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 ADDRE		APPLICANT INFORMATION:				
5757 Uplander Wa		Spencer Kallick				
Culver City, CA 90	230	Allen Matkins				
		1901 Avenue of the Stars, Suite 1800				
		Los Angeles, CA 90067				
PERMIT/APPLICA	TION TYPE:	(310) 788-2417				
☐ Administrative \		☐ Tentative Parcel Map				
☐ Conditional Use	e Permit	☐ Tentative Tract Map				
	Site Plan Review	Lot Line Adjustment				
Site Plan Revie		Zoning Code Amendment - Text				
☐ Variance	Modifications (parking)	☐ Zoning Code Amendment -Map ☐ General Plan Amendment - Text				
☐ Master Sign Pro	ogram	General Plan Amendment - Map				
☐ Certificate of Ap		☐ Planned Unit Development				
☐ Certificate of Ex		☐ Specific Plan				
□ DOBI						
APPROVAL BODY	Y: 🛛 Public Hearing 📗	Public Meeting Administrative				
☐ Administrative	l L Nission □ City Council □	Redevelopment Agency Other:				
	•					
	L DETERMINATION AND NOTICING:					
CEQA Determination	☐ Class 32 Categorical Exemption☐ Negative Declaration or ☑Mitigate	d Nagativa Daglagatian				
Determination	☐ Environmental Impact Report, Typ					
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of					
	☐ Notice of Intent to Adopt (21 days					
	Notice of Determination (w/in 5 day					
	☐ Notice of Preparation	emption (w/in 5 days of decision) Notice of Availability Notice of Completeness				
PUBLIC NOTIFICA						
Mailing Date:	□ Property Owners	⊠ w/in 500' foot radius				
10/21/2025	○ Occupants					
	Adjacent Property Owners & Occupa					
Posting Date: 10/21/2025	☐ Offsite	Other:				
Publication		Other:				
	Culver City News					
Courtesy Date:	☐ City Council ☐ Cable Crav					
11/05/2025	☐ Commissions	☐ HOA /Neighborhood Groups☐ Culver City Organizations				
	☐ Master Notification List☐ Culver City Website	Other:				
	<u> </u>					
GENERAL INFORMATION: General Plan: Mixed Use High Zoning: Mixed Use High (MU-HD)						
		Zoning: Mixed Use High (MU-HD)				
Redevelopment P		Overlay Zone/District: N/A				
Legal Description	Map 12436 and Lots 11, 12, 13 of	Existing Land Use				
	n Culver City with Los Angeles County	Office Buildings with Surface Parking				
	4134-005-021, 4134-005-002, 4134-					
005-003, 4134-005						

Location	Zoning	Land Use

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:	est: MU-HD		Fire Station 3, 2-story Office uses				
Project Data (Culver City Only)		Ex	risting	Pro	posed	Requ	ired/Allowed
Lot Area		8.3	34 acres 8.34 acres		Min 20,000 SF		
Lot Coverage		Ap	Approx 20% Approx 66%		No Requirement		
Building Area (including parking area)		14	6,414 SF 1,638,819 SF		No Requirement		
Residential GSF		N/A	I/A 1,100,386 SF		No Requirement		
Commercial GSF		10	03,027 SF 5,772 SF		No Requirement		
Building Height		2.5	Story 7 Stories/93.5 FT		56 FT Max		
			(concession requested)				
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	
		35	.6 FT Min	FT Min 15 / 41 FT		Min 0 FT	
Parking Data Areas (SF)/Unit Cou (None Required)		unt	Factor		Provided		
			E 770 OF		4/000 05		00

Parking Data (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	
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:		Mobility: TBD				
Approximately \$772	Commercial Development	Based on net new commercial area and residential				
Based on \$1 per SF of	Impact: N/A	units with \$14.92 per new commercial area and				
commercial space after the first		\$3,394 per residential unit. Potential VMT credit of				
five thousand square feet.		\$14.92 per square foot may be applied for existing				
	<u>TBD</u>	commercial area.				
☑ In Lieu Parkland:	Based on percentage of					
Approximately \$7,702,408	Building Permit valuation or					
Based on price per SF of Project	valuation of art piece.					
property and required minimum						
parkland acreage per person.						
(Note - applicant is seeking 50%						

Note: Affordable Units Exempt from Fees. Other departments may assess other fees during the approval process.

INTERDEPARTMENTAL REVIEW:

credit for onsite open space.)

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: