

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
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.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
5757 Uplander Way Culver City, CA 90230		Spencer Kallick Allen Matkins 1901 Avenue of the Stars, Suite 1800 Los Angeles, CA 90067 (310) 788-2417
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Modifications (parking) ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☒ DOBI		☒ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment -Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☒ Other: Extended Construction Hours
APPROVAL BODY:		
☒ Public Hearing ☐ Administrative ☒ Planning Commission ☐ City Council		☐ Public Meeting ☐ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Class 32 Categorical Exemption ☐ Negative Declaration or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report, Type:	
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: 10/21/2025	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 10/21/2025	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 11/05/2025	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:
GENERAL INFORMATION:		
General Plan: Mixed Use High		Zoning: Mixed Use High (MU-HD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description 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		Existing Land Use Office Buildings with Surface Parking

Location	Zoning	Land Use
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PROJECT SUMMARY

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
Lot Area		8.34 acres	8.34 acres
Lot Coverage		Approx 20%	Approx 66%
Building Area (including parking area)		146,414 SF	1,638,819 SF
Residential GSF		N/A	1,100,386 SF
Commercial GSF		103,027 SF	5,772 SF
Building Height		2 Story	7 Stories/93.5 FT (concession requested)
Building Setback; North/Street Facing		56.6 FT Min	10 FT
Building Setback; South/Street Facing		30.2 FT Min	10 FT
Building Setback; East/Street Facing		58 FT Min	10 FT
Building Setback; West/Street Facing			10 FT
Building Setback; West/Interior Side		35.6 FT Min	15 / 41 FT
			56 FT Max
			Min 10 FT; Max 15 FT
			Min 10 FT; Max 15 FT
			Min 10 FT; Max 15 FT
			Min 10 Ft; Max 15 FT
			Min 0 FT
Parking Data (None Required)		Areas (SF)/Unit Count	Factor
Commercial Use		5,772 SF	1/289 SF
Residential Use		1,077 units	1.19 spaces/unit
Total			1,303
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
Concession: 1 permitted / 1 requested: Building height increase from 56 feet to 88 feet 6 inches			
Waivers: 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):			
☒ New Development Impact: Approximately \$772 Based on \$1 per SF of commercial space after the first five thousand square feet. ☒ In Lieu Parkland: Approximately \$7,702,408 Based on price per SF of Project property and required minimum parkland acreage per person. (Note - applicant is seeking 50% credit for onsite open space.)	☒ Affordable Housing Commercial Development Impact: N/A ☒ Art in Public Places: TBD Based on percentage of Building Permit valuation or valuation of art piece.	☒ Mobility: TBD 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:			