

Attachment No. 3  
**PROJECT SUMMARY**

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| <b>APPLICATION TITLE &amp; CASE NO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>PROJECT ADDRESS/LOCATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>APPLICANT INFORMATION:</b>                                                                                                                                                        |
| 6201-6299 Bristol Parkway<br>Culver City, CA 90230                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Ayahlushim Getachew<br>Bristol Parkway Propco, LLC<br>5979 West 3rd Street, Suite 205<br>Los Angeles, CA 90036<br>(213) 804-1685                                                     |
| <b>PERMIT/APPLICATION TYPE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Administrative Use Permit<br/> <input type="checkbox"/> Conditional Use Permit<br/> <input type="checkbox"/> Administrative Site Plan Review<br/> <input checked="" type="checkbox"/> Site Plan Review<br/> <input checked="" type="checkbox"/> Administrative Modifications (parking)<br/> <input type="checkbox"/> Variance<br/> <input type="checkbox"/> Master Sign Program<br/> <input type="checkbox"/> Certificate of Appropriateness<br/> <input type="checkbox"/> Certificate of Exemption<br/> <input checked="" type="checkbox"/> DOBI </div> <div style="width: 48%;"> <input type="checkbox"/> Tentative Parcel Map<br/> <input checked="" type="checkbox"/> Tentative Tract Map<br/> <input type="checkbox"/> Lot Line Adjustment<br/> <input type="checkbox"/> Zoning Code Amendment - Text<br/> <input type="checkbox"/> Zoning Code Amendment - Map<br/> <input type="checkbox"/> General Plan Amendment - Text<br/> <input type="checkbox"/> General Plan Amendment - Map<br/> <input type="checkbox"/> Planned Unit Development<br/> <input type="checkbox"/> Specific Plan<br/> <input checked="" type="checkbox"/> Other: Extended Construction Hours </div> </div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>APPROVAL BODY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative<br><input type="checkbox"/> Administrative <input type="checkbox"/> Redevelopment Agency<br><input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/> Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>ENVIRONMENTAL DETERMINATION AND NOTICING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>CEQA Determination</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Class 32 Categorical Exemption<br><input type="checkbox"/> Negative Declaration or <input checked="" type="checkbox"/> Mitigated Negative Declaration<br><input type="checkbox"/> Environmental Impact Report, Type: _____                                                                                                                                                                                                                                                |                                                                                                                                                                                      |
| <b>CEQA Noticing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Notice of Exemption (w/in 5 days of decision)<br><input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision)<br><input checked="" type="checkbox"/> Notice of Determination (w/in 5 days of decision)<br><input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision)<br><input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness |                                                                                                                                                                                      |
| <b>PUBLIC NOTIFICATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>Mailing Date:</b><br>09/30/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Property Owners<br><input checked="" type="checkbox"/> Occupants<br><input type="checkbox"/> Adjacent Property Owners & Occupants                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> w/in 500' foot radius<br><input type="checkbox"/> w/in 500' foot radius / Extended<br><input type="checkbox"/> Other: Beyond 500' radius         |
| <b>Posting Date:</b><br>10/01/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Other:                                                                                                                                                      |
| <b>Publication</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Culver City News                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Other:                                                                                                                                                      |
| <b>Courtesy Date:</b><br>10/01/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler<br><input checked="" type="checkbox"/> Commissions<br><input type="checkbox"/> Master Notification List<br><input checked="" type="checkbox"/> Culver City Website                                                                                                                                                                                                                                                    | <input type="checkbox"/> Press Release<br><input type="checkbox"/> HOA /Neighborhood Groups<br><input type="checkbox"/> Culver City Organizations<br><input type="checkbox"/> Other: |
| <b>GENERAL INFORMATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |
| <b>General Plan:</b> Mixed Use High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Zoning:</b> Mixed Use High (MU-HD)                                                                                                                                                |
| <b>Redevelopment Plan:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Overlay Zone/District:</b> N/A                                                                                                                                                    |
| <b>Legal Description</b><br>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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Existing Land Use</b><br>Commercial Buildings with Surface Parking                                                                                                                |

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| <b>Location</b> | <b>Zoning</b> | <b>Land Use</b> |
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## PROJECT SUMMARY

