PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
•
www.culvercity.gov

July 23, 2026

Brian Lin
c/o GOP Investments LLC
P.O. Box 1282
La Cañada Flintridge, CA 91012

RE: NOTICE OF MINISTERIAL APPROVAL FOR A SUBDIVISION PURSUANT TO SENATE BILL 1123 (P2026-0130-TPM)
11235 McDonald Street (APN 4216-008-010)

Dear Brian Lin:

The Current Planning Division has approved your application, P2026-0130-TPM, for a Ministerial Lot Subdivision into 3 fee-simple land parcels with a single-family home on each resulting lot, pursuant to SB 1123.

The existing property and structures were confirmed by Culver City to be abandoned, not occupied by tenants within the last 5 years, and meet all eligibility and requirements for SB 1123. The terms of the Ministerial Lot Subdivision will begin on the effective date of this Notice of Decision, subject to the checklist outlined in Attachment 1.

Pursuant to SB 1123, the Applicant is approved to exceed the existing Floor Area Ratio (FAR) of 0.45, up to a maximum FAR of 1.0, in order to accommodate 3 units and a third story for each. The conceptual site plans are provided for reference only. The Applicant shall submit a separate Building Safety application and pay all applicable fees for all proposed construction and development.

In accordance with SB 1123, this ministerial approval is final and is not subject to appeal. For any inquiries, please contact Gabriel Barreras, Senior Planner, at (310) 253-5776 or gabriel.barreras@culvercity.gov.

Sincerely,

Emily Stadnicki, AICP
Planning and Development Director

Attachments:
1. SB 1123 Application and Checklist
2. Zoning Code Relief Memo
3. Tentative Parcel Map Findings
4. Tentative Parcel Map
5. Conceptual Site Plans (reference only)

Copy: Housing and Human Services
Building Safety
Public Works

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SB 684 AND SB 1123
MINISTERIAL LOT SUBDIVISION APPLICATION FORM

PURPOSE

The Application form herein serves as the application, pursuant to Culver City Municipal Code (CCMC) Section 15.10.945.

SUBMITTAL REQUIREMENTS

- ✓ **Tentative Map** with assigned LA County Assessor Number showing proposed subdivision (1 digital set and 2 sets of folded hardcopy plans (24" x 36" and 11" x 17")). See CCMC Section 15.10.230 and 15.10.235 for map requirements.
- ✓ **Proposed Plans –** 1 digital set and 2 sets of folded hardcopy plans (24" x 36" and 11" x 17") including:
  - **Site Plan** showing location of property lines and all proposed buildings (including building setback dimensions) and indicating land use(s) and square feet of each building. Show the location of any recorded public easement, such as for storm drains, water lines, and other public rights of way. Show the location of any stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
  - **Floor Plans** (including demolition plan, and roof plan)
  - **Elevations** showing design, color, and material, massing, and height of each building.
  - **Cross-Sections** showing depth (linear feet) and amount (cubic yards) of proposed cut, fill, import, and export related to grading, excavation, or earthwork.
  - **Property Lines and Setback Dimensions** from property lines to outside finished surfaces of structures and to encroachments into setbacks shall be shown on all floor, roof, elevation, and cross-section plans.
  - **Renderings** *(Optional)*
- ✓ **Legal Description** of the project site.
- ✓ **Aerial Photograph** showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
- ✓ **Property Owner Affidavit (Section D of this form).** Applicant must disclose and provide authorization from all property owners and/or lienholders.
- ✓ **Proof of Current Ownership** (i.e. Grant Deed or Title Report less than 6 months old)
- ✓ **Fees.** Refer to latest adopted fee schedule. Upon submittal, staff will provide an invoice and payment instructions.
- ✓ Additional documents (e.g., technical studies, etc.) as needed based on details of the site and qualifying criteria checklist below.

SECTION A – PROJECT INFORMATION

Site Address(es):	11235 McDonald St., Culver City, CA		
Assessor Parcel Number(s):	4216-008-010		
Gross Lot Area (sq. ft.):	5,500SF		
General Plan Designation:	Single Family Residence	**Zone:**	Single Family Residence

1. Provide a brief project description:

Demolition of a Single Family House and Garage; Replaced with the construction of 3 Single Family homes - each with a single car garage - through use of a Small Lot Subdivision per State Code SB1123

2. **Estimated Project Valuation: $** 1,075,000
(Include all estimated costs for application fees, survey, maps, legal documentation, demolition, construction, and improvements.)

3. **Fill in the following Project Data Summary table completely.**
Plans shall identify areas counted toward residential and non-residential floor area.

	Existing	To Be Demolished	Proposed
Number of Residential Units (including Accessory Dwelling Units)	1	Occupied units: 1 Unoccupied Units: NA	3
Residential Floor Area (sq. ft.)	1,102 SF	1,102 SF	4,680 SF
Non-Residential Land Uses (e.g. equipment, utility, laundry rooms)	N/A	N/A	N/A
Non-residential Floor Area (sq. ft.) (excluding below grade areas)	N/A	N/A	N/A
Number of Parking Spaces	2	2	3
Parking garage area (sq. ft.)	400 SF	400 SF	At or above grade: Below grade: 0
Total Project Floor Area (sq. ft.) (excluding below grade areas)	1,102 SF	1,102 SF	4,680 SF
Building Height(s) (feet and stories)	15'-0" & 1 story	15'-0" & 1 story	33'-0" & 3 stories

4. **Please indicate the number of dwelling units proposed, including a breakdown of levels of affordability, set by each income category. Mark "0" for unit types that will not be included in the project.**

Unit Type	Number of Units
Market Rate (excluding manager's units)	3
Manager's Unit(s) - Market Rate	N/A
Affordable - Extremely Low Income	
Affordable - Very Low Income	
Affordable - Low Income	
Affordable - Moderate Income	
Affordable - Workforce	
Other Unit Types (specify):	
TOTAL	

5. **Fill in the following Unit Size Summary table completely.** *(Optional)*

Bedroom Count	Unit Size (Sq. Ft.)	Number of Market Rate Units	Number of Affordable Units	Total Number of Units
Studio				
1 Bedroom				
2 Bedrooms				
3 Bedrooms		3	0	3
4+ Bedrooms				
Accessory Dwelling Units				

