

Attachment 3 PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
10950 Washington Boulevard Mixed Use Project – Site Plan Review, P2024-0227-SPR; to allow development of a Mixed-Use Project with affordable housing.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
10950 Washington Boulevard Culver City, CA 90232		Spencer B. Kallick Allen Matkins c/o Hudson Pacific Properties, Inc 1901 Avenue of the Stars # 1800 Los Angeles, CA 90067 (310) 788-2417
PERMIT/APPLICATION TYPE:		
<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		<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: <u>Extended Construction Hours</u>
APPROVAL BODY:		
<input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> SCS Exemption/Other Exemption <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input checked="" 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: 08/06/2025	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / Extended <input checked="" type="checkbox"/> Other: Beyond 500' radius
Posting Date: 08/06/2025	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication N/A	<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: West Washington
GENERAL INFORMATION:		
General Plan: Mixed Use Medium		Zoning: Mixed Use Medium (MU-MD) Zone
Redevelopment Plan: N/A		Overlay Zone/District: N/A
Legal Description Los Angeles County Assessor Numbers 4208-024-001, 4028-024-002, and 4208-025-018		Existing Land Use Vacant Office/Media Buildings and Surface Parking Lot

PROJECT SUMMARY

Location	Zoning	Land Use		
North:	MU-1, MU-2	Elementary School, Multi-story Office Uses, Multi-Story Assisted Living Facility, Place of Worship		
East:	MU-MD, MU-2	Multi-story Office, High Density Housing, Electronic Parts Supplier, Single Family Dwellings		
South:	R2	Single and Two Family Dwellings		
West:	MU-1, R2	Single and Two Family Dwellings, Place of Worship		
Project Data (Culver City Only)		Existing	Proposed	Required/Allowed
Lot Area		5.761 acres	Same	No Requirement
Lot Coverage		Approx 44%	Approximately 42%	No Requirement
Building Area		160,438 SF	502,331 SF	No Requirement
Residential GSF		N/A	488,244 SF	No Requirement
Commercial GSF		160,438 SF	14,087 SF	3.0 FAR or 752,850 SF
Building Height		Approx 40 FT	5 Stories/61 FT	56 FT Max DOBI Height Concession
Building Setback; North-Street Facing		0 FT Minimum	1 to 48 FT	0 to 5 FT DOBI Setback Waiver
Building Setback; South		45 FT Minimum	33 FT	20 FT DOBI Step Back Concession
Building Setback; East		0 FT Minimum	33 FT	No Requirement
Building Setback; West		25 FT	16 FT	10 FT DOBI Step Back Concession
Minimum Ground Floor Height – Non-Residential		N/A	12.5 to 15 FT	15 FT DOBI Interior Height Waiver
Parking Data (None Required)		Areas (SF)/Unit	Factor	Provided
Commercial Use		14,087 SF	1/470 SF	30
Residential units		508 units	1.348 sp per unit	685
Commercial Bicycle		14,087 SF	(1 sp/2,000 SF) + (1 sp/5,000 SF)	10
Residential Bicycle		508 Units	(1 sp/30 du) + (1 sp/4 du)	144
Building A Commercial Loading Space		14,087 SF	At Least One Large Space 40 FT D by 12 FT W	25 FT D by 30 FT W and 40 FT D by 12 FT W
Building A Residential Loading Space		N/A	N/A	20 FT D by 40 FT W
Building B Residential Loading Space		N/A	N/A	34 FT D by 24 FT W and 30 FT D by 10 FT W
Total				715 Vehicle & 154 Bicycle
DOBI Related Data				
Density	Percentage Low Income	Percentage Density Bonus	Total Units	
65 du/a X 5.761 acres = 375	21% X 375 = 79	35.46% X 375 = 133	376 + 133 = 508	
ESTIMATED DEVELOPMNET FEES (Based on proposed project and subject to change when permit is issued):				
<input checked="" type="checkbox"/> New Development Impact: Approximately \$9,000 Based on \$1 per SF of commercial space after the first five thousand square feet. <input checked="" type="checkbox"/> In Lieu Parkland: Approximately \$3,027,366 Based on price per SF of Project property and required minimum parkland acreage per person.		<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: Approximately \$70,400 Based on \$5 per gross leasable commercial area. <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: Approximately \$1.165,000 Based on net new commercial area and residential units with \$14.92 per net new commercial area and \$3,394 per residential unit.
Note: Affordable Units Exempt from Fees. Other departments may assess other fees during the approval process.				
INTERDEPARTMENTAL REVIEW:				
Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.				
ART IN PUBLIC PLACES:				
TBD				