PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

Culver CITY

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9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

August 13, 2025

Spencer B. Kallick
Allen Matkins
1901 Avenue of the Stars, Suite 1800
Los Angeles, CA 90067

RE: NOTICE OF APPROVAL – DENSITY AND OTHER BONUS INCENTIVES REQUEST P2025-0064- DOBI
100 Corporate Pointe, Mixed Use Medium (MU-MD) Zone

Dear Spencer B. Kallick:

On March 20, 2025, Allen Matkins, on behalf of Slauson Investors LLC., applied for a Site Plan Review, DOBI, and Extended Construction Hours request to allow a mixed-use project, with 351 residential units, including 30 low-income units; 6,825 square feet of ground floor commercial space; and multilevel parking. Pursuant to Culver City Municipal Code (CCMC) Section 17.580.075, a DOBI application is reviewed and approved by the Planning and Development Director and does not require a public hearing. This letter serves as an approval for the DOBI portion of the above-described Project.

Requested Density

The Project's base density is 65 dwelling units per acre (du/ac) and is requesting a density increase pursuant to State Density Bonus Law. State Law mandates that the City grant a density bonus with concessions and waivers because at least 10% of the total base units are reserved for low-Income households. For this Project, DOBI related data is as follows:

Base Density Units	Percent Base Units LI	Number of LI Units	Percent Density Bonus	Eligible Number of Bonus Units	Number of Bonus Units Provided	Total Units
292	10%	30	20%	59	59	351

Requested Incentives or Concessions

Per State Density Bonus Law, the City is required to grant one incentive or concession because at least 10% of the base 292 units are Low Income. The Applicant is requesting a height increase of 22 additional feet over the maximum 56-foot height limit.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075.A, the Director can deny an incentive or concession if they make a written finding based on substantial evidence of one of the following:

- The incentive does not result in identifiable and actual cost reductions.
- The incentive has a specific adverse impact upon public health or safety.
- The incentive is contrary to state or federal law.

Height as proposed by the Applicant, does not in and of itself create adverse impacts on the public health and safety. Height is listed in State Density Bonus Law as a development

standard that can be waived under concessions and waivers. As a result, the incentive/concession request is approved.

DOBI Approval

The Planning and Development Director approves the Applicant's DOBI application including reservation of affordable units, requested density increase, and requested incentive/concession. This DOBI approval is conditioned on the approval of the entitlements for P2025-0064. If the entitlements for P2025-0064 are approved, this DOBI approval shall be in effect for the lifetime of the other 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@cilvercity.gov, or call directly at (310) 253-5755.

Sincerely,

Mark E. Muenzer

Mark E. Muenzer
Planning and Development Director

Copy: Emily Stadnicki, Current Planning Manager
Case File