6. Will the proposed Project require grading, excavation, or earthwork? If "YES", indicate amount of grading (cubic yards): _____ and depth of excavation (feet): _____ and describe:	**YES ☐ NO ☒**
7. Does the project propose any point sources of air or water pollutants? If "YES", please describe:	**YES ☐ NO ☒**
8. Will the project request any approvals under the Subdivision Map Act, including but not limited to, a parcel map, tentative map, or condominium map? If "YES", please explain:	**YES ☒ NO ☐**
9. Will the proposed Project be a 100% affordable housing project?	**YES ☐ NO ☒**

SECTION B – APPLICANT AND PROPERTY OWNER INFORMATION

Applicant / Primary Contact		**Property Owner***	
☐ Architect ☐ Consultant ☐ Developer ☐ Other:		☒ Check if Same as Applicant	
Name	Brian Lin	Name	
Company/Firm	GOP Investments LLC	Contact Person	
Address	5006 Merita Pl	Address	
City/State/ZIP	La Canada Flintridge, CA 91011	City/State/ZIP	
Telephone	310.804.2688	Telephone	
Email	Brian.GrandOceanProperties@gm	Email	

Other Contact	
☒ Architect ☐ Consultant ☐ Developer ☐ Engineer ☐ Other	
Name	Warren Techentin Architecture
Address	2801 Hyperion Ave. St 103
City/State/ZIP	Los Angeles, CA 90027
Telephone	323.664.4500
Email	danny@wtarch.com

* Properties with multiple owners: Complete **Section D** of this application and provide all necessary signatures and documentation.

SECTION C – PROPOSAL REVIEW CHECKLIST

Table 1: Subdivision Map Qualifying Criteria

Maximum Density [66499.41 (a)(1)] The proposed subdivision will result in 10 or fewer parcels and contain 10 or fewer residential units.	**☒ Yes (Qualifies)** **☐ No (Disqualified)**
Existing Zoning and Acreage [66499.41 (a)(2)] The lot proposed to be subdivided meets all of the following sets of requirements: (A)(i) The lot is zoned for multi-family residential development; and, (B)(i) The lot is no larger than 5 acres and substantially surrounded by qualified urban uses. **OR** (A)(ii) The parcel is vacant (as defined by State law) and zoned for single-family residential development (R1); and, (B)(ii) The lot is no larger than 1.5 acres and substantially surrounded by qualified urban uses. **AND**	**☒ Yes (Qualifies)** **☐ No (Disqualified)**

(C) The lot is a legal parcel; and (D) The lot was not established pursuant to Section 66499.41 (small lot subdivision) or an urban lot split pursuant to Government Code (Gov't Code) Section 66411.7.	
Parcel Size [66499.41 (a)(3)] (A) On lots zoned for multi-family residential development, newly created parcels are no smaller than 600 square feet. (B) On lots zoned R1, newly created parcels are no smaller than 1,200 square feet.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Proposed Ownership [66499.41 (a)(4)] The housing units on the lot proposed to be subdivided are one of the following: (A) Constructed on fee simple ownership lots; (B) Part of a common interest development (such as airspace condominiums); (C) Part of a housing cooperative, as defined in Civil Code Section 817; or (D) Constructed on land owned by a community land trust meeting the requirements of Section 501(c)(3) of the Internal Revenue Code and Gov't Code Section 66499.41 (a)(4)(D).	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Minimum Density [66499.41 (a)(5)] The proposed development must meet one of the following: (A) If the parcel is identified in the Housing Element Inventory of Sites for Housing Development for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years. (B) If the parcel is not identified in the Housing Element for the current planning period that is in substantial compliance with Cal. Gov't Code Article 10.6 (commencing with § 65580) of Chapter 3 of Division 1 of Title 7, the development will result in at least 66% of the maximum allowable residential density as specified by local zoning or 66% of the applicable residential density specified in Gov't Code Section 65583.2(c)(3)(B), whichever is greater. (C) Where Title 17 Zoning does not specify a maximum allowable residential density, the development will result in at least 66% of the applicable residential density as specified in Gov't Code Section 65583.2(c)(3)(B).	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
66499.41 (a)(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act, except as otherwise expressly provided in Gov't Code Section 66499.41.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
66499.41 (a)(11) The proposed subdivision complies with all applicable standards established in Gov't Code Section 65852.28, in the checklist below.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
66499.41 (a)(12) The parcels created pursuant to Gov't Code Section 66499.41 are served by a public water system and a municipal sewer system.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Table 2: Project and Parcel Qualifying Criteria	
Rental Restrictions for Lower Incomes [66499.41 (a)(8)(A)] Requires demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income.	☐ **Yes (Qualifies)** ☒ **No (Disqualified)**
Subject to Rent Control [66499.41 (a)(8)(B)] Requires demolition or alteration of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.	☐ **Yes (Qualifies)** ☒ **No (Disqualified)**
Occupied by Tenants [66499.41 (a)(8)(C)] Requires demolition or alteration of housing occupied by tenants within the 5 years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.	☐ **Yes (Qualifies)** ☒ **No (Disqualified)**
Owner's Rights [66499.41 (a)(8)(D)] Requires demolition or alteration of a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Gov't Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.	☐ **Yes (Qualifies)** ☒ **No (Disqualified)**
Fire Hazard [66499.41 (a)(9)(C)] The lot is within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Gov't Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.	☐ **Yes (Disqualified)** ☒ **No (Qualifies)**

