



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

August 12, 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
P2024-0227- DOBI**
10950 Washington Boulevard, Mixed Use Medium (MU-MD) Zone

Dear Spencer B. Kallick:

On October 2, 2024, Allen Matkins, on behalf of Hudson Pacific Properties, Inc., applied for a Site Plan Review, DOBI, and Extended Construction Hours request to allow a mixed-use project, with 508 residential units, including 79 low-income units; 14,000 square feet of ground floor commercial space; and at-grade and subterranean 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 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
375 Units	21%	79 Units	38.75%	146 Units	133 Units or 35.46% of Base	508 Units

Requested Incentives or Concessions

Per State Density Bonus Law, the City is required to grant two incentives or concessions because at least 17% of the base 375 units are Low Income. The Applicant is requesting:

1. Height increase of additional five feet over the maximum 56-foot height limit.
2. Relief from interior upper floor step backs where abutting R1 and R2 properties.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075.A, the Director can deny a waiver 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 and step backs as proposed by the Applicant, do not create adverse impacts on the public health and safety. These are listed in State Density Bonus Law as development standards that can be waived under concessions and waivers. As a result, the incentive/concession requests are approved.

Requested Waivers

The Applicant is requesting two waivers of development standards:

1. Relief from the minimum 15-foot non-residential ground floor height and allowance of varying height from 12.5-feet to 15-feet.
2. Relief from the maximum five-foot non-residential street facing setbacks.

These waivers are necessary because the development standards physically preclude construction of the Project as designed. The 15-foot ground floor results in an uneven second level because units and the residential amenity deck above the commercial space will be at a higher elevation than the other units on the second floor that are above the ground floor units. The five-foot street facing setback does not allow for the proposed physical layout facing Washington Boulevard that includes open spaces, landscaping, and alcoves.

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

- The waiver has a specific adverse impact upon health or safety.
- The waiver has an adverse impact on a California Register of Historic Resources property.
- The waiver is contrary to state or federal law.
- The standard being waived does not physically preclude construction of the Project.

These findings cannot be made, and the waiver requests are approved.

DOBI Approval

The Planning and Development Director approves the Applicant's DOBI application including reservation of affordable units, requested density increase, and requested incentives and waivers. This DOBI approval is conditioned on the approval of the entitlements for P2024-0227. If the entitlements for P2024-0227 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 Jose Mendivil, Associate Planner at jose.mendivil@silvercity.gov, or call directly at (310) 253-5757.

Sincerely,



Mark E. Muenzer
Planning and Development Director

Copy: Emily Stadnicki, Current Planning Manager
Case File