

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



ARCHITECT

JZA ARCHITECTURE

4043 Irving Pl Suite B,
Culver City, CA 90232

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

11281 Washington Pl



Project Data

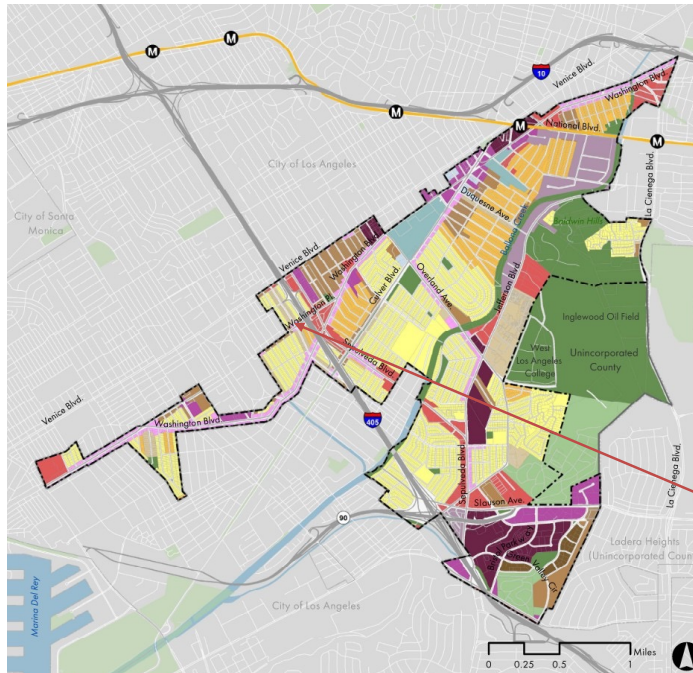
SITE AREA:	0.282 ACRES
BASE DENSITY: PER CCMC	35 UNITS (PER GROSS ACRE)
DENSITY BONUS:	AB1763 STATE DENSITY BONUS
TOTAL PROPOSED DENSITY: (AB1763 & AB1287)	80 UNITS (80% LOW INCOME, 20% MODERATE INCOME)
PARKING:	18 STALLS
BICYCLE PARKING:	8 LONG TERM STALLS 5 SHORT TERM STALLS
HEIGHT:	6 STORIES 79'

Culver City Zoning Code

Effective October 9th 2024



- 11281 Washington PI is Designated for Mixed-Use
- AB1763 State Density Bonus
- 80 Units Affordable Housing



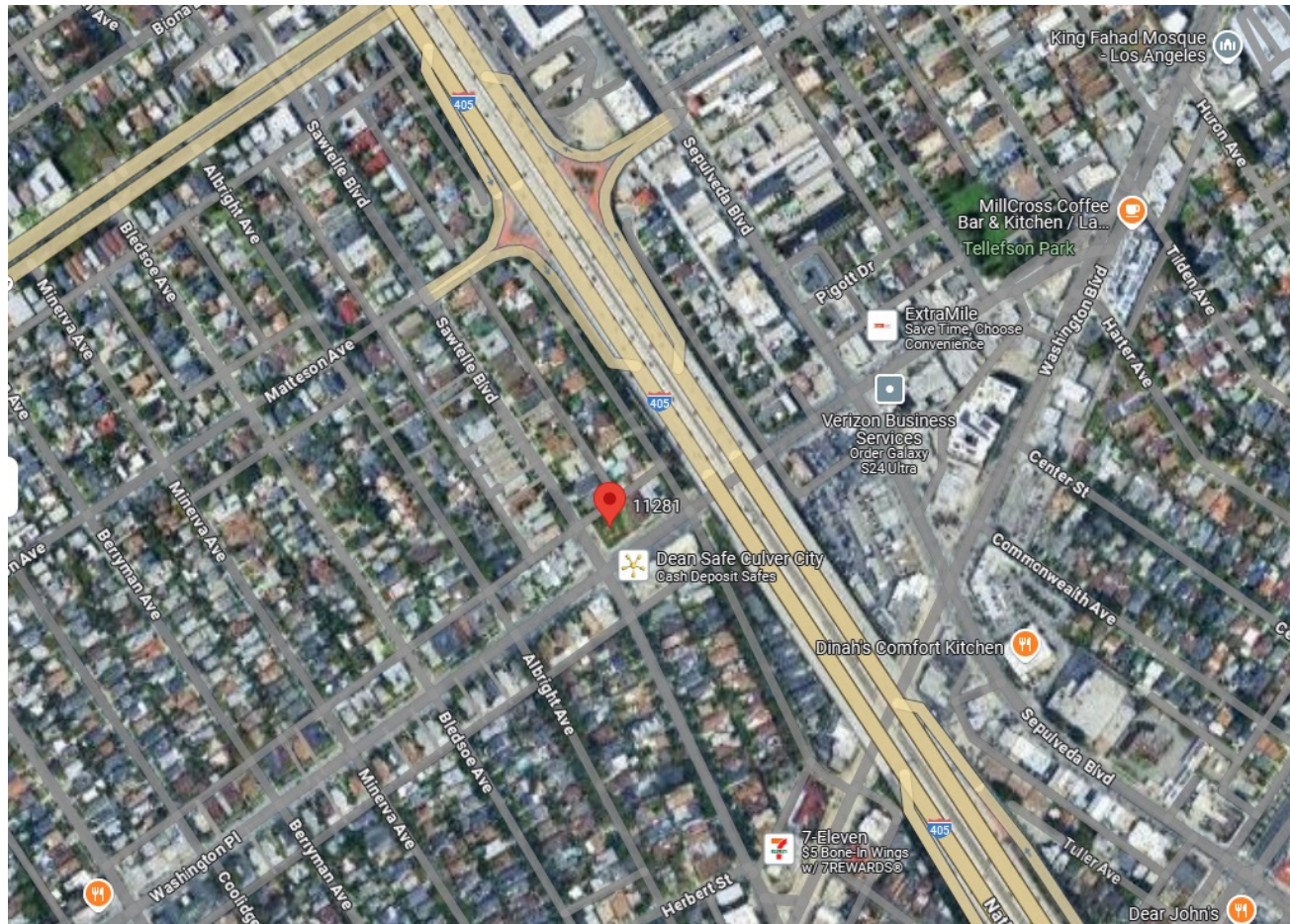
General Plan Land Use		
City Limits	Residential Uses	Mixed Use Medium
Sphere of Influence	Two Family	Mixed Use High
Metro Station	Low Density Multifamily	Mixed Use Industrial
E Line (Expo)	Medium Density Multifamily	Special Uses
Major Roads	High Density Multifamily	Studio
Local Roads	Mixed Uses	Open Space
Parks and Open Space	Mixed Use Corridor 1	Cemetery
Waterbody	Mixed Use Corridor 2	Transportation

