Attachment No. 3

PROJECT SUMMARY

APPLICATION TITLE & CASE NO:

100 Corporate Pointe: Site Plan Review, Extended Construction Hours, Categorical Exemption for Project P2025-0064-SPR; to allow development of a Mixed-Use Project with affordable housing.

PROJECT ADDRESS/LOCATION:	**APPLICANT INFORMATION:**
100 Corporate Pointe Culver City, CA 90230	Spencer B. Kallick Slauson Investors LLC 1901 Avenue of the Stars # 1800 Los Angeles, CA 90067 (310) 788-2417

PERMIT/APPLICATION TYPE:

☐ Administrative Use Permit	☐ Tentative Parcel Map
☐ Conditional Use Permit	☐ Tentative Tract Map
☐ Administrative Site Plan Review	☐ Lot Line Adjustment
☒ Site Plan Review	☐ Zoning Code Amendment - Text
☐ Administrative Modifications (parking)	☐ Zoning Code Amendment -Map
☐ Variance	☐ General Plan Amendment - Text
☐ Master Sign Program	☐ General Plan Amendment - Map
☐ Certificate of Appropriateness	☐ Planned Unit Development
☐ Certificate of Exemption	☐ Specific Plan
☒ DOBI	☒ Other: Extended Construction Hours

APPROVAL BODY: ☒ **Public Hearing** ☐ **Public Meeting** ☐ **Administrative**

☐ Administrative	☐ Redevelopment Agency
☒ Planning Commission ☐ City Council	☐ Other:

ENVIRONMENTAL DETERMINATION AND NOTICING:

CEQA Determination	☒ Class 32 Categorical Exemption ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness

PUBLIC NOTIFICATION:

Mailing Date: 08/05/2025	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☒ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☐ Other: Beyond 500' radius
Posting Date: 08/05/2025	☒ Onsite ☐ Offsite	☐ Other:
Publication	☐ Culver City News	☐ Other:
Courtesy Date: 08/06/2025	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website	☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other:

GENERAL INFORMATION:

General Plan: Mixed Use Medium	**Zoning: Mixed Use Medium (MU-MD)**
Redevelopment Plan: N/A	**Overlay Zone/District:** N/A
Legal Description Tract Map 33152, Lots 15, 16 with Los Angeles County Assessor numbers 4134-020-023, 4134-020-020	**Existing Land Use** Office Building with Structured and Surface Parking

PROJECT SUMMARY

Location	Zoning	Land Use
North:	MU-MD	Two-story Office Uses
East:	MU-MD	Multi-story Office Uses
South:	RLD	Fox Hills Parkette
West:	RLD	Three-story Residential Uses

Project Data (Culver City Only)	Existing	Proposed	Required/Allowed
Lot Area	4.49 acres	4.49 acres	Min 20,000 SF
Lot Coverage	Approx 39%	Approx 61.6%	No Requirement
Building Area (including parking area)	229,276 SF	638,221 SF	No Requirement
Residential GSF	N/A	435,524 SF	No Requirement
Commercial GSF	112,276 SF	6,825 SF	No Requirement
Building Height	3 Stories	7 Stories/78 FT	56 FT Max; Requesting DOBI Height Concession (see below)
Building Setback; North/Street Facing	17 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; South/Street Facing	22.9 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; East/Street Facing	39.9 FT Minimum	10 FT	Min 10 FT; Max 15 FT
Building Setback; West	20.1 FT	43 FT	Min 0 FT

Parking Data (None Required)	Areas (SF)/Unit Count	Factor	Provided
Commercial Use	6,825 SF	1/360 SF	19
Residential studio units	73 units	0.95 space/unit	70
Residential one-bedroom units	139 units	1.00 space/unit	139
Residential 2-bedroom units	120 units	1.65 spaces/unit	198
Residential 3-bedroom units	19 units	2.50 spaces/unit	48
Residential Guest		No Factor	50
Total			**524**

DOBI Related Data

Density	Percentage Very Low Income	Percentage Density Bonus	Total Units
65 du/a X 4.49 acres = 292	10% X 292 = 30	20% X 292 = 59	292 + 59 = 351

Concession: 1 permitted / 1 requested – Height increase of 22 feet from 56 feet to 78 feet.

ESTIMATED DEVELOPMENT FEES (Based on proposed project and subject to change when permit is issued):

☒ New Development Impact: **Approximately $1,825** Based on $1 per SF of commercial space after the first five thousand square feet. ☒ In Lieu Parkland: **Approximately $2,474,949** Based on price per SF of Project property and required minimum parkland acreage per person.	☒ Affordable Housing Commercial Development Impact: N/A ☒ Art in Public Places: **TBD** Based on percentage of Building Permit valuation or valuation of art piece.	☒ Mobility: **TBD** Based on net new commercial area and residential units with $14.92 per net new commercial area and $3,394 per residential unit. Potential VMT credit of $13.25 per square foot may be applied for existing office area.

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:

TBD