

Attachment No. 3
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
100 Corporate Pointe: Site Plan Review, Extended Construction Hours, Categorical Exemption for Project P2025-0064-SPR; to allow development of a Mixed-Use Project with affordable housing.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
100 Corporate Pointe Culver City, CA 90230		Spencer B. Kallick Slauson Investors LLC 1901 Avenue of the Stars # 1800 Los Angeles, CA 90067 (310) 788-2417
PERMIT/APPLICATION TYPE:		
<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Modifications (parking) <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input checked="" type="checkbox"/> DOBI </div> <div style="width: 48%;"> <input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input checked="" type="checkbox"/> Other: Extended Construction Hours </div> </div>		
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative <input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/> Other:		
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Class 32 Categorical Exemption <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 08/05/2025	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input checked="" type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / Extended <input type="checkbox"/> Other: Beyond 500' radius
Posting Date: 08/05/2025	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 08/06/2025	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> Other:
GENERAL INFORMATION:		
General Plan: Mixed Use Medium		Zoning: Mixed Use Medium (MU-MD)
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Tract Map 33152, Lots 15, 16 with Los Angeles County Assessor numbers 4134-020-023, 4134-020-020		Existing Land Use Office Building with Structured and Surface Parking

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Location	Zoning	Land Use		
North:	MU-MD	Two-story Office Uses		
East:	MU-MD	Multi-story Office Uses		
South:	RLD	Fox Hills Parkette		
West:	RLD	Three-story Residential Uses		
Project Data (Culver City Only)		Existing	Proposed	Required/Allowed
Lot Area		4.49 acres	4.49 acres	Min 20,000 SF
Lot Coverage		Approx 39%	Approx 61.6%	No Requirement
Building Area (including parking area)		229,276 SF	638,221 SF	No Requirement
Residential GSF		N/A	435,524 SF	No Requirement
Commercial GSF		112,276 SF	6,825 SF	No Requirement
Building Height		3 Stories	7 Stories/78 FT	56 FT Max; Requesting DOBI Height Concession (see below)
Building Setback; North/Street Facing		17 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; South/Street Facing		22.9 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; East/Street Facing		39.9 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; West		20.1 FT	43 FT	Min 0 FT
Parking Data (None Required)		Areas (SF)/Unit Count	Factor	Provided
Commercial Use		6,825 SF	1/360 SF	19
Residential studio units		73 units	0.95 space/unit	70
Residential one-bedroom units		139 units	1.00 space/unit	139
Residential 2-bedroom units		120 units	1.65 spaces/unit	198
Residential 3-bedroom units		19 units	2.50 spaces/unit	48
Residential Guest			No Factor	50
Total				524
DOBI Related Data				
Density	Percentage Very Low Income	Percentage Density Bonus	Total Units	
65 du/a X 4.49 acres = 292	10% X 292 = 30	20% X 292 = 59	292 + 59 = 351	
Concession: 1 permitted / 1 requested – Height increase of 22 feet from 56 feet to 78 feet.				
ESTIMATED DEVELOPMENT FEES (Based on proposed project and subject to change when permit is issued):				
<input checked="" type="checkbox"/> New Development Impact: Approximately \$1,825 Based on \$1 per SF of commercial space after the first five thousand square feet. <input checked="" type="checkbox"/> In Lieu Parkland: Approximately \$2,474,949 Based on price per SF of Project property and required minimum parkland acreage per person.	<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: N/A <input checked="" type="checkbox"/> Art in Public Places: TBD Based on percentage of Building Permit valuation or valuation of art piece.	<input checked="" type="checkbox"/> Mobility: TBD Based on net new commercial area and residential units with \$14.92 per net new commercial area and \$3,394 per residential unit. Potential VMT credit of \$13.25 per square foot may be applied for existing office 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:				
TBD				