11281 Washington PI

11281 Washington PI

June 10th, 2025

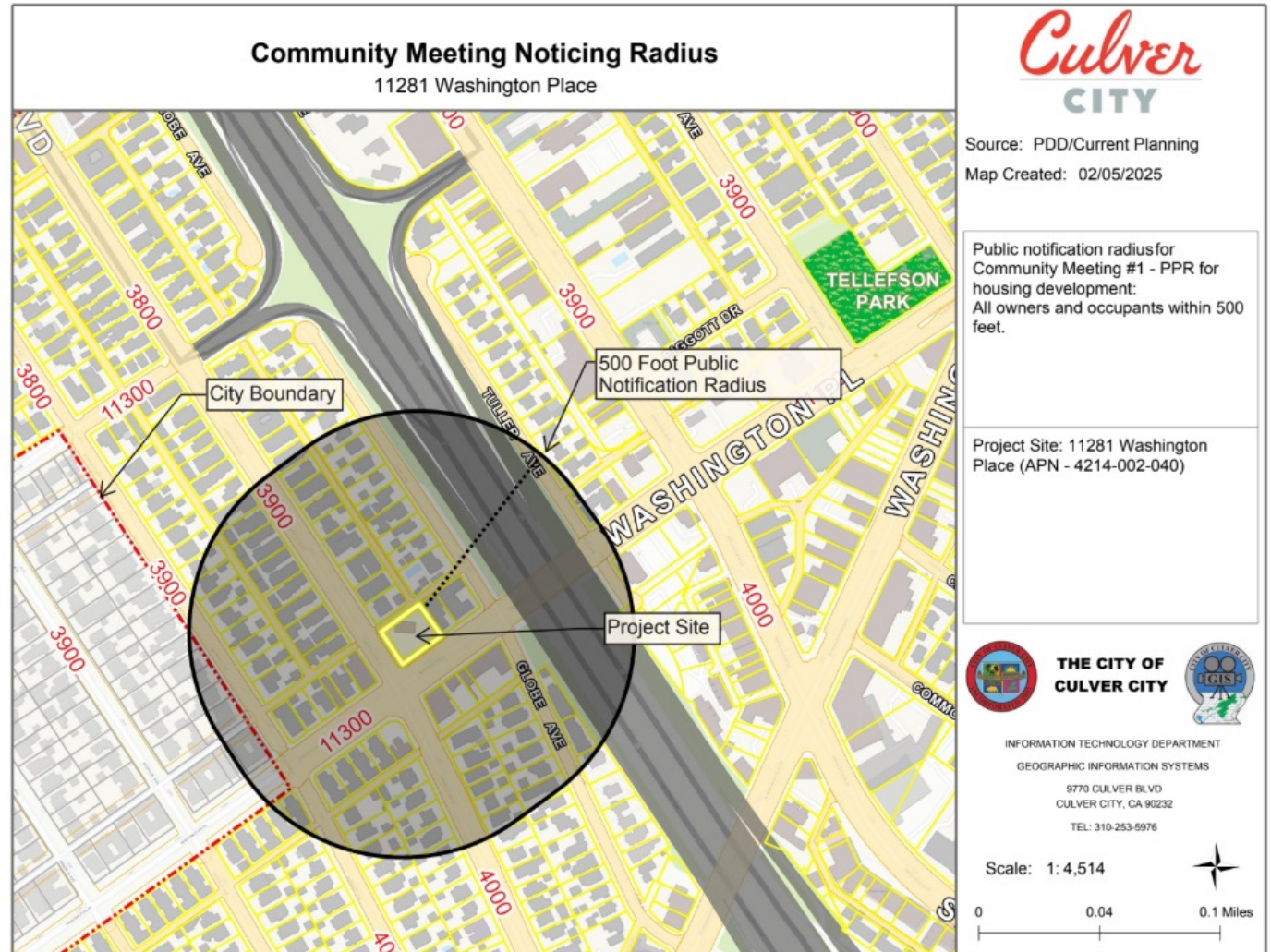
Site Location



11281 Washington PI

June 10th, 2025

Notification Map



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

