

COMMUNITY MEETING #1

11281 WASHINGTON PL,
CULVER CITY, CA

DEVELOPER: ElevateLA LLC
MANAGING MEMBER: AVI CHESED

ARCHITECT: JZA ARCHITECTURE

WWW.11281WASHINGTON.COM

JUNE 10, 2025



11281 Washington Pl

DEVELOPER

ElevateLA LLC



11281 Washington Pl

June 10th, 2025

ARCHITECT

JZA ARCHITECTURE

4043 Irving Pl Suite B,
Culver City, CA 90232

<https://www.jzarch.la/>

11281 Washington Pl



Project Data

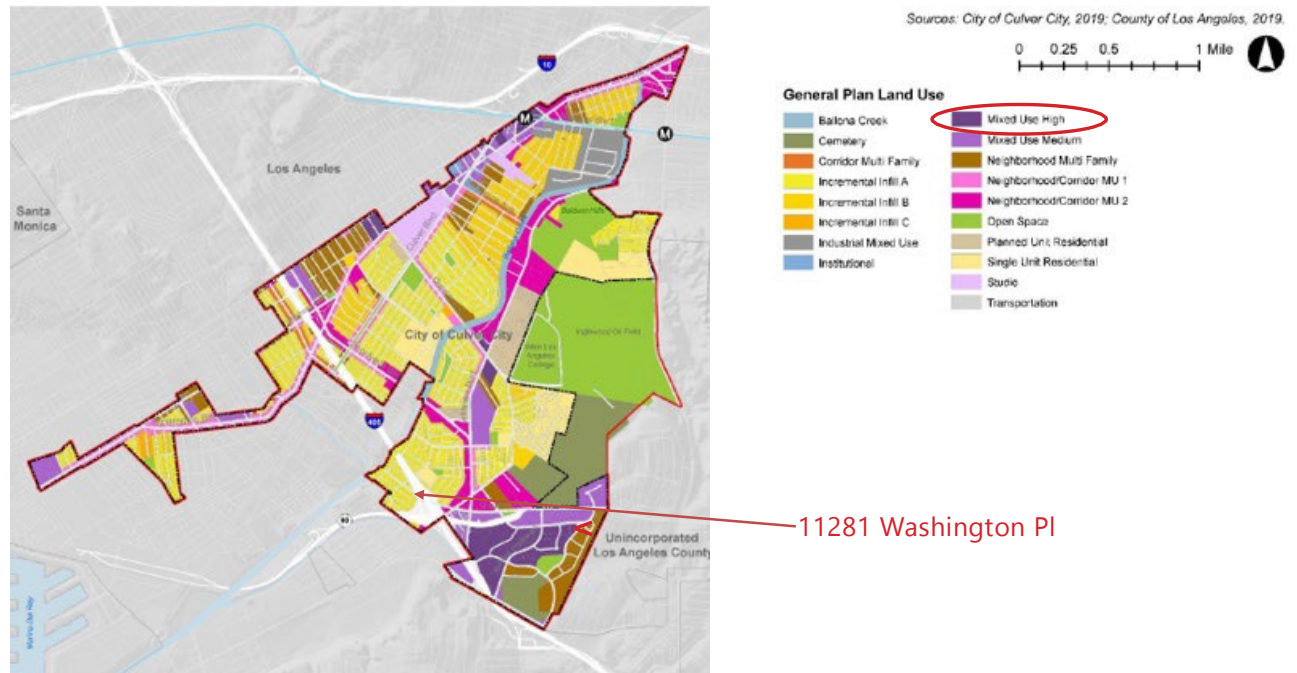
SITE AREA:	0.572 ACRES
BASE DENSITY: PER CCMC	35 UNITS (PER GROSS ACRE)
DENSITY BONUS:	ED-1
TOTAL PROPOSED DENSITY: (AB2345 & AB1287)	80 UNITS
PARKING:	18 STALLS
BICYCLE PARKING:	8 LONG TERM STALLS 5 SHORT TERM STALLS
HEIGHT:	6 STORIES 79'

Culver City Zoning Code

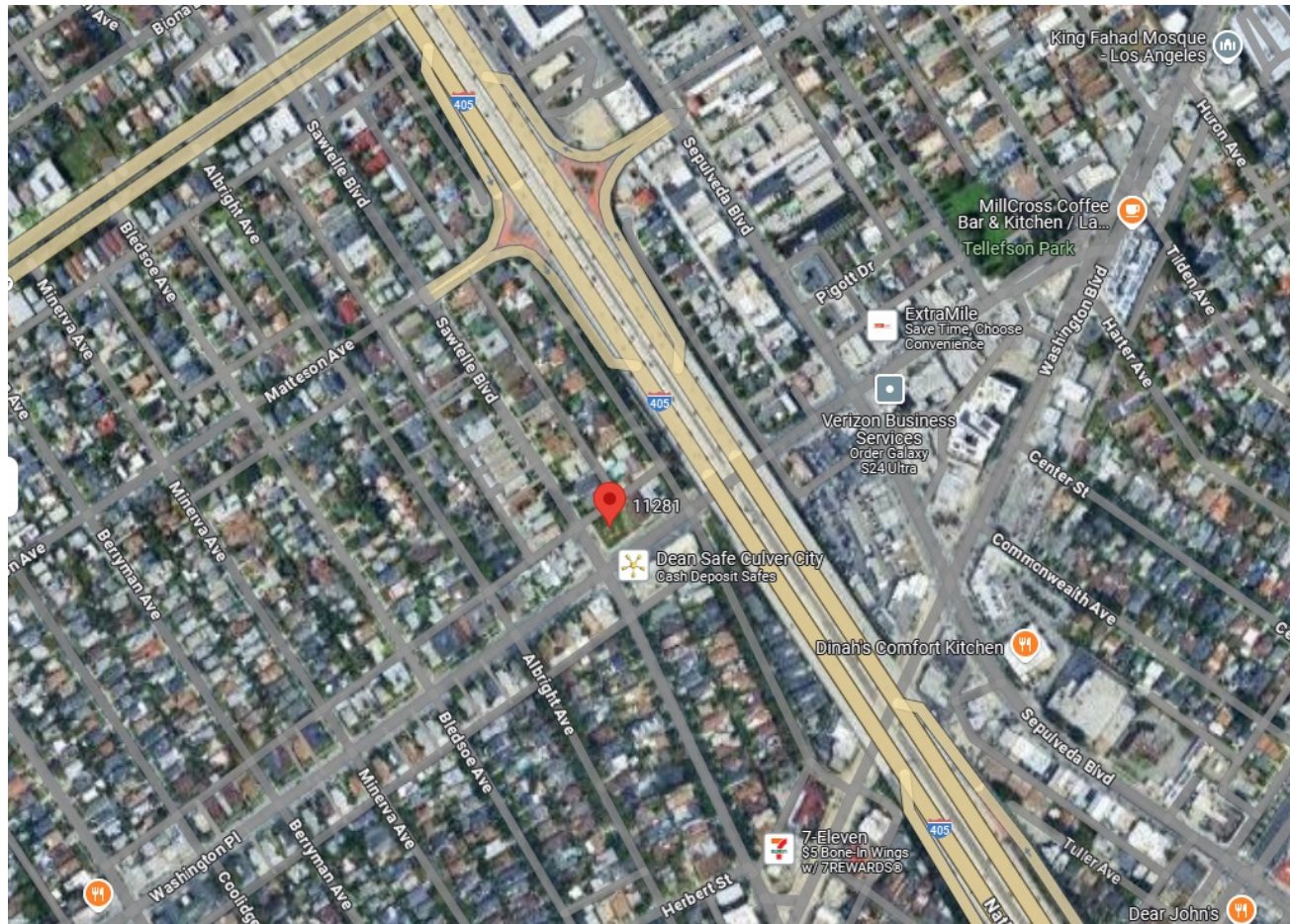
Effective October 9th 2024



- 11281 Washington PI is Designated for Mixed-Use
- ED-1 State Density Bonus
- 80 Units Affordable Housing



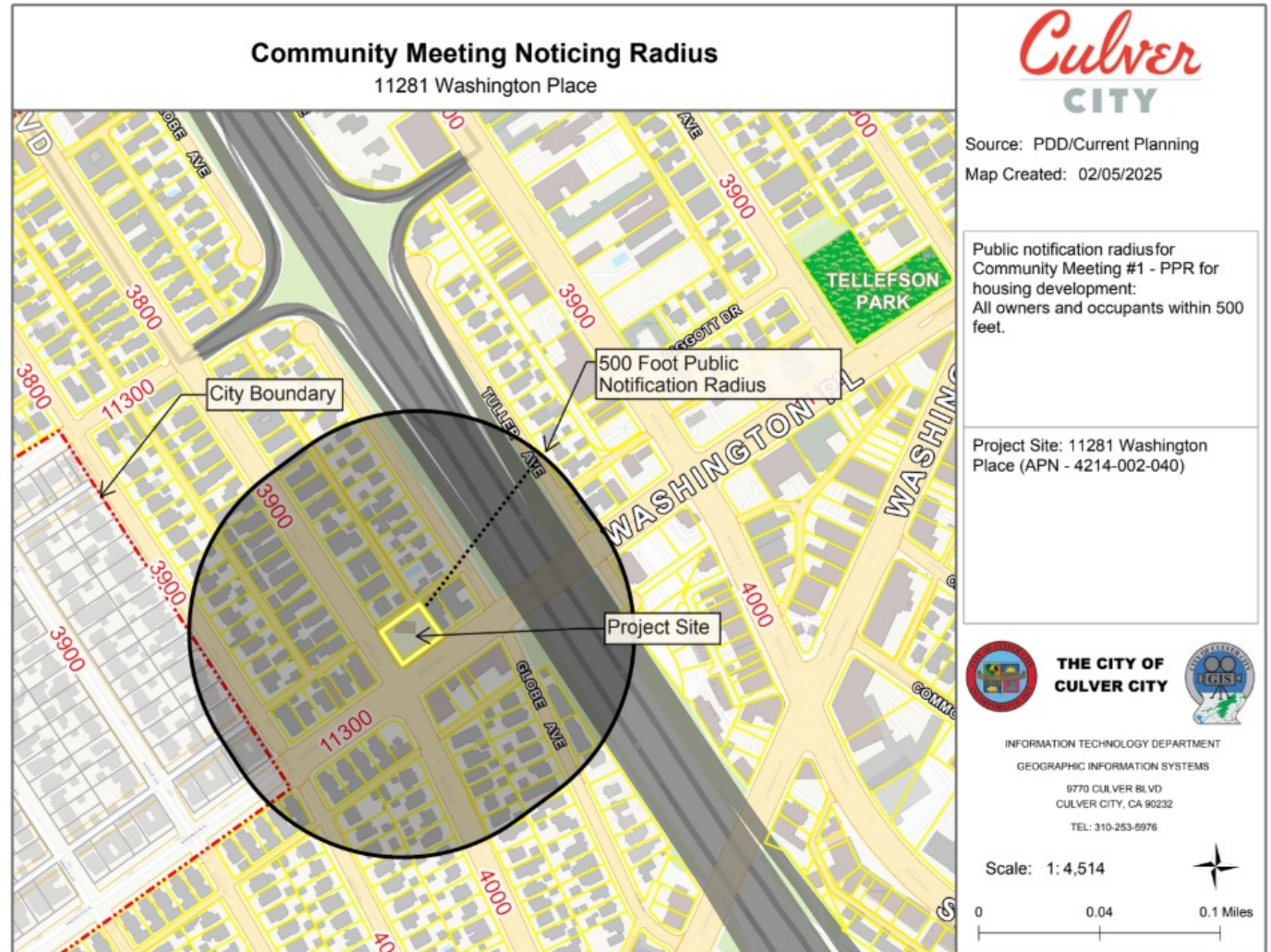
Site Location



11281 Washington PI

June 10th, 2025

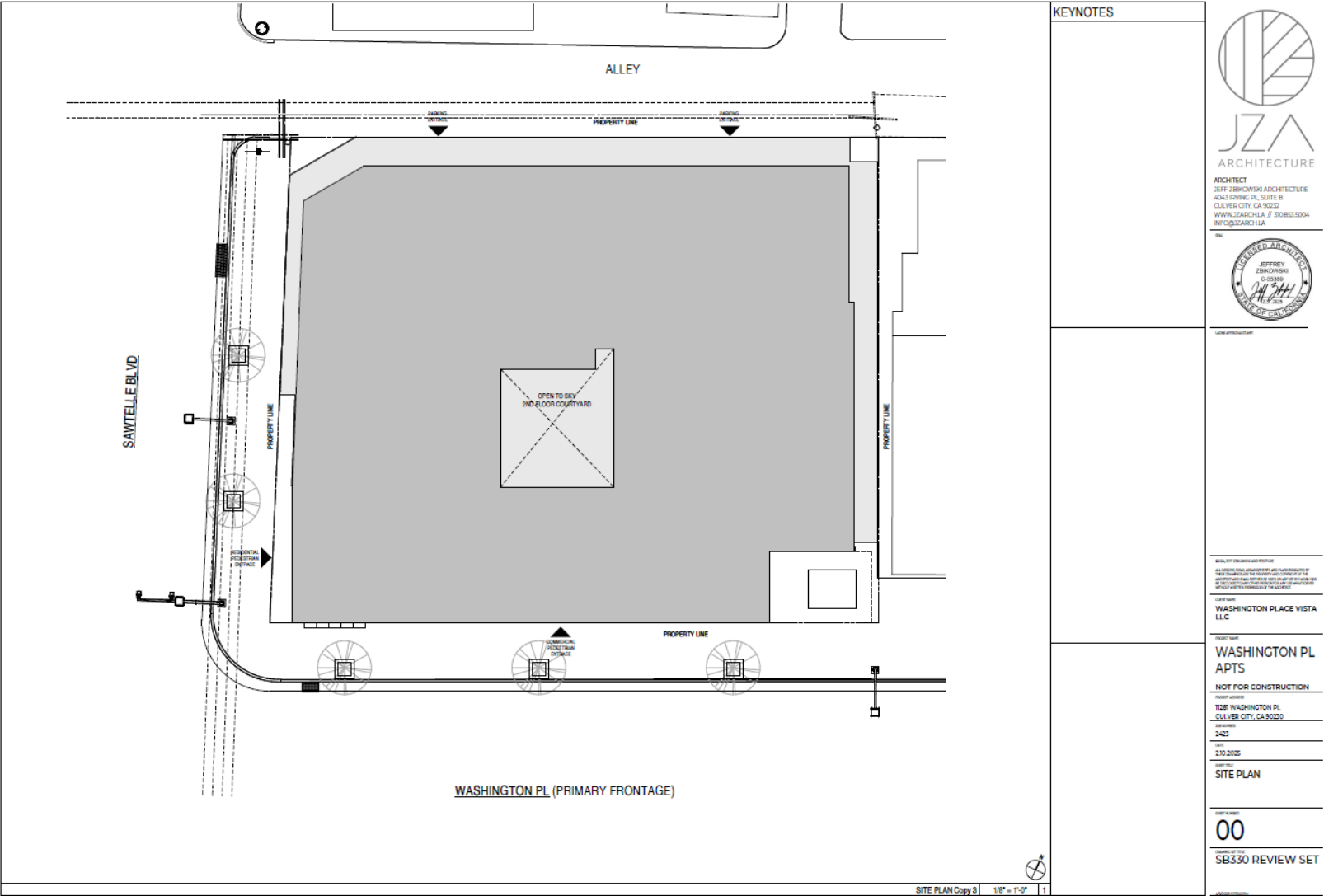
Notification Map



11281 Washington Pl

June 10th, 2025

Project Plans



Project Plans



11281 Washington Pl

June 10th, 2025

