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:

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

ENVIRONMENTAL DETERMINATION AND NOTICING:

CEQA Determination	☒ SCS Exemption/Other 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: 08/06/2025	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☒ Other: Beyond 500' radius
Posting Date: 08/06/2025	☒ Onsite ☐ Offsite	☐ Other:
Publication N/A	☐ 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: 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):

☒ New Development Impact: **Approximately $9,000** Based on $1 per SF of commercial space after the first five thousand square feet. ☒ In Lieu Parkland: **Approximately $3,027,366** Based on price per SF of Project property and required minimum parkland acreage per person.	☒ Affordable Housing Commercial Development Impact: **Approximately $70,400** Based on $5 per gross leasable commercial area. ☒ Art in Public Places: **TBD** Based on percentage of Building Permit valuation or valuation of art piece.	☒ 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