Hazardous Waste [66499.41 (a)(9)(D)] The lot is within a hazardous waste site that is listed pursuant to Gov't Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356, unless the site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use (this section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5) and the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has determined the site is suitable for residential use.	☐ **Yes (Additional Information Required)** ☒ **No (Qualifies)**
Earthquake Zone [66499.41 (a)(9)(E)] The lot is within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the Building Safety Division under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Gov't Code.	☐ **Yes (Additional Information Required)** ☒ **No (Qualifies)**
Flood Hazard Zone [66499.41 (a)(9)(F)] The lot is within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	☐ **Yes (Disqualified)** ☒ **No (Qualifies)**
Regulatory Floodway [66499.41 (a)(9)(G)] The lot is within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.	☐ **Yes (Additional Information Required)** ☒ **No (Qualifies)**
Natural Community Conservation Plan [66499.41 (a)(9)(H)] The lot is on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	☐ **Yes (Disqualified)** ☒ **No (Qualifies)**
Habitat for Protected Species [66499.41 (a)(9)(I)] The lot is located on a site that is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	☐ **Yes (Disqualified)** ☒ **No (Qualifies)**
Conservation Easement [66499.41 (a)(9)(J)] The lot is on lands under conservation easement.	☐ **Yes (Disqualified)** ☒ **No (Qualifies)**
Table 3: Housing Development Qualifying Criteria	
665852.28 (a) The proposed housing development is on a lot created in accordance with CCMC Section 15.10.945 and Gov't Code Section 66499.41.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Floor Area [66499.41 (a)(6)] The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Replacement Housing [66300.6 (b)] If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Gov't Code Section 66300.6 (b).	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Declaration of Prior Tenancies. If any existing housing is proposed to be demolished, the owner of the property proposed for the subdivision shall sign an affidavit, in the form approved by the City, certifying that none of the conditions listed in CCMC Section 15.10.945 exist and shall provide a comprehensive history of the occupancy of the units for the past 5 years on a form approved by the Director.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**

Table 4: Development and Objective Standards Review	
Objective Zoning Standards [65852.28 (b)(1) and 66499.41 (d)] The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with CCMC Section 17.300.010.A and Gov't Code Sections 65852.28 and 66499.41.	☒ **Yes** ☐ **No** **(Attach Explanation)**
Setbacks [65852.28 (b)(2)(E)] **(A)** No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations). **(B)** Required rear and side yard setbacks from the original lot line shall not exceed four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Table 5: Conditions of Approval of Subdivision Maps	
Completion of Residential Structures [66499.41 (e)] A parcel or parcels shall not be sold, leased, financed unless they meet one of the following criteria: i. The parcel contains a residential structure completed in compliance with all applicable provisions of the California Building Standards Code that includes at least one dwelling unit. ii. The parcel already contains an existing legally permitted residential structure. iii. The parcel is reserved for internal circulation, open space, or common area. iv. The parcel is the only remaining parcel within the subdivision that is not developed with a residential structure that was completed in compliance with all applicable provisions of the California Building Standards Code.	☒ **Yes (Qualifies)** ☐ **No (Disqualified)**
Security Bonds or Letter of Credit [65913.4.5 (a)(3)(B)] If the applicant seeks a building permit prior to final map being recorded, the applicant shall provide security in the form of bonds, an instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the sufficient funds necessary to carry out the act or agreement are on deposit and guaranteed for payment, or a letter of credit from such a financial institution. The amount of the security shall be an amount not more than 300% of the total estimated cost of improvements or acts to be performed.	**Required if seeking building permit prior to final map recordation**
Recorded Covenant [65913.4.5 (a)(2)] If the applicant seeks a building permit prior to final map being recorded, the applicant must submit proof, to the satisfaction of the City Attorney, of a recorded covenant and agreement enforceable by the City that the applicant agrees the building permit is issued on condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.	**Required if seeking building permit prior to final map recordation**
Table 6: Disapproval of Subdivision Maps Instructions: Use this section to confirm if the proposed subdivision and housing development meets all criteria and requirements and should be approved. If it does, the City may disapprove with findings.	
Requirements to Disapprove Subdivision Maps Does the proposed subdivision and housing development project meet all the criteria and requirements in Tables 1 through 5 above? If no, the City shall disapprove the proposal.	☒ **Yes** ☐ **No (Disqualified)**
If yes, the proposed subdivision and housing development project may be disapproved with written findings. A local agency may disapprove the issuance of a parcel map, tentative map, or a final map or a housing development project that meets the requirements of Government Code Sections 65852.28 and 66499.41 if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 (a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.	

SECTION D – PROPERTY OWNER AFFIDAVIT

PROPERTY OWNER AFFIDAVIT

Before the preliminary housing application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process, or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. **Include a copy of the current partnership agreement, corporate articles, or trust document as applicable**.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual, full legal name and signatures are required of all owners on next page.

1. I hereby certify that I am the owner of record of the herein previously described property located at 11235 McDonald which is involved in this Preliminary Application, or have been legally empowered by Letter of Authorization, as provided herein, to sign as the owner on behalf of a partnership, corporation, LLC, trust, or lienholder as evidenced by the documents attached hereto.
2. Consistent with Government Code Section 66499.41, I hereby certify that (select one):

   ☐ **The project does not demolish or alter any existing housing; or,**

   ■ **If the project does demolish or alter any existing housing,** the applicant has verified with the Housing Division (rent.control@culvercity.org) that the housing is not any of the following types of housing:

   a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of low, very low, or extremely low income.
   b. Housing that is subject to the City's Rent Control Ordinance.
   c. Housing has been occupied by tenants within the 5 years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.
   d. A parcel on which an owner of residential real property has exercised the owner's rights under the Ellis Act (Chapter 12.75 [commencing with Section 7060] of Division 7 of Title 1) to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
3. I hereby consent to the filing of this Application on my property for processing by the City of Culver City for the purpose of a ministerial lot subdivision.
4. By my signature below, I certify that the foregoing statements are true and correct.

(Signature) 7/8/2026 (Date)

Brian Lin
(Printed Name)

GOP INVESTMENTS LLC

5006 Merita Pl, La Canada Flintridge
California, 91011
Phone: 310.804.2688
Brian.GrandOceanpProperties@gmail.com

SB 1123 (Gov. Code § 65852.28) Compliance Memorandum

Project: Three Unit 3-bedroom Residential Development
Location: 11235 McDonald Street, Culver City, CA
Zoning: R-1 Single-Family Residential
Applicant: Brian Lin
Date: March 9, 2026

Project Description

The proposed project consists of three residential dwelling units, each designed as a three-bedroom family-sized unit, on an infill parcel located within the R-1 Single-Family Residential Zone of Culver City. The inclusion of three-bedroom units helps address the City's Housing Element goal of increasing the supply of family-oriented housing, which remains a minority of available housing types in the City. The project is submitted for ministerial review pursuant to California Government Code § 65852.28 (SB 1123). The design has been developed to comply with applicable objective development standards of the Culver City Municipal Code (CCMC) to the greatest extent feasible while accommodating the physical constraints of the site.