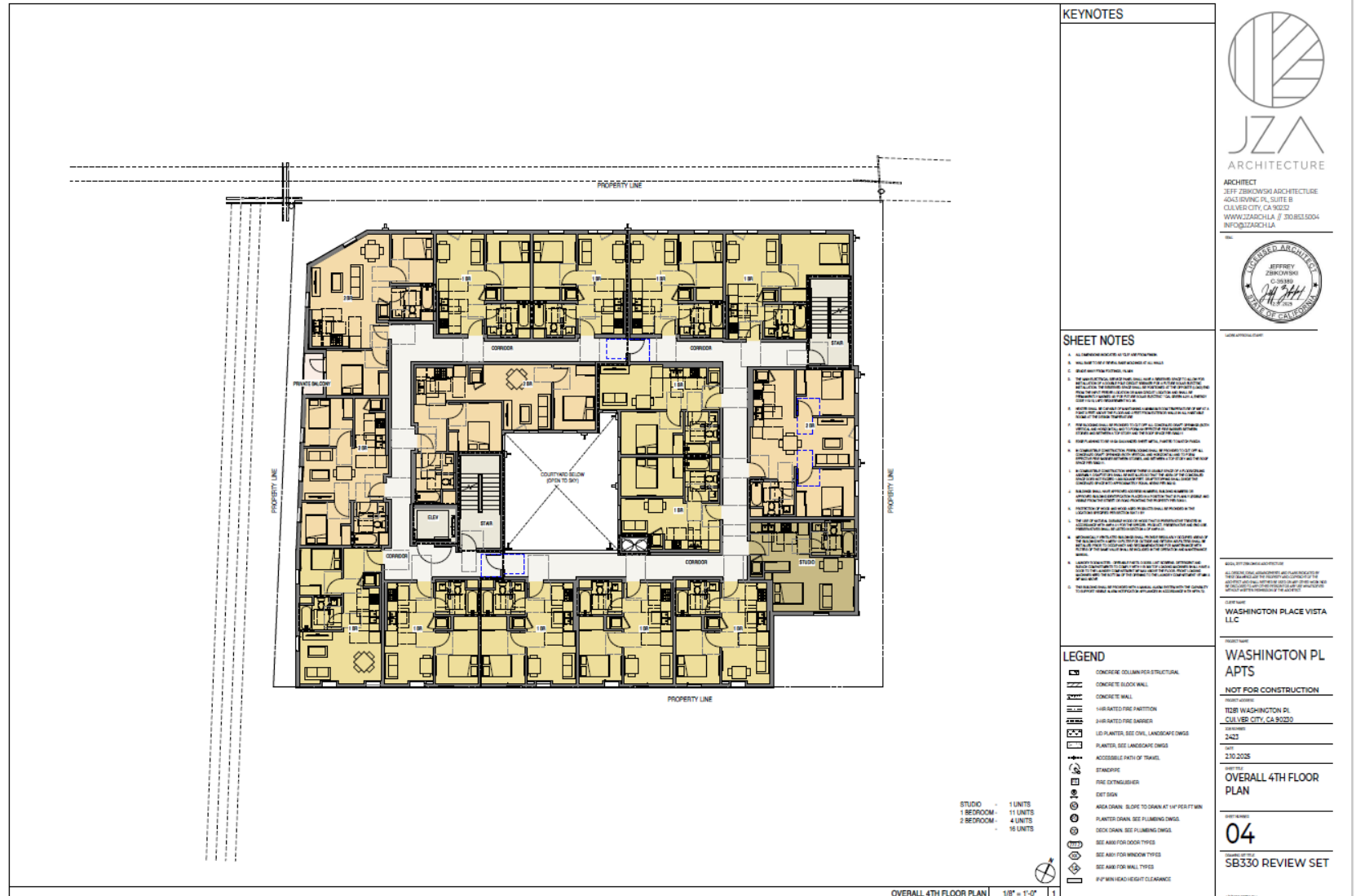
Project Plans



Project Plans



Project Plans



11281 Washington Pl

June 10th, 2025

Project Plans





Community Meeting Schedule



Community Meeting #1	Preliminary Project Review (PPR)	Community Meeting #2	Entitlement Application Submittal	Planning Commission Public Hearing
Minimum One Week Prior to PPR Submittal	Submit Project to Culver City for Review	Prior to Planning Commission Review	TBD	TBD

View From Southwest Corner



11281 Washington Pl

June 10th, 2025

View From Southeast Corner



11281 Washington Pl

June 10th, 2025