

4340 OVERLAND

4340 Overland Ave, Culver City, CA 90230
Community Meeting #1
Thursday, October 9, 2025



AGENDA

- Meeting Facilitation Overview
- Project Team Introductions
- Approval Process
- Property and Zoning Overview
- Project Introduction
- Feedback from Community

WELCOME

WE ARE BEGINNING A COMMUNITY CONVERSATION ...

- **First opportunity to present a concept and receive feedback from the community**
- **Proposed project will reimagine a 70+ year old, outdated medical office building as 33 housing units atop a replacement modern, efficient medical clinic and ground floor retail/dining**
- **Only concept renderings have been prepared, but no project application submitted to the City**

MEETING FACILITATION

ENGAGEMENT GUIDELINES

- **This is a hybrid meeting, with both in-person and online attendees**
- **The project team will not leave until everyone's question/comment is heard**
- **Everyone wishing to provide a comment or ask a question will be allowed to do so at the end of the presentation**
- **Every attendee is entitled to his/her opinion and perspective**
- **Please be respectful; allow every speaker the courtesy to speak and be heard**
- **City requires everyone present to sign in with their name and contact information**

LOCAL CULVER CITY-CENTERED TEAM

APPLICANT/OWNER: DR. OMAR TIRMIZI, TRIOS HOLDINGS LLC

- Local Physician providing medical care to the Culver City community
- Longtime property owner (Medical Group of Culver City)
- Former Chief of Staff, Brotman Hospital (now Southern California Hospital at Culver City)
- Assembled a uniquely Culver City-focused team:



Architect: Jonathan Watts, Tighe Architecture



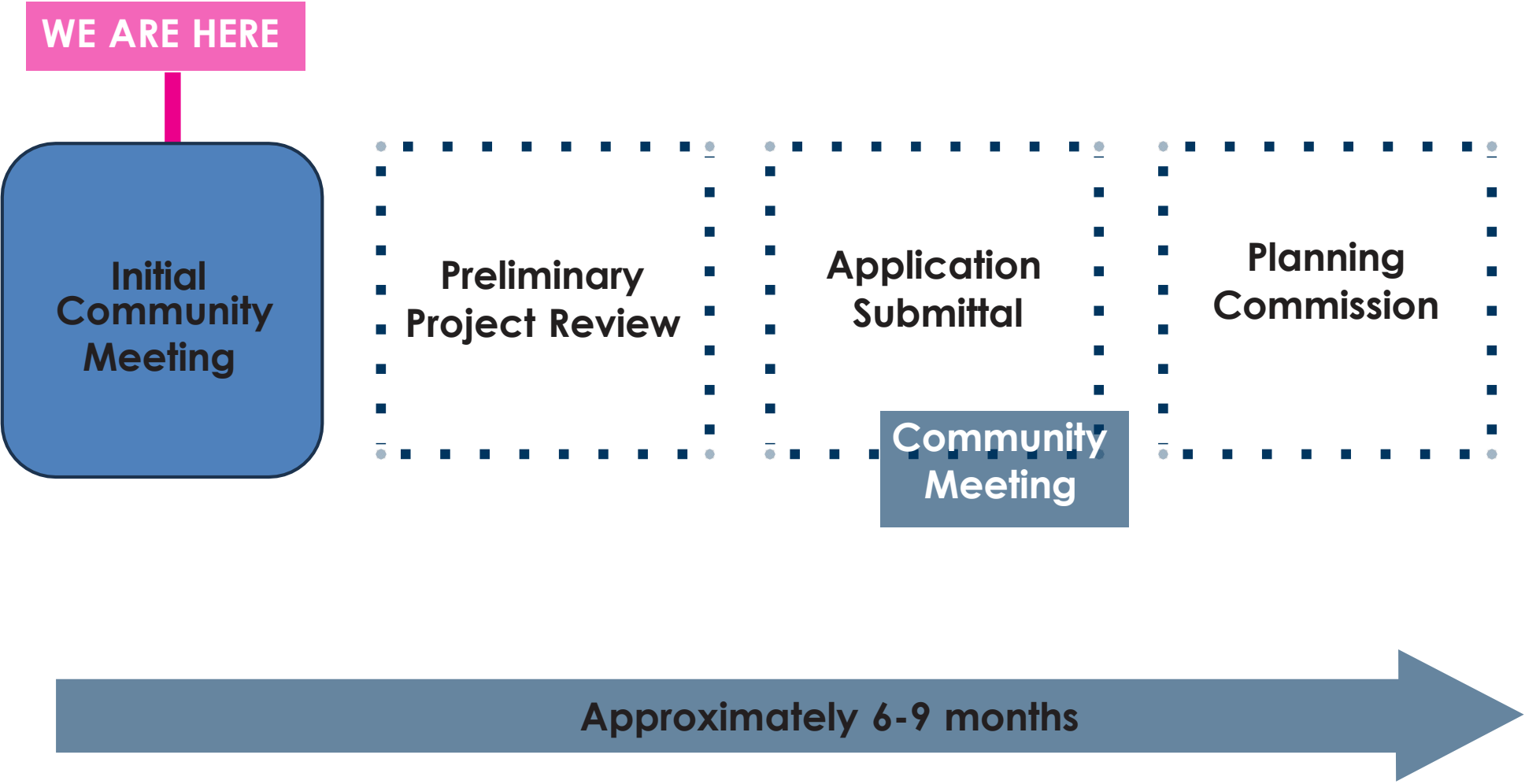
Land Use Counsel: Spencer Kallick/Kori Anderson, Allen Matkins LLP