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Project Plans



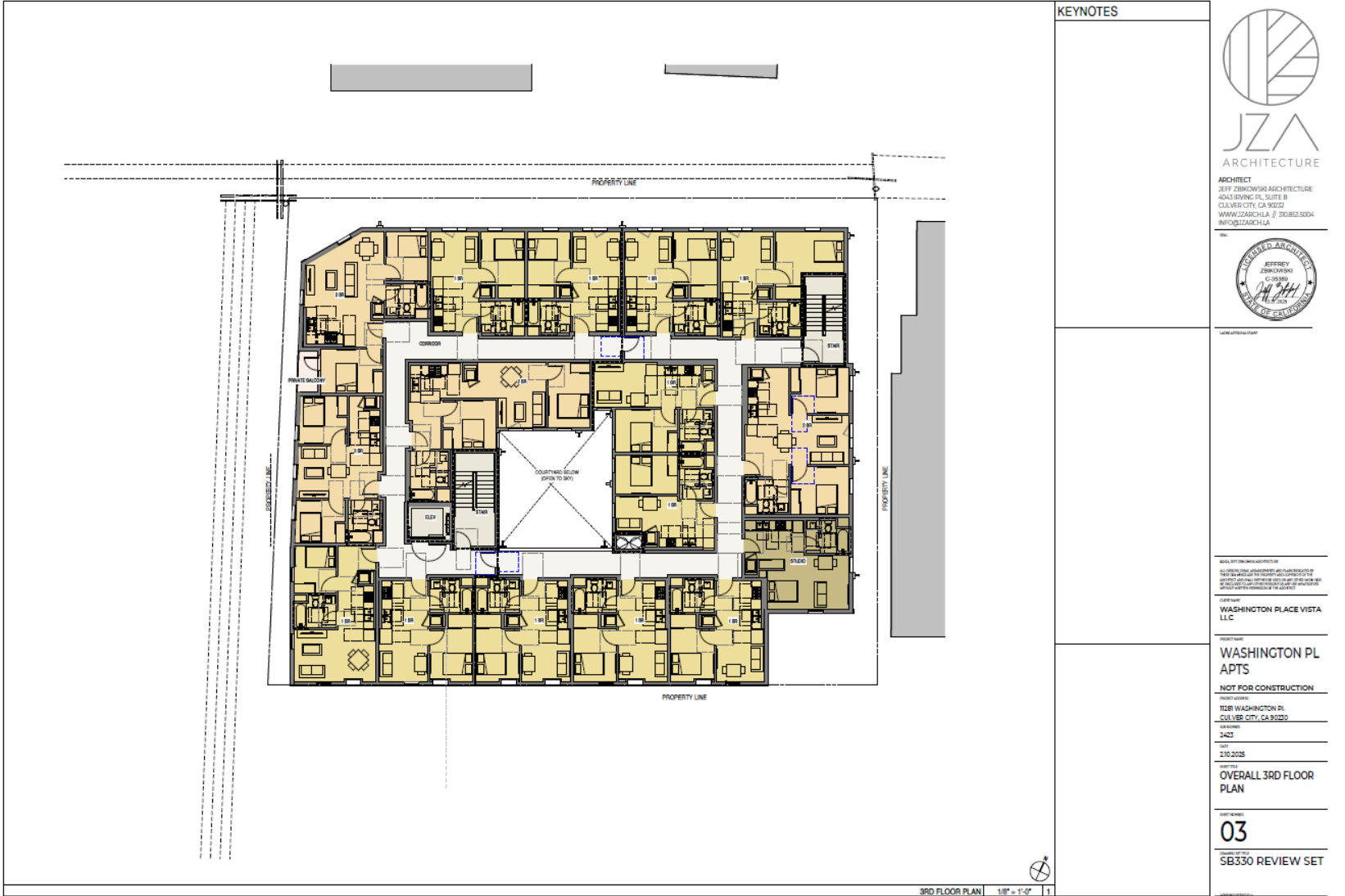
Project Plans



11281 Washington Pl

June 10th, 2025

Project Plans



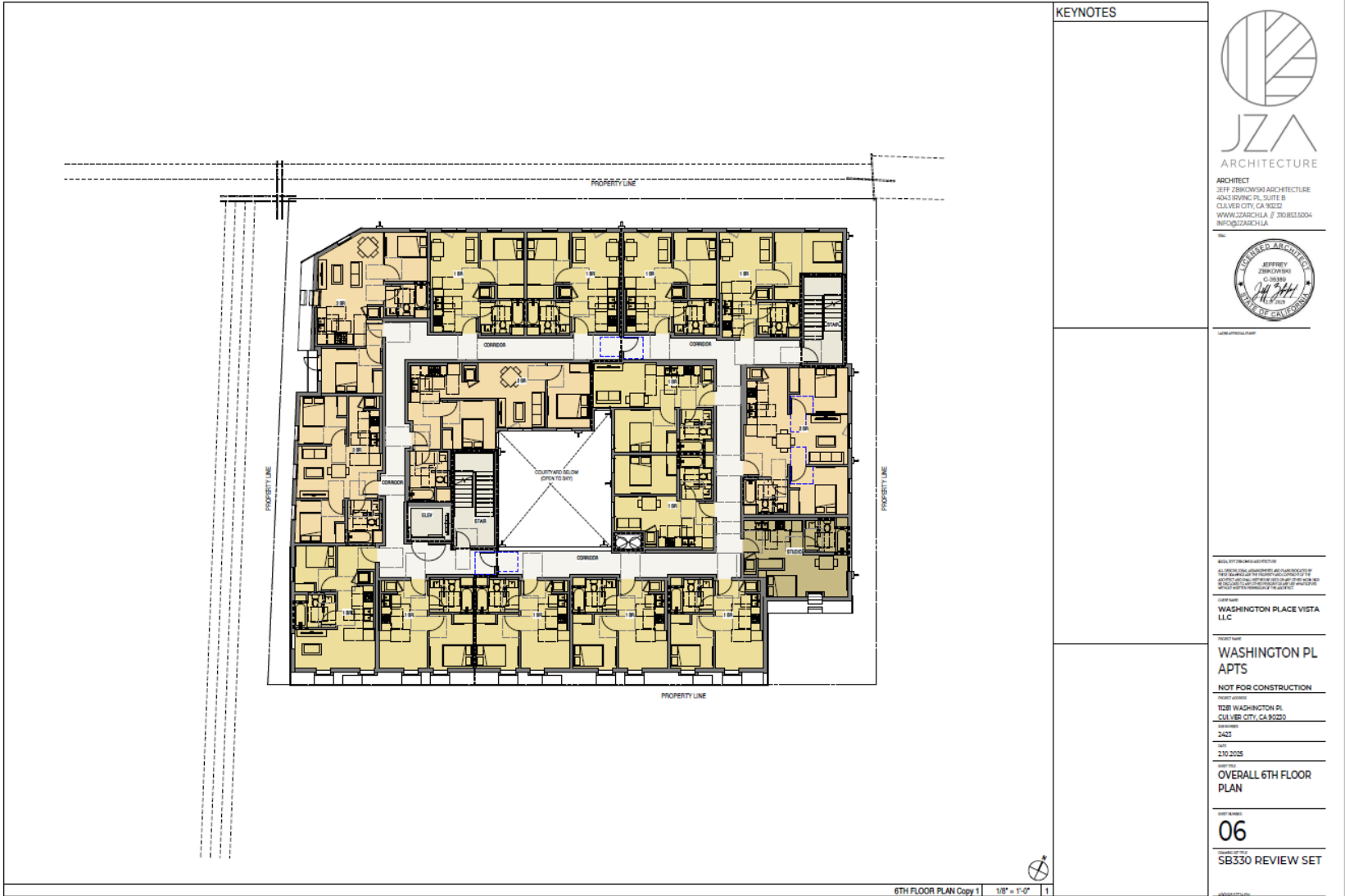
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Project Plans



Project Plans



View From Southwest Corner



View From Northwest Corner



11281 Washington Pl

June 10th, 2025

View From Southeast Corner

