

Attachment No. 2
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
IDS Real Estate Creative Office, Site Plan Review, P2022-0056-SPR, to allow demolition of 64,426 sf of office and light industrial building and construction of a 43-foot high, 4-level, 244,000 sf creative office building and 3 subterranean parking levels with a total of 750 parking spaces.		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
8631 – 8635 Hayden Place Culver City, CA 90232		Sara Cha, Vice President IDS Real Estate Group 515 S. Figueroa Street, 16 th Floor Los Angeles, CA 90071 (562) 355-6719
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☒ Site Plan Review ☐ Administrative Modifications (parking) ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI		☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment -Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☐ Other:
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative ☐ Administrative ☐ Redevelopment Agency ☒ Planning Commission ☐ City Council ☐ Other:		
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☒ Categorical Exemption ☐ Negative Declaration or ☐ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
CEQA Noticing	☒ Notice of Exemption (w/in 5 days of decision) ☐ Notice of Intent to Adopt (21 days prior to decision) ☐ Notice of Determination (w/in 5 days of decision) ☐ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 06/22/2022	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants ☐ w/in 500' foot radius ☐ w/in 500' foot radius / Extended ☒ Other: Beyond 500' radius	
Posting Date: 06/22/2022	☐ Onsite ☒ Offsite ☐ Other:	
Publication N/A	☐ Culver City News ☐ Other:	
Courtesy Date: 06/22/2022	☐ City Council ☐ Cable Crawler ☒ Commissions ☐ Master Notification List ☒ Culver City Website ☐ Press Release ☐ HOA /Neighborhood Groups ☐ Culver City Organizations ☐ Other: West Washington	
GENERAL INFORMATION:		
General Plan: Industrial		Zoning: Industrial General (IG)
Redevelopment Plan: N/A		Overlay Zone/District:
Legal Description Lot 12 of Tract No. 32560		Existing Land Use 64,426 sf of office and light industrial building with surface parking

PROJECT SUMMARY

Location	Zoning	Land Use
North:	R2	Higuera Street and 1 and 2 story, 2 family residential uses beyond
East:	IG	1 and 2 story light industrial, creative office, and film production buildings
South:	IG	Hayden Place and 1 and 2 story light industrial, creative office, dance studio, and film production buildings beyond
West:	IG	1 and 2 story light industrial and film production buildings

Project Data	Existing	Proposed	Required/Allowed
Lot Area	2.68 acres	Same	No Requirement
Lot Coverage	55.5%	69.5%	No Requirement
Building Area	64,426 sf	244,000 sf	No Requirement
Building Height	30 f	43 f	43 f max
Building Setback; Front/South	57.83 f	7 f	5 f minimum
Building Setback; Rear/North	9.83 f	24 f	5 f minimum
Building Setback; Side/East	61 f	17 f	None Required
Building Setback; Side/West	32 f	17 f	None Required

Parking Data	Areas (SF)	Required/Factor	Required	Provided	Excess
Office Use	244,000	1/350 sf	697	752	55

ESTIMATED DEVELOPMENT FEES:

☒ New Development Impact: **\$239,000**
 (\$1/sf above 5,000 sf)
☐ In Lieu Parkland: **N/A**
 (No proposed housing)

☒ Affordable Housing Commercial Development Impact: **\$1,220,000**
 (\$5/Gross Leasable Floor area)
☒ Art in Public Places: **To be Determined by Cultural Affairs Staff**

☒ Mobility: **\$2,946,948.60**

Fee based on Net New VMT:

Proposed Office Use:
 \$13.25/sf X 244,000 sf =
 \$3,233,000

Previous Light Industrial Use:
 \$4.44/sf X 64,426 sf =
 \$286,051.44

Final Mobility Fee:
 \$3,233,000 - \$286,051.44 =
 \$2,946,948.60

Note: Other departments may assess other fees during the approval process.

INTERDEPARTMENTAL REVIEW:

Current Planning, Engineering, Building & Safety, Fire, and CDD reviewed the project. No additional comments or conditions other than those incorporated into the resolution.

ART IN PUBLIC PLACES:

TBD