Community Engagement: Eric Shabsis, know/how



PUBLIC REVIEW PROCESS



GENERAL PLAN & ZONING UPDATE

CULVER CITY 2024 GENERAL PLAN & ZONING UPDATE

- Culver City adopted General Plan 2045 and zoning update on October 9, 2024, following years of community engagement and planning efforts
- California cities are required to update land use densities to accommodate the Regional Housing Needs Assessment (RHNA)
- Updates incorporated these housing targets, which are focused along mixed-use neighborhoods and corridors such as Overland Avenue
- In April 2025, Culver City updated its local Density Bonuses and Other Bonus Incentives program



**General
Plan 2045**
Culver CITY

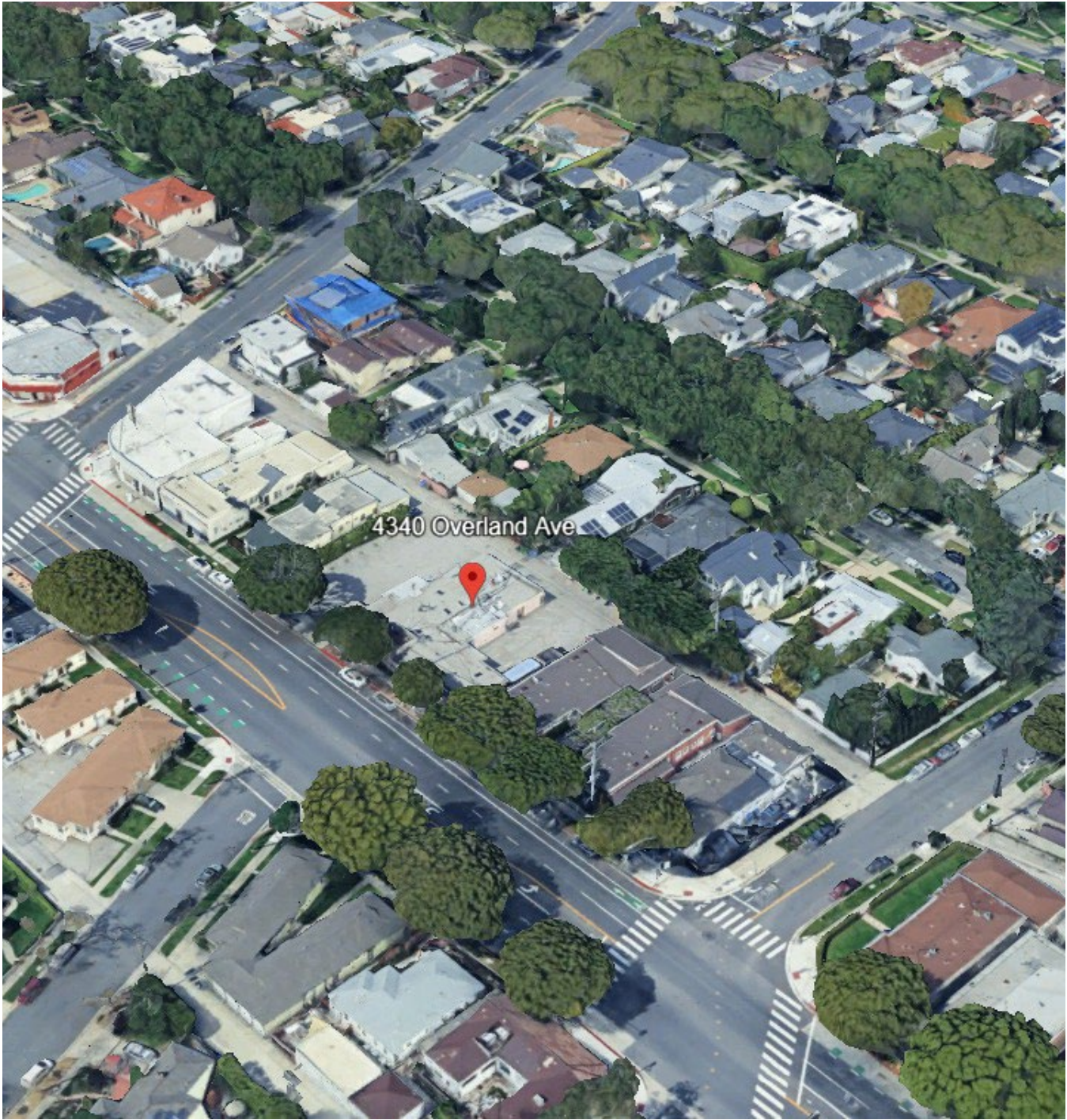


TRIOS APARTMENTS
OCT 9TH 2025

ALLEN MATKINS
KNOW/HOW
DR OMAR TIRMIZI

CURRENT SITE & ZONING

Lot Size:	14,999.20 SF / 0.344 Acres (Per Survey)
Current Medical Building:	Approx. 5,400 SF
Existing Surface Parking:	Approx. 23 Spaces
Zoning & Entitlements:	Mixed-Use Neighborhood (MU-N)
<i>The proposed project is consistent with state law and Culver City's general plan, zoning regulations, and municipal code.</i>	
Allowable Uses:	Multifamily and Mixed-Use Housing, Medical Office, Retail, Dining, and other Commercial Uses
Maximum Height:	43 feet (can be increased under local and state Density Bonus Law)
Parking:	No Parking Required (per Culver City Municipal Code)
Density:	35 du/acre (can be increased under local and state Density Bonus Law)
Affordable Units:	5-7 units under local and state Density Bonus Law



GUIDING VISION

- Continuing to provide quality, accessible medical care to the Culver City community