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| North:                                                                                                                                                                                                                                                                                                                                                                                                                                             | MU-HD                      | 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 (Culver City Only)                                                                                                                                                                                                                                                                                                                                                                                                                    |                            | Existing                                                                                                                                                                                                                                                | Proposed                           | Required/Allowed                                                                                                                                                                                                                                                                       |
| Lot Area                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            | 7.05 acres                                                                                                                                                                                                                                              | 6.96 acres                         | Min 20,000 SF                                                                                                                                                                                                                                                                          |
| Lot Coverage                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            | Approx 20%                                                                                                                                                                                                                                              | Approx 66%                         | No Requirement                                                                                                                                                                                                                                                                         |
| Building Area (including parking area)                                                                                                                                                                                                                                                                                                                                                                                                             |                            | 68,610 SF                                                                                                                                                                                                                                               | 1,568,516 SF                       | No Requirement                                                                                                                                                                                                                                                                         |
| Residential GSF                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            | N/A                                                                                                                                                                                                                                                     | 1,023,015 SF                       | No Requirement                                                                                                                                                                                                                                                                         |
| Commercial GSF                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            | 68,610 SF                                                                                                                                                                                                                                               | 11,406 SF                          | No Requirement                                                                                                                                                                                                                                                                         |
| Building Height                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            | 1 Story                                                                                                                                                                                                                                                 | 8 Stories/94 FT (waiver requested) | 56 FT Max                                                                                                                                                                                                                                                                              |
| Building Setback; North/Street Facing                                                                                                                                                                                                                                                                                                                                                                                                              |                            | 56.6 FT Minimum                                                                                                                                                                                                                                         | 5 FT (waiver requested)            | Min 10 FT; Max 15 FT                                                                                                                                                                                                                                                                   |
| Building Setback; South/Interior Side                                                                                                                                                                                                                                                                                                                                                                                                              |                            | 30.2 FT Minimum                                                                                                                                                                                                                                         | 8 FT 3 IN                          | Min 0 FT                                                                                                                                                                                                                                                                               |
| Building Setback; East/Street Facing                                                                                                                                                                                                                                                                                                                                                                                                               |                            | 58 FT Minimum                                                                                                                                                                                                                                           | 15 FT                              | Min 10 FT; Max 15 FT                                                                                                                                                                                                                                                                   |
| Building Setback; West/Interior Side                                                                                                                                                                                                                                                                                                                                                                                                               |                            | 35.6 FT Minimum                                                                                                                                                                                                                                         | 50 FT                              | Min 0 FT                                                                                                                                                                                                                                                                               |
| Parking Data (None Required)                                                                                                                                                                                                                                                                                                                                                                                                                       |                            | Areas (SF)/Unit Count                                                                                                                                                                                                                                   | Factor                             | Provided                                                                                                                                                                                                                                                                               |
| Commercial Use                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            | 11,406 SF                                                                                                                                                                                                                                               | 1/407 SF                           | 28                                                                                                                                                                                                                                                                                     |
| Residential Use                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            | 846 units                                                                                                                                                                                                                                               | 1.39 space/unit                    | 1173                                                                                                                                                                                                                                                                                   |
| Total                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                                                                                                                                                                                                                                                         |                                    | 1,201                                                                                                                                                                                                                                                                                  |
| DOBI Related Data                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| Density                                                                                                                                                                                                                                                                                                                                                                                                                                            | Percentage Very Low Income |                                                                                                                                                                                                                                                         | Percentage Density Bonus           | Total Units                                                                                                                                                                                                                                                                            |
| 100 du/a X 7.05 acres = 705                                                                                                                                                                                                                                                                                                                                                                                                                        | 5% X 705 = 36              |                                                                                                                                                                                                                                                         | 20% X 705 = 141                    | 705 + 141 = 846                                                                                                                                                                                                                                                                        |
| <b>Concession:</b> 1 permitted / 0 requested                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| <b>Waivers:</b> 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.                                                                                                                           |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| <b>ESTIMATED DEVELOPMENT FEES (Based on proposed project and subject to change when permit is issued):</b>                                                                                                                                                                                                                                                                                                                                         |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> New Development Impact:<br><b>Approximately \$6,406</b><br>Based on \$1 per SF of commercial space after the first five thousand square feet.<br><br><input checked="" type="checkbox"/> In Lieu Parkland:<br><b>Approximately \$43,466,572</b><br>Based on price per SF of Project property and required minimum parkland acreage per person. (Note - applicant is seeking 50% credit for onsite open space.) |                            | <input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: N/A<br><br><input checked="" type="checkbox"/> Art in Public Places:<br><b>TBD</b><br>Based on percentage of Building Permit valuation or valuation of art piece. |                                    | <input checked="" type="checkbox"/> Mobility: <b>TBD</b><br>Based on net new commercial area and residential units with \$14.92 per new commercial area and \$3,394 per residential unit. Potential VMT credit of \$14.92 per square foot may be applied for existing commercial area. |
| Note: Affordable Units Exempt from Fees. Other departments may assess other fees during the approval process.                                                                                                                                                                                                                                                                                                                                      |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| <b>INTERDEPARTMENTAL REVIEW:</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| 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.                                                                                          |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| <b>ART IN PUBLIC PLACES:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |
| Onsite public art proposed, subject to review and approval by Cultural Affairs Commission.                                                                                                                                                                                                                                                                                                                                                         |                            |                                                                                                                                                                                                                                                         |                                    |                                                                                                                                                                                                                                                                                        |