# Attachment No. 3 PROJECT SUMMARY

APPLICATION TITLE & CASE NO:						
6201-6299 Bristol Parkway: Site Plan Review, Tentative Tract Map, Extended Construction Hours, and a Mitigated Negative Declaration for Project P2025-0050-SPR/TTM; to allow development of a Mixed-Use Project with affordable housing.						
PROJECT ADDRE	ESS/LOCATION:	APPLICA	APPLICANT INFORMATION:			
6201-6299 Bristol I Culver City, CA 90	Ayahlushim Getachew Bristol Parkway Propco, LLC 5979 West 3rd Street, Suite 205 Los Angeles, CA 90036 (213) 804-1685					
PERMIT/APPLICA	TION 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 BOD	Y: ⊠ Public Hearing [	Public Me	eting	□Administrative		
☐ Administrative ☐ Planning Commission ☐ City Council			Redevelopment Agency			
	L DETERMINATION AND NOTICING:					
CEQA Determination  CEQA Noticing	Environmental Impact Report, Type:					
PUBLIC NOTIFICA	ATION:					
Mailing Date: 09/30/2025 Posting Date:	<ul> <li>☑ Property Owners</li> <li>☑ Occupants</li> <li>☐ Adjacent Property Owners &amp; Occupation</li> <li>☑ Onsite</li> <li>☐ Offsite</li> </ul>	ants				
10/01/2025	Z choice					
Publication	Culver City News		Other:			
Courtesy Date: 10/01/2025	☐ City Council ☐ Cable Crav ☐ Commissions ☐ Master Notification List ☐ Culver City Website	vler	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:			
GENERAL INFORMATION:						
General Plan: Mix	Zoning: Mixed Use High (MU-HD)					
Redevelopment Plan: N/A		Overlay Zone/District: N/A				
Legal Description Parcels 1 and 2 of Parcel Map No. 3773 in Culver City with Los Angeles County Assessor numbers 4134-018- 004 (affects Parcel 1), 4134-018-005 (affects portion of Parcel 2), 4134-018-006 (affects portion of Parcel 2)		Existing Land Use Commercial Buildings with Surface Parking				

Location Zoning Land Use
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## PROJECT SUMMARY

Westfield Shopping Center, 4-Story Office Uses

East:	RHD		3-Story Multi-family Residential Uses				
South:	MU-HD		Hotel Use				
West:	MU-HD		Hotel Use				
Project Data (Culv	ver City Only)	Exis	sting	Proposed	Requ	uired/Allowed	
Lot Area		7.05	acres	6.96 acres	Min 2	20,000 SF	
Lot Coverage	Lot Coverage Approx 2		rox 20%	Approx 66%	No Requirement		
Building Area (including parking area) 68		68,6	310 SF	1,568,516 SF No Requirement		Requirement	
Residential GSF		N/A		1,023,015 SF	No R	No Requirement	
Commercial GSF		68,6	310 SF	11,406 SF	No R	Requirement	
Building Height		1 St	tory 8 Stories/94 FT (waiver 5		56 F	56 FT Max	
				requested)			
Building Setback; N	North/Street Facing	56.6	FT Minimum	5 FT (waiver requested)	Min 1	10 FT; Max 15 FT	
Building Setback; South/Interior Side 30.2		2 FT Minimum	8 FT 3 IN Min 0 FT		) FT		
Building Setback; E	East/Street Facing	58 F	T Minimum	15 FT	Min 10 FT; Max 15 FT		
Building Setback; V	Vest/Interior Side	35.6	FT Minimum	50 FT Min 0 F		FT	
Parking	Data	Areas	(SF)/Unit Cou	int Factor		Provided	

Parking Data	Areas (SF)/Unit Count	Factor	Provided		
(None Required)					
Commercial Use	11,406 SF	1/407 SF	28		
Residential Use	846 units	1.39 space/unit	1173		
Total			1,201		

DODI Related Data							
Density	Percentage Very Low	Percentage Density Bonus	Total Units				
	Income						
100 du/a X 7.05 acres = 705	5% X 705 = 36	20% X 705 = 141	705 + 141 = 846				

Concession: 1 permitted / 0 requested

MU-HD

North:

**Waivers:** unlimited permitted / 5 requested: Building height increase; Front/street facing setback reduction; Location of above-ground utilities and loading areas within front/street facing and side yard setbacks; Screening of above-ground utilities and loading areas; Retaining wall separation and height.

#### **ESTIMATED DEVELOPMENT FEES (Based on proposed project and subject to change when permit is issued):** New Development Impact: Affordable Housing Mobility: **TBD** Approximately \$6,406 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. Art in Public Places: \$14.92 per square foot may be applied for existing **TBD** commercial area. In Lieu Parkland: Based on percentage of Approximately \$43,466,572 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% credit for onsite open space.)

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:**

Onsite public art proposed, subject to review and approval by Cultural Affairs Commission.