- Being a good neighbor and steward by investing in the property; not selling to developers
- Modernizing/right-sizing the medical office for patient and doctor needs
- Providing Culver City with much-needed housing near neighborhood amenities, quality transit, and jobs
- Creating new homes for households of multiple sizes and income levels by including affordable and workforce units, along with units ranging from studios to three-bedrooms
- Improving the neighborhood experience with pedestrian-focused design, community-centric retail, and elegant architecture along Overland Avenue
- Designing a project of the community through purposeful engagement and inviting their meaningful participation in the entitlement process

SITE LOCATION

OVERLAND BETWEEN FARRAGUT AND BRADDOCK

Walkable/bikeable to local community-serving amenities:

- Culver City Tri-School Complex (0.4 miles)
(Farragut Elementary, CCMS, CCHS)
- Veteran Park/Culver Plunge/ Teen Center (0.2 miles)
- Culver City Senior Center (0.4 miles)
- Julian Dixon Library (0.3 miles)
- Culver Center (0.6 miles)
- Downtown Culver City (1.1 miles)

Transit and mobility options:

- Ballona Creek Bike Path (0.3 miles)
- Culver City Bus Line 3 serving Century City and Fox Hills

Close to employers & employment centers:

- | | |
|------------------------------|----------------------------|
| • Sony (0.6 miles) | • Tik Tok (2.3 miles) |
| • Amazon Studios (1.3 miles) | • Symantec (2.2 miles) |
| • Apple (0.9 miles) | • Fox Hills (2.5 miles) |
| • HBO (1.7 miles) | • Hayden Tract (1.9 miles) |



SITE LOCATION

CONTEXT

Existing multi-family units and taller buildings along Overland Avenue:

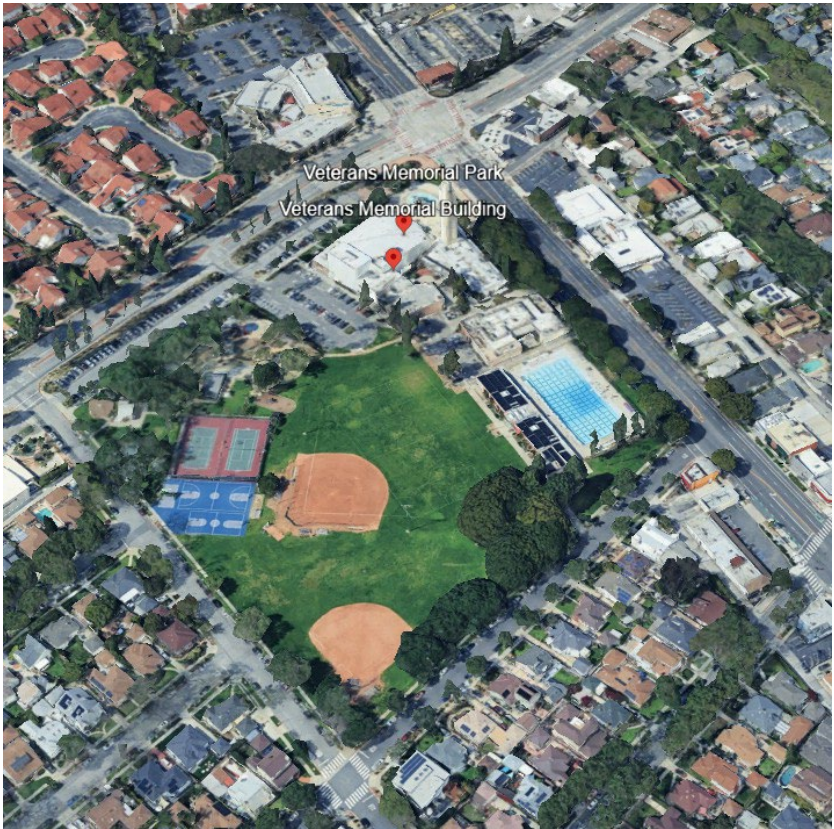
- Windsor Fountain (just north of the Ballona Creek)
- Cobalt (at Washington Blvd.)
- Vets Park Bell Tower
- Sony Studios office building and parking lot



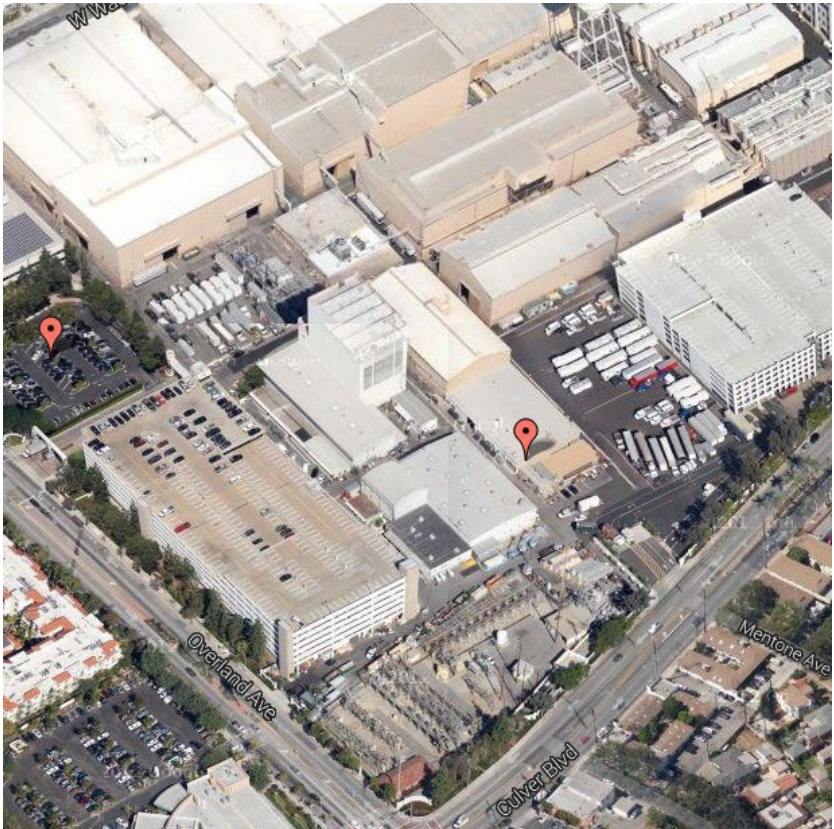
COLBAT APARTMENTS



WINDSOR FOUNTAIN



VET PARK BELL TOWER



SONY STUDIOS

SITE PLANNING & CONCEPT

Project Info:

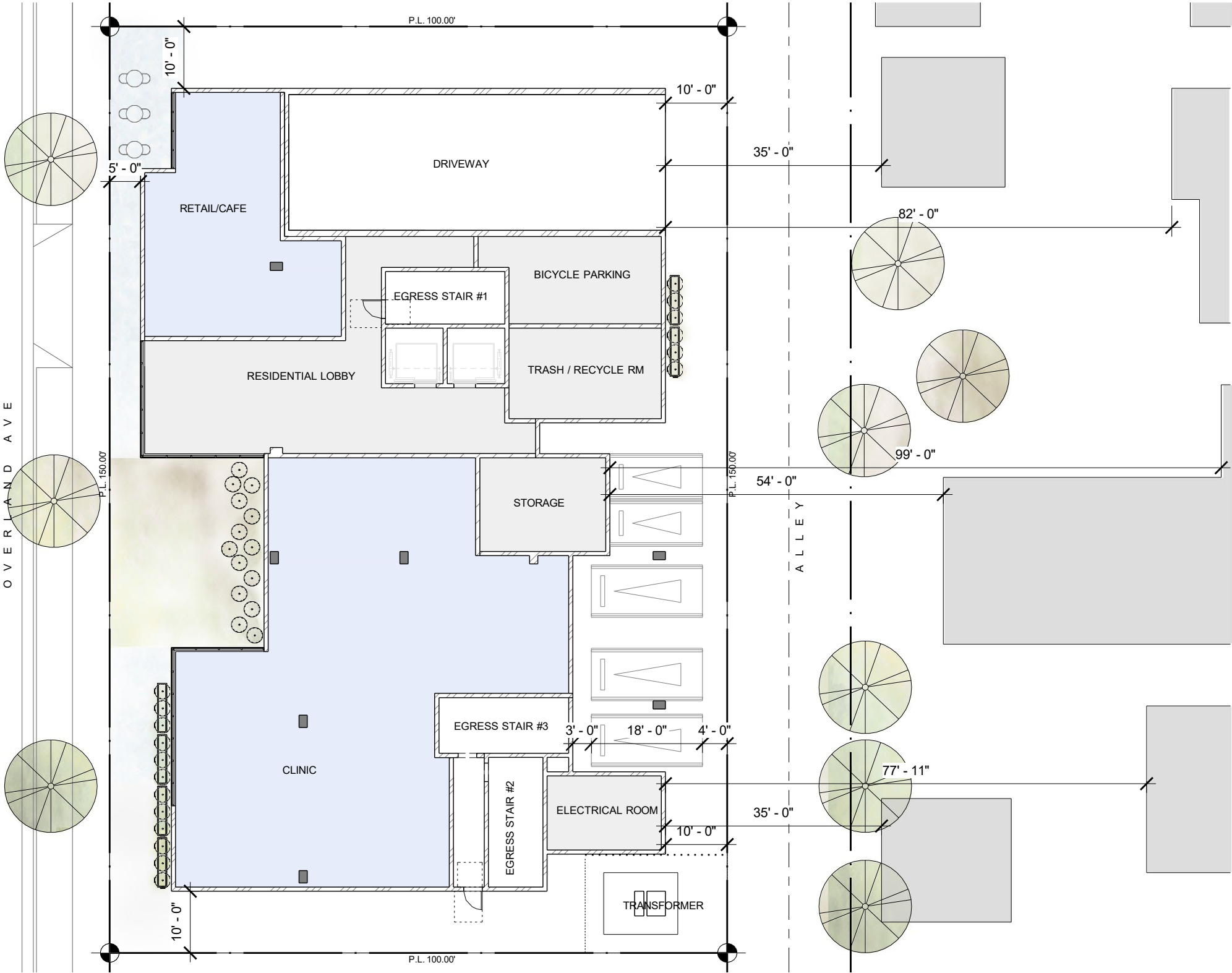
- 33 residential units, including up to seven dedicated affordable units
- 3,126 sf replacement ground-floor medical office
- 1,007 sf community serving retail/dining space
- 800 sf public plaza along Overland Avenue
- 53 total parking stalls, with 48 stalls within two subterranean parking levels and five at-grade parking stalls dedicated for patients and medical staff
- 41 on-site bicycle parking spaces



GROUND FLOOR PROGRAM

Parking, Access, & Setbacks:

- Pedestrian access from Overland Avenue to new neighborhood-serving retail/dining space and medical office, with additional rear entry to medical office from parking
- 800 sf publicly-accessible plaza
- All parking accessible from the alley
- Five rear at-grade parking stalls for medical offices
- 48 subterranean stalls for residents, guests, retail/dining
- 41 on-site bicycle parking spaces: 37 locked/enclosed bicycle parking at rear + 4 short-term parking
- Approximately 30 ft setback from ground floor and second floor to the rear neighbors' property line

