



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



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October 10, 2025

Ayahlushim Getachew
Bristol Parkway Propco, LLC
5979 West 3rd Street, Suite 205
Los Angeles, CA 90036

**RE: NOTICE OF APPROVAL – ADMINISTRATIVE MODIFICATION AND DENSITY AND
OTHER BONUS INCENTIVES REQUESTS – P2025-0050-AM/DOBI**
6201-6299 Bristol Parkway, Mixed Use High (MU-HD) Zone

Dear Ayahlushim Getachew:

On February 28, 2025, Bristol Parkway Propco, LLC, applied for Site Plan Review (SPR), Administrative Modification (AM), Density and Other Bonus Incentives (DOBI), Recreational Facilities Credit, and an Extended Construction Hours request to allow development of a mixed-use project with 846 residential units, including 36 very low-income units, and 11,406 square feet of commercial space. Pursuant to Culver City Municipal Code (CCMC) Section 17.550.010A and Section 17.580.075 respectively, AM and DOBI requests are reviewed and approved by the Planning and Development Director and do not require a public hearing. This letter serves as an approval for the AM and DOBI portions of the above-described Project.

Administrative Modification

The Project seeks an Administrative Modification for reduced width of tandem parking spaces from 9 feet to 8.5 feet, pursuant to CCMC Section 17.550.010. The Director may approve adjustments of up to 10% for parking space dimensions, if strict application of the standard would be obviously impractical or impose an involuntary hardship, if approval of the modification would not be detrimental to public health, safety and welfare, and if the Project is consistent with the General Plan and other applicable provisions of the Zoning Code.

The structural grid of the building is designed to accommodate the predominant 8.5-foot parking width standard, and the 9-foot required width for tandem parking spaces creates an involuntary hardship by disrupting this grid. Tandem parking spaces are assigned to the same units and there is no detriment to public health, safety or welfare caused by reducing the width to 8.5 feet to match the width of other parking spaces. Additionally, the Project is consistent with the General Plan and all other applicable zoning provisions.

Density and Other Bonus Incentives

The Project site is 7.05 acres with an allowed base density of 100 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	Number of VLI Units	Percent Density Bonus	Eligible Number of Bonus Units	Number of Bonus Units Provided	Total Units
705	5%	36	20%	141	141	846

The following waivers are requested:

- Building height increase from 56 feet to 94 feet.
- Front yard setback reduction from 10 feet to 5 feet along Green Valley Circle.
- Location of above-ground utilities and loading areas within front and side yard setbacks and along primary street frontages.
- Screening requirements for above-ground utilities and loading areas.
- Retaining wall separation requirements above 6 feet and increase in total height from 12 feet to 16 feet at the rear of the site.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075 B, 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 requests are approved.

AM and DOBI Approval

The Planning and Development Director approves the AM and DOBI requests including reduction of tandem parking width, reservation of affordable units, requested density increase, and requested waivers as listed above. These approvals are conditioned on the approval of the entitlements for P2025-0050 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@culvercity.gov, or call at (310) 253-5755.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Copy: Emily Stadnicki, Current Planning Manager
Case File