Applicable State Framework

Government Code § 65852.28 authorizes housing developments consisting of three to ten units on qualifying parcels in single-family zones. Subsection (b)(2)(A)(i) provides that objective zoning, subdivision, or design standards may not physically preclude development at the allowable density. For projects consisting of three to seven units, § 65852.28(b)(1)(G)(i) further provides that a local agency shall not impose a floor area ratio standard that is less than 1.0.

Site Constraints and Development Envelope

The buildable envelope of the subject property is constrained by objective CCMC development standards and physical conditions, including the required front yard setback, required side yard setbacks, and a rear utility easement that limits buildable depth at the rear of the lot. Under these constraints, a two-story

configuration yields approximately 0.7 FAR on the 5,474-square-foot parcel. A third story is necessary to accommodate a functional three-unit configuration consisting of family-sized three-bedroom homes consistent with the state framework.

Objective Development Standards — R-1 Zone (By-Right vs Proposed)

Development Standard	**R-1 Requirement (By Right)**	**Proposed Project**	**Allowed Under SB 1123**
Use	One single-family dwelling	Three residential dwelling units (3-bedroom each)	3–10 units permitted on qualifying parcels (Gov. Code § 65852.28(a))
Floor Area Ratio (FAR)	0.45 FAR	Approx. 0.7 FAR without third story / approx. 0.95 FAR with third story	FAR ≥ 1.0 for 3–7 units (§ 65852.28(b)(1)(G)(i))
Building Height	Approx. 30 ft / two stories	Three stories	Standards may not physically preclude density (§ 65852.28(b)(2)(A)(i))
Front Yard Setback	20 ft	20 ft	Allowed unless preclusive (§ 65852.28(b)(2)(A)(i))
Side Yard Setbacks	Min. 5 ft each side	5 ft	Min. 4 ft allowed (§ 65852.21 via § 65852.28(b)(2)(E))
Rear Yard Setback	15 ft	10 ft	Min. 4 ft allowed (§ 65852.21 via § 65852.28(b)(2)(E))
Parking	2 spaces per unit typical	1 space per unit	Max 1 space per unit (§ 65852.28(b)(1)(A))

Requested Administrative Flexibility

To accommodate these constraints while enabling a viable three-unit development of three-bedroom family units, the applicant requests administrative flexibility to allow a three-story configuration.

Conclusion

The proposed design represents a good-faith effort to comply with the objective development standards of the Culver City Municipal Code while accommodating the physical constraints of the site. Allowing a three-story configuration would enable the project to proceed in a manner consistent with Government Code § 65852.28 while maintaining compatibility with the surrounding neighborhood. The project will also contribute additional three-bedroom housing options that support family households and increase housing diversity within the City's existing housing supply.

ATTACHMENT 2
TENTATIVE PARCEL MAP FINDINGS
11235 McDonald Street
Ministerial Lot Subdivision (SB 1123)
P2026-0130-TPM

Pursuant to Culver City Municipal Code (CCMC) Section 15.10.095, the following findings have been made:

A. The proposed subdivision conforms to the provisions of the Zoning Code requirements, as set forth in Title 17 of this Code, to the General Plan and any applicable specific plans adopted by the Council of the City of Culver City or to any policies or standards adopted by the Commission or the Council and on file in the office of the City Clerk at or prior to the time of filing of the application hereunder.

The subject Ministerial Lot Subdivision complies with CCMC 15.10.945, pursuant to the requirements of Cal. Gov't Code §§ 65852.28, 65913.4.5, and 66499.41, enacted by Senate Bill 1123. The proposed Ministerial Lot Subdivision is located in a Single-Family Residential (R1) district. The property was previously deemed abandoned/vacant based on a review of records from the City's Housing and Human Services Department, Current Planning Division, and the Los Angeles County Tax Assessor. The newly subdivided lots are surrounded by urbanized uses and will exceed 1,200 square feet in lot size – Lot 1 is 2,428 square feet, Lot 2 is 1,641 square feet, and Lot 3 is 1,400 square feet.

B. Each lot in the proposed division will front on a dedicated street or have vehicular access to a dedicated street approved by the City.

Proposed Lots 1, 2, and 3 will have direct vehicular access to the McDonald Street right-of-way by a shared driveway with a reciprocal access easement.

C. Each lot in the proposed division is so designed and arranged that drainage to an approved drainage facility is provided for each lot.

The proposed Ministerial Lot Subdivision has been reviewed by the Department of Public Works/Engineering, and was found to be in compliance with the required drainage and design for each proposed lot. The proposed lots will drain in a southeasterly direction towards McDonald Street and are not designed to drain into adjacent properties.

D. The proposed division will not interfere with the widening, extension, or opening of any street or Master Plan highway.

The proposed Ministerial Lot Subdivision is located on a fully dedicated Local Street. No further dedication, widening, extension, or openings are required as part of the subdivision.

E. Lot lines are so designed that easements will be located in such positions as to be suitable for the proposed use.

The existing exterior lot lines will be retained, separating the subject parcels from adjacent properties. The proposed subdivision lot lines will subdivide the existing parcel into three lots. A reciprocal access easement and driveway will provide adequate shared access to each proposed parcel.

F. That the site is physically suitable for the type of development and proposed density.

The proposed Ministerial Lot Subdivision complies with the density permitted by Senate Bill 1123 (Cal. Gov't Code §§ 65852.28, 65913.4.5, and 66499.41), and the R1 district. A total of 3 single-family homes are proposed on the subject site, pending the approval of a Final Parcel Map and separate Building Safety permits.

G. That the design of the subdivision or the proposed improvements are not likely to cause public health problems, substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity.

The proposed project has been reviewed, and it conforms to the intentions and requirements of the R1 district, and the Ministerial Lot Subdivision contained in CCMC 15.10.945. There will be no significant adverse effects to public health, the environment, local fish and wildlife habitats, or properties or improvements in the immediate vicinity.

H. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This Subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

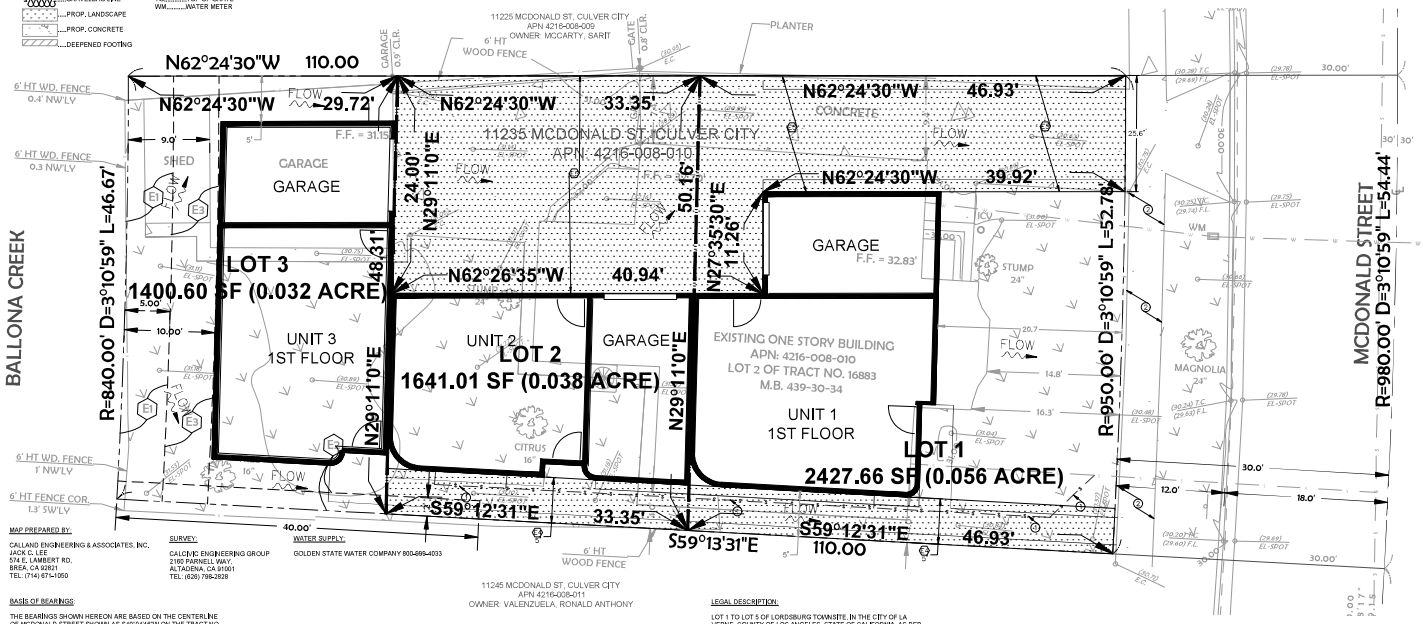
The proposed design of the Ministerial Lot Subdivision conforms with the requirements of CCMC Chapter 15.10.945, pursuant to the requirements of Senate Bill 1123. A proposed reciprocal access easement and driveway will provide access to the future occupants and the right-of-way that are substantially equivalent to those acquired by the public.

TENTATIVE PARCEL MAP NO. 85296

IN THE CITY OF CULVER CITY OF COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FOR SUBDIVISION PURPOSES



MAP PREPARED BY:
CALLAND ENGINEERING & ASSOCIATES, INC.
JACK C. LEE
574 E. LAMBERT RD.
BREA, CA 92821
TEL: (714) 671-1050

SURVEY:
CALVINC ENGINEERING GROUP
2160 PARNELL WAY.
ALTADENA, CA 91001
TEL: (626) 798-2828

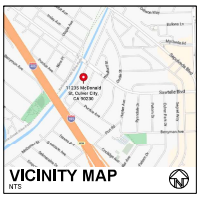
WATER SUPPLY:
GOLDEN STATE WATER COMPANY 800-999-4033

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MCDONALD STREET SHOWN AS S40°04'40"W ON THE TRACT NO. 16883, RECORDED IN BOOK 439, PAGES 30 THROUGH 34 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

EASEMENT NOTES:

(E1) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UTILITY INSTALLATION AND MAINTENANCE
RECORDING DATE: JULY 3, 1952
RECORDING NO: 606, IN BOOK 39307, PAGE 58, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
(E2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ASSOCIATED TELEPHONE COMPANY, LTD., A CORPORATION
PURPOSE: POLES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 22, 1952
RECORDING NO.: 2241, IN BOOK 39678, PAGE 181, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
SAID DEED RECITES THAT THE GRANTOR WILL NOT PLACE OR MAINTAIN ANY BUILDING OR STRUCTURE ON SAID EASEMENT, EXCEPT THE
RIGHT TO PLACE OR MAINTAIN ON SAID EASEMENT A TWO-CAR GARAGE NOT TO EXCEED 14 FEET IN HEIGHT.
(E3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: POLES AND INCIDENTAL PURPOSES
RECORDING DATE: NOVEMBER 5, 1952
RECORDING NO.: 3141, IN BOOK 40232, PAGE 447, OF OFFICIAL RECORDS
AFFECTS: SAID LAND
(E4) PROPOSED EASEMENT FOR UTILITIES AND DRAINAGE
(E5) PROPOSED EASEMENT FOR INGRESS & EGRESS, UTILITIES, AND DRAINAGE



CONSTRUCTION NOTES

(1) 4" SEWER LATERAL
(2) REPLACE SIDEWALK AS DIRECTED BY CITY FOR ADA COMPLIANCE

LEGAL DESCRIPTION:

LOT 1 TO LOT 5 OF LORDSBURG TOWNSITE, IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGES 9 TO 14 OF MISCELLANEOUS RECORDS AND VACATED PORTION OF THE WALNUT STREET AND ALLEY.

APN: 4216-008-010

PROPERTY SIZE: 5,470 S.F. (GROSS)

NOTES:

ZONING:	R1 (SINGLE FAMILY RESIDENCE DISTRICT)
NO. OF EX. LOTS:	1
NO OF PROP. LOTS:	3
AREA OF WHOLE LOT:	5,470 SQ. FT. (0.126 ACRE)
AREA OF PROPOSED LOT 1:	2,427.66 SQ. FT. (0.056 ACRE)
AREA OF PROPOSED LOT 2:	1,641.01 SQ. FT. (0.038 ACRE)
AREA OF PROPOSED LOT 3:	1,400.38 SQ. FT. (0.032 ACRE)

OWNER:

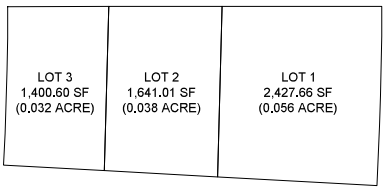
GOP INVESTMENTS LLC C/O OF BRIAN LIN
PO BOX 1262
LA CANADA FLINTRIDGE, CA 91012
310-804-2088
brian11899@gmail.com

BENCHMARK:

THE FOUND L.T&T (LS 8970 TIE) IN TC WAS USED AS A BENCHMARK FOR THIS SURVEY.