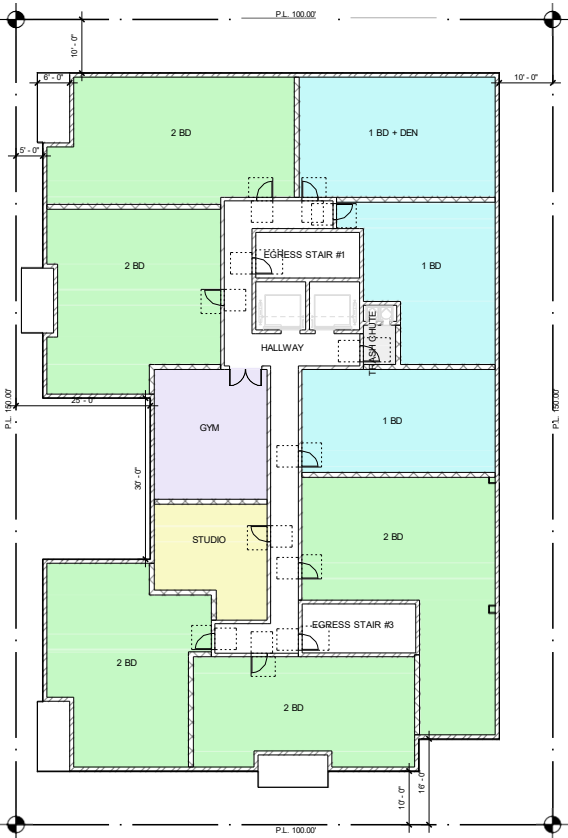


RESIDENTIAL PROGRAM

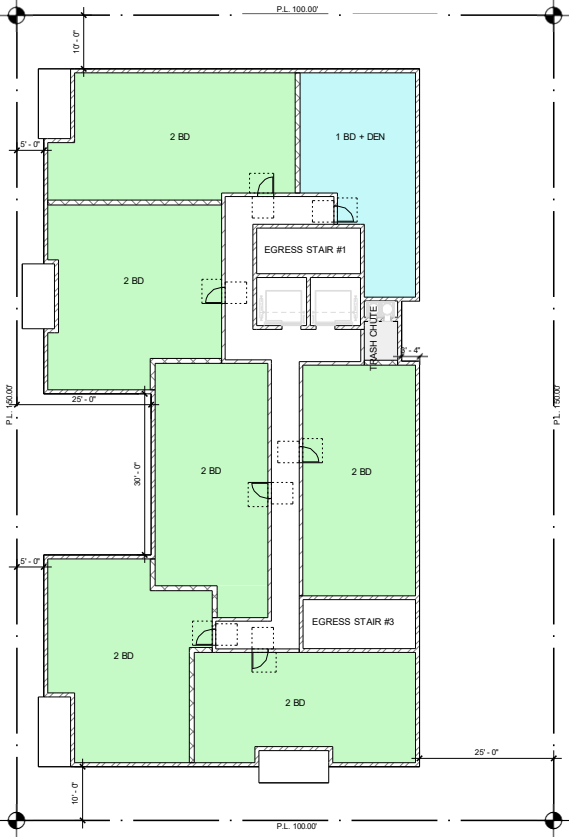
33 Apartment Units:

- Studio 3
- 1 Bedroom 7
- 2 bedroom 22
- 3 bedroom 1
- Up to seven affordable units distributed proportionately

