



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

Attachment 6 - DOBI Administrative Approval

November 4, 2025

Spencer Kallick
Allen Matkins
1901 Avenue of the Stars, Suite 1800
Los Angeles, CA 90067

**RE: NOTICE OF APPROVAL – DENSITY AND OTHER BONUS INCENTIVES
REQUESTS – P2024-0190-DOBI**
5757 Uplander Way, Mixed Use High (MU-HD) Zone

Dear Spencer Kallick:

On July 1, 2025, Allen Matkins on behalf of B9 Sequoia Culver City Owner, LP, applied for Site Plan Review (SPR), Tentative Parcel Map (TPM), Density and Other Bonus Incentives (DOBI), and Extended Construction Hours to allow development of a mixed-use project with 1,077 residential units, including 78 very low-income units, and 5,772 square feet of commercial space. Pursuant to Culver City Municipal Code (CCMC) Section 17.580.075, DOBI requests are reviewed and approved by the Planning and Development Director and do not require a public hearing. This letter serves as approval for the DOBI portion of the above-described Project.

Density and Other Bonus Incentives

The Project site is 8.34 acres with an allowed base density of 834 dwelling units per acre. The Project is seeking a density bonus pursuant to State Density Bonus Law which mandates that the City grant a density bonus with concessions and waivers because at least 5% of total base units are reserved for very low-income households. For this Project, DOBI related data is as follows:

Base Density Units	Percent Base Units VLI Provided	Number of VLI Units Provided	Eligible % Density Bonus	Eligible Number of Bonus Units	Number of Bonus Units Provided	Total Units
834	9.4%	78	30%	250	243	1,077

Concessions

The following concession is requested:

- Building height concession to increase from 56 feet to 93 feet 6 inches.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075, the Director can deny a concession request only by making a written finding based on substantial evidence of one of the following:

- The incentive does not result in identifiable and actual cost reductions.
- The incentive has a specific adverse impact upon public health or safety.
- The incentive is contrary to state or federal law.

These findings cannot be made, and the requested concession is approved.

Waivers

Additionally, the following waiver is requested:

- Reduction of loading space clearance height from 14 feet to 12 feet 9 inches, with a condition that the manager/operator of the development shall notify all new owners/tenants regarding the impact of the height limitation on the size of delivery vehicles that can be accommodated.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075, the Director can deny a waiver request only by making a written finding based on substantial evidence of one of the following:

- The waiver would have a specific adverse impact upon health, safety, or the physical environment.
- The waiver would have an adverse impact on a California Register of Historic Resources property.
- The waiver is contrary to state or federal law.
- The standard being waived does not physically preclude construction of the Project.

These findings cannot be made, and the waiver request is approved.

DOBI Approval

The Planning and Development Director approves the reservation of affordable units, requested density increase, building height concession and waiver for reduction of loading clearance height, as noted above. These approvals are conditioned on the approval of the entitlements for P2024-0190 and shall be in effect for the lifetime of these entitlements.

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Peer Chacko, Senior Planner at peer.chacko@cilvercity.gov, or call directly at (310) 253-5755.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Copy: Emily Stadnicki, Current Planning Manager
Case File