ASSUMED ELEVATION = 30.43'

KEY MAP





CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
11235 MCDONALDS ST,
CULVER CITY, CA 90230

DRAWN: HJH
CHECKED:
DATE: 07-16-2026
JOB NO.: 26-019-010
SCALE: 1"=5'
FILE NAME:

T-1

SHEET 1 OF 1

MCDONALD SMALL LOT SUBDIVISION

11235 MCDONALD STREET, LOS ANGELES, CA 90230

WARREN TECHENTIN ARCHITECTURE
2801 hyperion ave. studio #103, los angeles, CA 90027 T. 323.664.4300 www.wtarch.com

PROJECT DIRECTORY

OWNER:
GSP INVESTMENTS LLC
PO BOX 1282
LA CANADA FLINTRIDGE, CA
310 804 2688

ARCHITECT:
WARREN TECHENTIN ARCHITECTURE
2801 HYPERION AVE, STUDIO 103
LOS ANGELES, CA 90027
323 664 4300

PROJECT INFORMATION

PROJECT DESCRIPTION: EXISTING LOT SUBDIVIDED INTO 3 PARCELS WITH NEW 3-STORY SINGLE-FAMILY DWELLING ON EACH LOT.

LEGAL DESCRIPTION: LOT 2 OF TRACT NO. 16868, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 439, PAGES 30 THROUGH 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT APN#: 4216-008-010

CODE: 2026 MUNICIPAL CODE OF THE CITY OF CULVER CITY, BASED ON THE 2025 CALIFORNIA BUILDING CODE AND 2024 INTERNATIONAL BUILDING CODE

ZONE: R1 (SINGLE FAMILY RESIDENCE DISTRICT)

AREA OF PARCEL: (PER SITE SURVEY): 5,470 SF
(LESS EASEMENTS): 4,940 SF

AREAS:

UNIT 1		UNIT 3	
FIRST FLOOR	508 SF	FIRST FLOOR	447 SF
SECOND FLOOR	657 SF	SECOND FLOOR	644 SF
THIRD FLOOR	537 SF	THIRD FLOOR	490 SF
TOTAL	1,702 SF	TOTAL	1,581 SF

UNIT 2	
FIRST FLOOR	377 SF
SECOND FLOOR	586 SF
THIRD FLOOR	434 SF
TOTAL	1,397 SF

TOTAL SF OF 3 UNITS: 4,680 SF
PER 65852(b)(1)(G)(ii) NO FAR UNDER 1.0 SHALL BE IMPOSED.
4,680 SF FLOOR AREA /5,470 SF SITE
.86 FAR

PARKING:
UNIT 1: 1 PARKING SPACE AT ONE CAR GARAGE
UNIT 2: 1 PARKING SPACE AT ONE CAR GARAGE
UNIT 3: 1 PARKING SPACE AT ONE CAR GARAGE
TOTAL: 3 PARKING SPACES TOTAL

PROVIDED YARDS + BUILDING HEIGHT:
FRONT YARD: 20'-0"
REAR YARD: 10'-0"
SIDE YARDS: 5'-0"

PROPOSED BUILDING HEIGHT: 33'