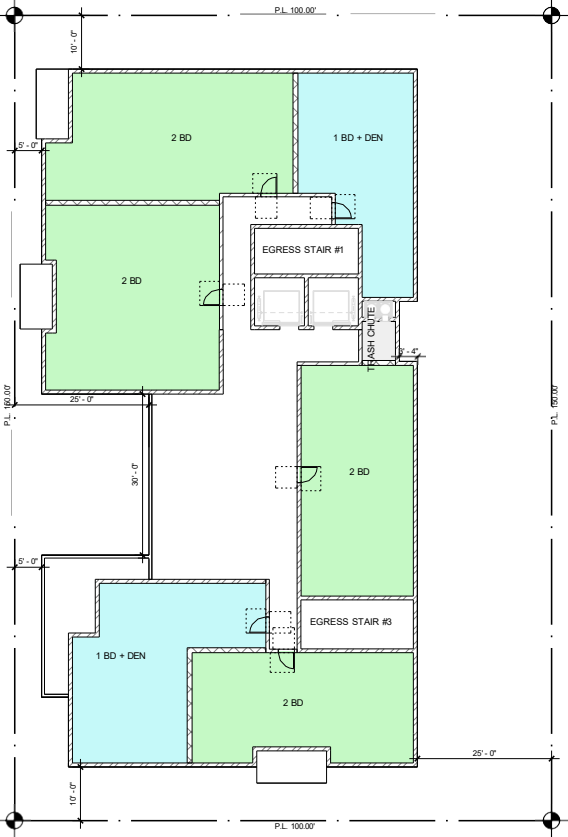
SECOND LEVEL



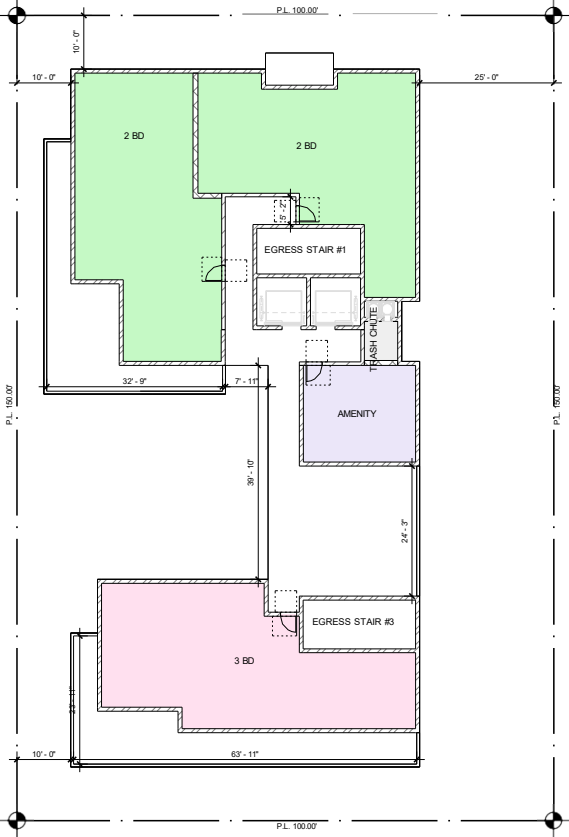
FOURTH LEVEL



FIFTH LEVEL



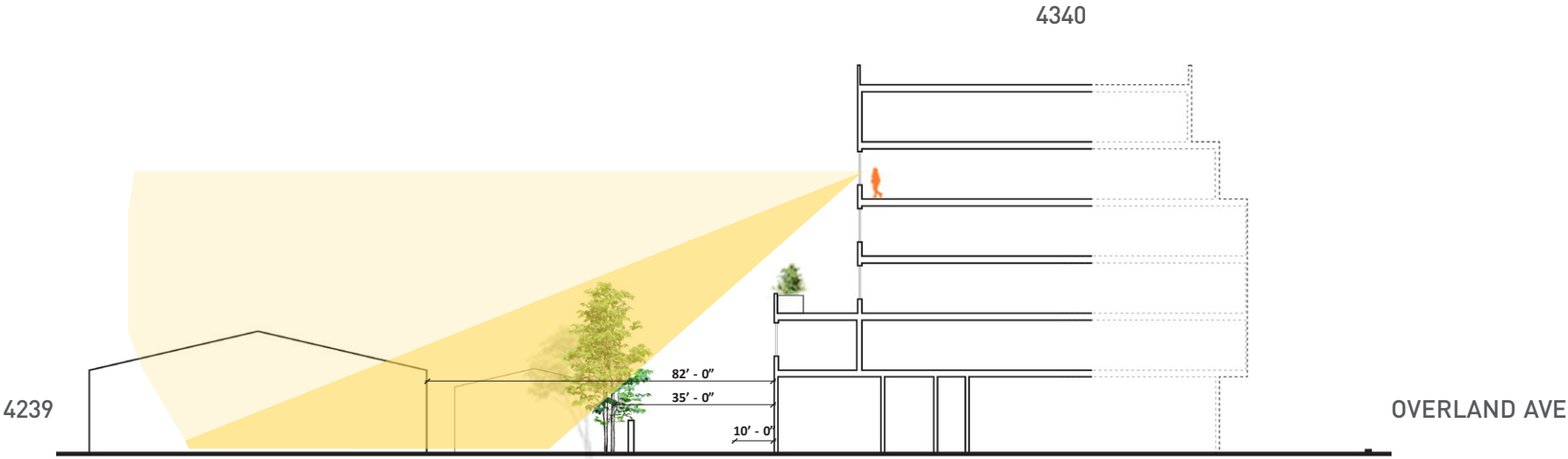
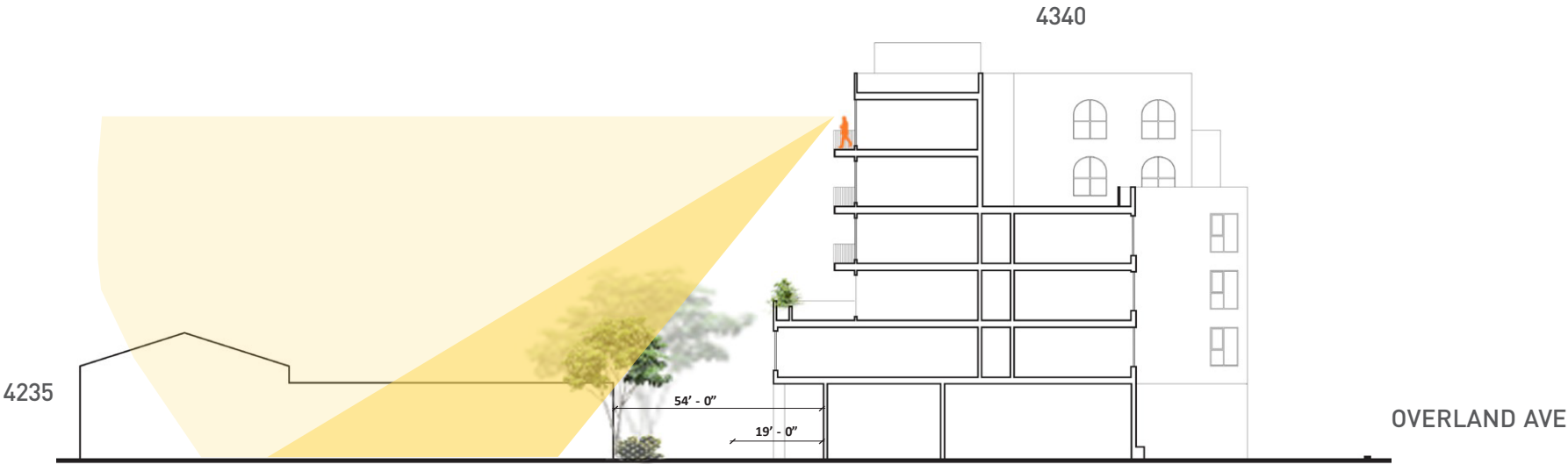
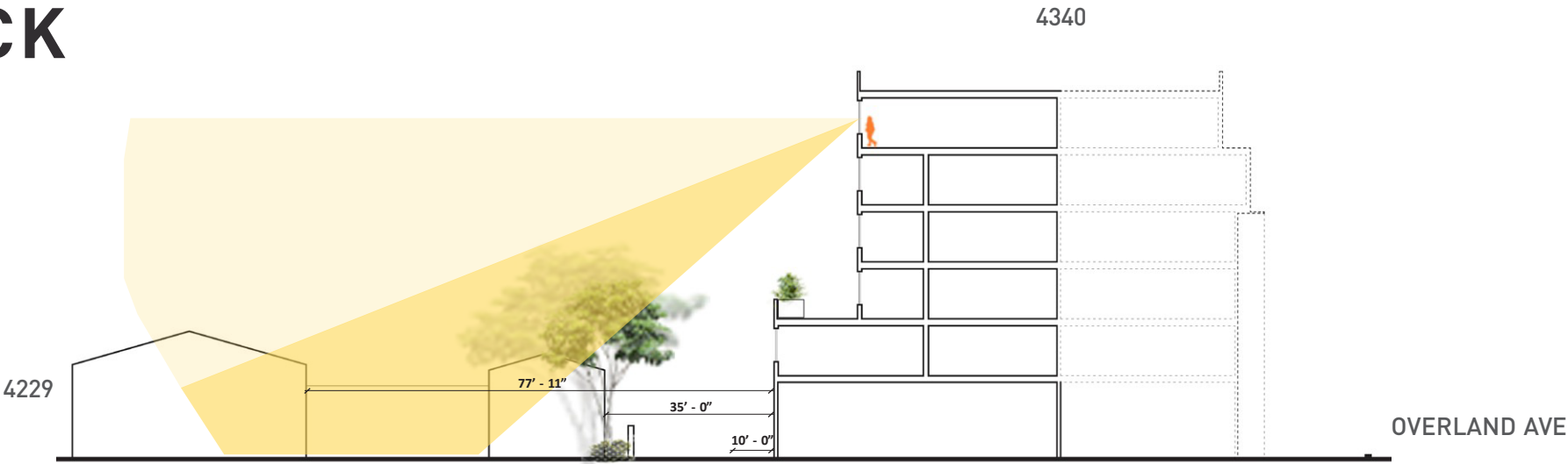
SIXTH LEVEL



REAR VIEW & SETBACK/STEPBACK

Setback/Stepback to residential property line:

- Ground and Second Floor 30'
- Floors 3-6 55'
- Rear of building thoughtfully designed to maximize privacy and minimize impacts on residential neighbors



PROJECT RENDERINGS



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THANK YOU

- We look forward to hearing from you
- Visit our project website for information and project updates:

www.4340Overland.com

- Contact us by phone or email

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