

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:		
<input type="checkbox"/> Administrative Use Permit <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Administrative Site Plan Review <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Administrative Modifications (parking) <input type="checkbox"/> Variance <input type="checkbox"/> Master Sign Program <input type="checkbox"/> Certificate of Appropriateness <input type="checkbox"/> Certificate of Exemption <input type="checkbox"/> DOBI		<input type="checkbox"/> Tentative Parcel Map <input type="checkbox"/> Tentative Tract Map <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Zoning Code Amendment - Text <input type="checkbox"/> Zoning Code Amendment -Map <input type="checkbox"/> General Plan Amendment - Text <input type="checkbox"/> General Plan Amendment - Map <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Specific Plan <input type="checkbox"/> Other:
APPROVAL BODY: <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Public Meeting <input type="checkbox"/> Administrative		
<input type="checkbox"/> Administrative <input checked="" type="checkbox"/> Planning Commission <input type="checkbox"/> City Council		<input type="checkbox"/> Redevelopment Agency <input type="checkbox"/> Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	<input checked="" type="checkbox"/> Categorical Exemption <input type="checkbox"/> Negative Declaration or <input type="checkbox"/> Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report, Type: _____	
CEQA Noticing	<input checked="" type="checkbox"/> Notice of Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Intent to Adopt (21 days prior to decision) <input type="checkbox"/> Notice of Determination (w/in 5 days of decision) <input type="checkbox"/> Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) <input type="checkbox"/> Notice of Preparation <input type="checkbox"/> Notice of Availability <input type="checkbox"/> Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 06/22/2022	<input checked="" type="checkbox"/> Property Owners <input checked="" type="checkbox"/> Occupants <input type="checkbox"/> Adjacent Property Owners & Occupants	<input type="checkbox"/> w/in 500' foot radius <input type="checkbox"/> w/in 500' foot radius / Extended <input checked="" type="checkbox"/> Other: Beyond 500' radius
Posting Date: 06/22/2022	<input type="checkbox"/> Onsite <input checked="" type="checkbox"/> Offsite	<input type="checkbox"/> Other:
Publication N/A	<input type="checkbox"/> Culver City News	<input type="checkbox"/> Other:
Courtesy Date: 06/22/2022	<input type="checkbox"/> City Council <input type="checkbox"/> Cable Crawler <input checked="" type="checkbox"/> Commissions <input type="checkbox"/> Master Notification List <input checked="" type="checkbox"/> Culver City Website	<input type="checkbox"/> Press Release <input type="checkbox"/> HOA /Neighborhood Groups <input type="checkbox"/> Culver City Organizations <input type="checkbox"/> 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 DEVELOPMNET FEES:

<input checked="" type="checkbox"/> New Development Impact: \$239,000 (\$1/sf above 5,000 sf) <input type="checkbox"/> In Lieu Parkland: N/A (No proposed housing)	<input checked="" type="checkbox"/> Affordable Housing Commercial Development Impact: \$1,220,000 (\$5/Gross Leasable Floor area) <input checked="" type="checkbox"/> Art in Public Places: To be Determined by Cultural Affairs Staff	<input checked="" type="checkbox"/> 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
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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