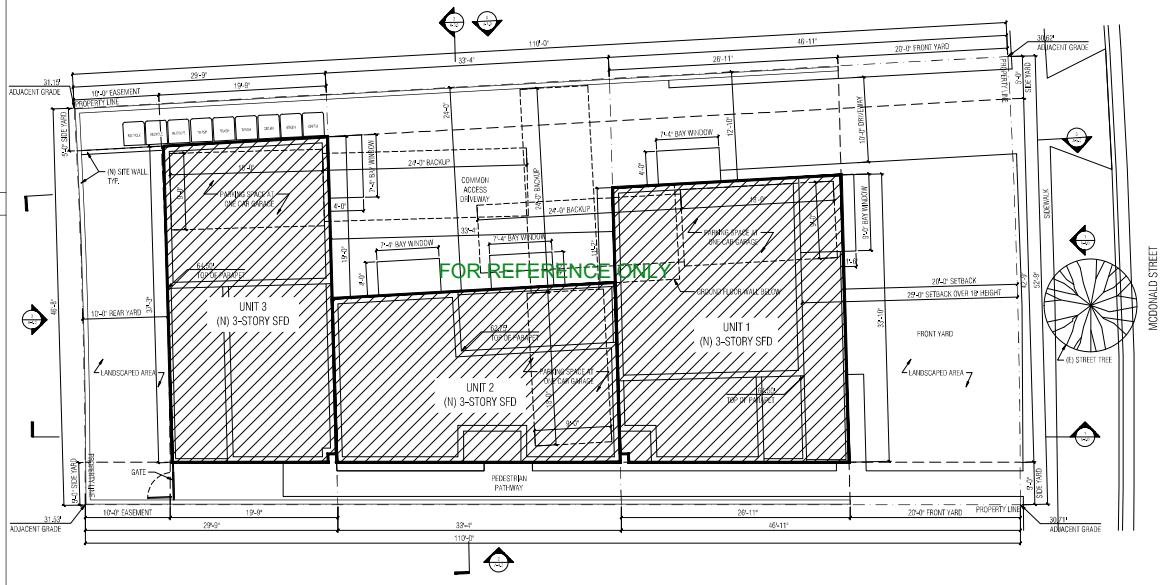
DRAWING INDEX

ARCHITECTURAL

A-1.0 PROJECT INFO, SITE PLAN
A-3.0 GROUND FLOOR PLAN
A-3.1 SECOND FLOOR PLAN
A-3.2 THIRD FLOOR PLAN
A-4.0 ELEVATIONS

ABBREVIATION

@	AND		
~	APPROX	HORIZ	HORIZONTAL
℄	CENTERLINE	HT	HEIGHT
Ø	DIAMETER or ROUND	INSUL	INSULATION
A.B.	ANCHOR BOLT	LAV	LAVATORY
ACOUST	ACOUSTICAL	MANUF	MANUFACTURER
ADJ	ADJUSTABLE	MAX	MAXIMUM
A.D.	AREA DRAIN	MIN	MINIMUM
ALUM	ALUMINUM	MTL	METAL
ARCH	ARCHITECT	MTD	MOUNTED
ARCH'L	ARCHITECTURAL	NIC	NOT IN CONTRACT
AUTO	AUTOMATIC	NOM	NOMINAL
AVG	AVERAGE	NTS	NOT TO SCALE
B.F.	BARRIER FREE	OPNG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	P.L.	PROPERTY LINE
BM	BEAM	PLYWD	PLYWOOD
BOT	BOTTOM	PR	PAIR
BTU	BRITISH THERMAL UNIT	REQ	REQUIRED
CARP	CARPET	RM	ROOM
C.J.	CEILING JOIST	S	SOUTH
C.L.	CENTER LINE	SHT	SHEET
CLG	CEILING	SIM	SIMILAR
CLR	CLEAR	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	SQ	SQUARE
COL	COLUMN	STD	STANDARD
CONC	CONCRETE	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	T&G	TONGUE & GROOVE
CONT	CONTINUOUS	TEL	TELEPHONE
DBL	DOUBLE	TEMP	TEMPERATURE
DEPT	DEPARTMENT	THK	THICK
DF	DRINKING FOUNTAIN	TOC	TOP OF CURB
DIAG	DIAGONAL	TOS	TOP OF SLAB
DIM	DIMENSION	TYP	TYPICAL
DWG	DRAWING	U.O.N.	UNLESS OTHERWISE NOTED
E	EAST	VERT	VERTICAL
EA	EACH	VEST	VESTIBULE
EL	ELEVATION	W	WEST
ELEC	ELECTRICAL	W/	WITH
ELEV	ELEVATOR	W/O	WITHOUT
EQ	EQUAL	WC	WATER CLOSET
EXIST	EXISTING	WD	WOOD
EXT	EXTERIOR	WDW	WINDOW
F.A.U.	FORCED AIR UNIT	WH	WATER HEATER
F.D.	FLOOR DRAIN	WP	WATERPROOF
FDN	FOUNDATION	WT	WEIGHT
F.F.	FINISH FLOOR		
FIN	FINISH		
FLG	FLASHING		
FLR	FLOOR		
FOC	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD		
FT, '	FEET		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		
GL	GLASS		
GYP. BD.	GYPSUM BOARD		
H.B.	HOSE BIB		
HC	HOLLOW CORE		
HDWD	HARDWOOD		
HDW	HOLLOW METAL		



SITE PLAN
3/16" = 1'-0"

NOTES:

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LICENSED ARCHITECT
WARREN TECHENTIN
C-28100
EXP. 08.31.27
RENEW
STATE OF CALIFORNIA

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Date/By	Description

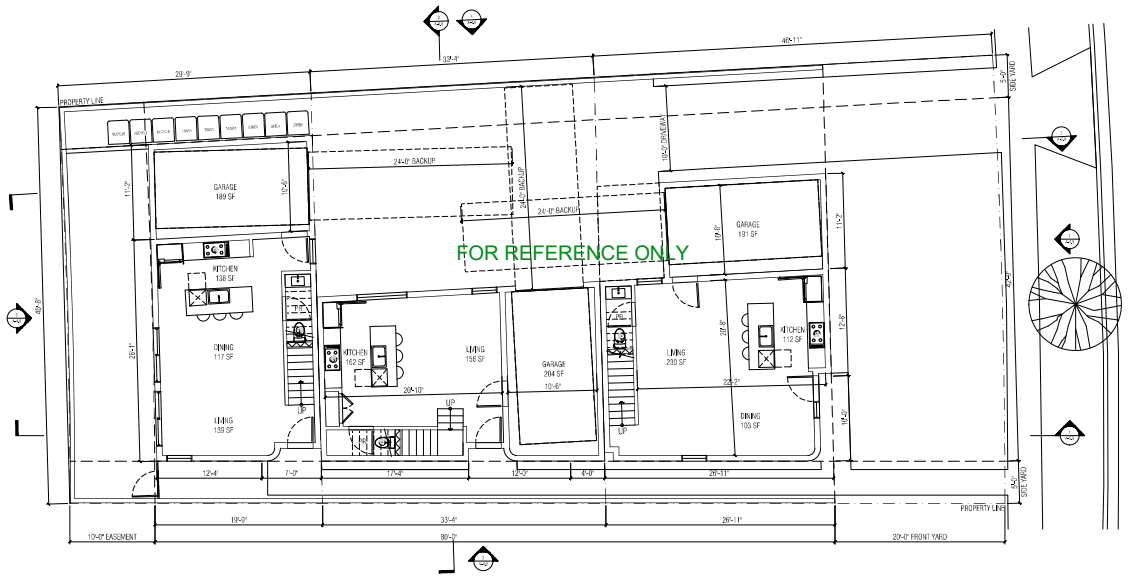
MCDONALD SMALL LOT
11235 MCDONALD STREET
LOS ANGELES, CA 90230

01 May 2026

PROJECT INFO, SITE PLAN

A-1.0

AS NOTED



UNIT 03	LEVEL 01
447 SF	

UNIT 02	LEVEL 01
377 SF	

UNIT 01	LEVEL 01
508 SF	

GROUND FLOOR PLAN
3/16" = 1'-0"

WARREN TECHENTIN ARCHITECTURE
2660 hyperion ave. studio #102, los angeles, CA 90027 T. 323.665.0303 www.wtarch.com

NOTES:

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LICENSED ARCHITECT
WARREN TECHENTIN
C-28100
04.30.27
RENEW
STATE OF CALIFORNIA

