 |                      |
| 100 du/a X 8.34 acres = 834   | 9.4% X 834 = 78   | 29.1% X 834 = 243  | 834 + 243 = 1,077                           |                      |
| <b>Concession:</b> 1 permitted / 1 requested: Building height increase from 56 feet to 88 feet 6 inches   |   |  |   |                      |
| <b>Waivers:</b> unlimited permitted / 1 requested: Loading space clearance reduction from 14 feet to 12 feet 9 inches   |   |  |   |                      |
| ESTIMATED DEVELOPMENT FEES (Based on proposed project and subject to change when permit is issued):   |   |  |   |                      |
| <input checked="" type="checkbox"/> New Development Impact:<br><b>Approximately \$772</b><br>Based on \$1 per SF of commercial space after the first five thousand square feet.<br><br><input checked="" type="checkbox"/> In Lieu Parkland:<br><b>Approximately \$7,702,408</b>  | <input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: N/A<br><br><input checked="" type="checkbox"/> Art in Public Places:<br><b>TBD</b><br>Based on percentage of Building Permit valuation or valuation of art piece. | <input checked="" type="checkbox"/> Mobility: <b>TBD</b><br>Based on net new commercial area and residential units with \$14.92 per new commercial area and \$3,394 per residential unit. Potential VMT credit of \$14.92 per square foot may be applied for existing commercial area. |   |                      |
| Note: Affordable Units Exempt from Fees. Other departments may assess other fees during the approval process.   |   |  |   |                      |
| INTERDEPARTMENTAL REVIEW:   |   |  |   |                      |
| Current Planning, Advance Planning, Building Safety, Engineering, Environmental Programs and Operations, Transportation, Community Risk Reduction, Housing & Human Services, Economic Development, Cultural Affairs, and Parks & Recreation reviewed the project. No additional comments or conditions other than those incorporated into the resolution. |   |  |   |                      |
| ART IN PUBLIC PLACES:   |   |  |   |                      |
|   |   |  |   |                      |