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Mark	Description	Date

MCDONALD SMALL LOT
1125 MCDONALD STREET
LOS ANGELES, CA 90230

01 May 2026

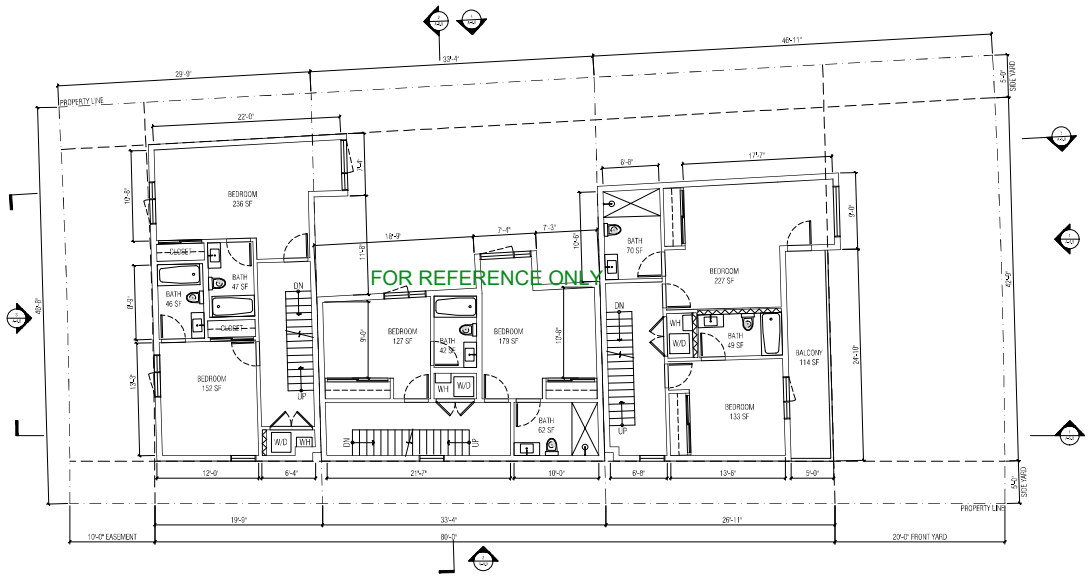
GROUND FLOOR PLAN

A-3.0

AS NOTED

WARREN TECHENTIN ARCHITECTURE
2800 hyperion ave. studio #100, los angeles, CA 90027 T. 323.661.1300 www.wtarch.com

NOTES:



UNIT 03	LEVEL 02
644 SF	

UNIT 02	LEVEL 02
586 SF	

UNIT 01	LEVEL 02
657 SF	

SECOND FLOOR PLAN
3/16" = 1'-0"

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LICENSED ARCHITECT
WARREN TECHENTIN
C-28100
06.30.27
RENEWAL
STATE OF CALIFORNIA

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Check:
Drawn:
No.
Revisions
Date
Number

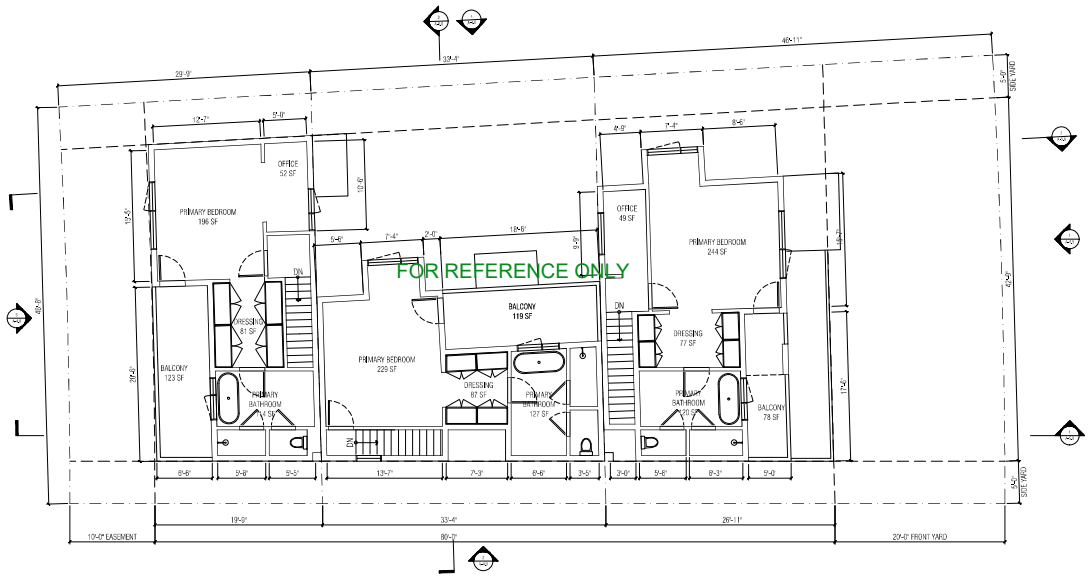
MCDONALD SMALL LOT
1125 MCDONALD STREET
LOS ANGELES, CA 90230

01 May 2026

SECOND FLOOR PLAN

A-3.1

AS NOTED



UNIT 03	LEVEL 03
490 SF	

UNIT 02	LEVEL 03
434 SF	

UNIT 01	LEVEL 03
537 SF	

THIRD FLOOR PLAN
3/16" = 1'-0"

1

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2801 hyperion ave. studio #102, los angeles, CA 90027 T. 323.661.1303 www.wtarch.com

NOTES:

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06.30.27
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Check
Drawn
No.
Description
Date/Init

MCDONALD SMALL LOT
1125 MCDONALD STREET
LOS ANGELES, CA 90230

01 May 2026

THIRD FLOOR PLAN

A-3.2

AS NOTED



WARREN TECHENTIN ARCHITECTURE
2801 hyperion ave. studio #102, los angeles, CA 90027 T. 323.661.1300 www.wtarch.com

FINISH SCHEDULE

ST-01	PAINTED STUCCO - WHITE
SD-01	HARDIE PANEL SIDING - GREEN
SD-02	HARDIE SHINGLE SIDING - BEIGE
MT-01	METAL - ANNODIZED ALUMINUM

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LICENSED ARCHITECT WARREN TECHENTIN C-28100 06.30.27 RENEW STATE OF CALIFORNIA

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Check:
Drawn:

Mark	Date	Description

MCDONALD SMALL LOT
1125 MCDONALD STREET
LOS ANGELES, CA 90033

01 May 2026

ELEVATIONS

A-4.0

AS NOTED