

AMENDED AND RESTATED
DESIGN FOR DEVELOPMENT

For
The Culver Studios
9336 Washington Boulevard

Culver City Redevelopment Project, Component Area No. 3

Adopted _____, 201_

By the

City Council of the City of Culver City

I. BACKGROUND

The City Council of the City of Culver City (the "Council") activated the Culver City Redevelopment Agency (the "Agency") in June 1971. In November 1975, the Agency created the Washington-Culver Redevelopment Project No. 3. On November 23, 1998, the Agency merged its three Redevelopment Projects into a single project, whereby, the Washington-Culver Redevelopment Project No. 3 became Component Area No. 3 of the Culver City Redevelopment Project (the "Redevelopment Project".)

The site of the Culver Studios is within the Redevelopment Project. On December 1, 1986, the Agency approved and adopted a Design for Development for the Culver Studios at 9336 Washington Boulevard (the "DFD".) From time to time, the Agency amended the DFD, with the most recent being on August 21, 2006 (the "2006 Amendment".) The various amendments to the DFD allowed the Culver Studios to modify its physical plant in response to changing industry needs, in order to keep the Culver Studios a viable, economically healthy center of employment. In addition, among the modified provisions in the 2006 Amendment, was an expansion of the DFD to include properties located at 9000 and 9050 Washington Boulevard.

The Agency operated continuously until the statewide termination of Redevelopment Agencies effective February 1, 2012. The legislation which terminated Redevelopment Agencies left in place much of the California Health and Safety Code statutes concerning Redevelopment Plans, Redevelopment Projects, and the former Redevelopment Agencies police powers to control, direct and implement development within a redevelopment project. In Culver City, the authority to continue administering the former Agency's land use controls is with the Council.

II. PURPOSE AND INTENT

The Council, as successor to the Agency, has the authority to direct and guide the use and development of property within the Redevelopment Project. Pursuant to Section 422 of the Redevelopment Plan for the Culver City Redevelopment Project, Component Area No. 3, the Council wishes to amend established design standards for a particular area within Component Area No. 3.

The Council wishes to further amend the DFD to direct the use and redevelopment of the Culver Studios at 9336 Washington Boulevard, in order to insure that the health, safety and welfare of the residents and business community are not adversely affected, while at the same time, permitting the continued economic viability of the use by allowing it to adapt to evolving needs within the industry. Moreover, this amendment to the DFD, is considered by the Council in conjunction with an application from the owner of the Culver Studios requesting approval for Comprehensive Plan Amendment No. 6 ("CPA No. 6".) By amending the DFD

concurrently, the goal is to ensure the DFD and the City's adopted Comprehensive Plan for the Culver Studios complement each other. However, the standards established herein are not inclusive of all applicable City procedures, provisions, regulations and the requirements which apply to development of the Culver Studios.

This Amended and Restated DFD (the "Amended DFD") amends certain development standards and consolidates through restatement all prior, unchanged development standards thereby superseding and replacing prior versions and amendments of the DFD affecting the 9336 Washington Boulevard (Site) described in Section III, below. This Amended DFD is applicable only to the Site identified in Section III. Other areas added to the DFD in the 2006 Amendment (i.e. 9000 and 9050 Washington Boulevard) are not subject to this Amended DFD, and those locations continue to be governed by the 2006 Amendment.

The purpose of this Amended DFD is to guide the potential redevelopment of the Site by describing the type of acceptable development considering the known site and planning constraints of the area, based on the Environmental Impact Report prepared for the Washington-Culver Redevelopment Project No. 3 and certified in 1975, as augmented by various supplemental EIRs prepared, certified and focused on specific development locations and/or issues within the Project Area, including, but not limited to the Certified Final Program Subsequent Environmental Impact Report, dated November 16, 1998.

III. SITE DESCRIPTION

The Site is commonly known as the Culver Studios and is located at 9336 Washington Boulevard. The Site also has extensive street frontage along Ince Boulevard, and a smaller frontage on Van Buren Place. The Site consists of Lots 1 through 6 of Tract 2530 (MB 35-10) and Lots 182 through 190 of the Nolan Park Tract (MB 32-45). The Site is comprised of Assessor Parcel Numbers: 4206-022-002, 4206-022-006 and 4206-022-033.

The Site contains 614,328 square feet, or 14.1 acres and is generally level. Figure No. 1, attached, illustrates the Site showing current structures to remain and new structures proposed in Comprehensive Plan Amendment No. 6. As needs of the studio emerge or evolve, future changes to the Site, are permissible with prior City approval.

The Site is developed as an entertainment production studio, with sound stages, production support and administrative offices, storage areas and on-site parking for employees and guests.

In the 2006 Amendment the Site was identified as the "West Parcel."

IV. DESIGNATED AND PERMITTED USES

Culver City General Plan:	Studio
Culver City Zoning Ordinance:	Studio
Culver City Redevelopment Plan:	Studio

The Site shall continue to be used as a motion picture studio (including television, video, multi-media and other related emerging technologies) consisting of sound stages, pre- and post-production facilities, property, vehicle and wardrobe storage and production and administrative offices. The Site shall be redeveloped pursuant to Sections 403 and 410 of the Redevelopment Plan for Component Area No. 3, the Amended DFD and applicable zoning standards.

V. REDEVELOPMENT STANDARDS

Redevelopment of the Site shall conform to Comprehensive Plan, CP No. 87-01, first approved by the Council on January 25, 1988, as subsequently amended through CPA No. 6, the zoning standards of the Culver City Municipal Code ("CCMC"), the adopted building, engineering and fire codes of the City, the Redevelopment Plan for Component Area No. 3, and this Amended DFD. In all cases, the more restrictive standards shall apply. All construction shall be carried out according to plans and drawings approved by the City, and only after all necessary construction permits have been properly issued.

The Culver Studios proposes certain changes to the Site, which Comprehensive Plan Amendment No. 6, and this Amended DFD are intended to address. The proposed changes may be summarized as follows:

- Certain existing buildings are to be demolished: Buildings L, Z, the commissary, and Stage 10;
- Certain existing buildings are to be relocated: Buildings S, T, U and V;
- Certain existing buildings are to be demolished and replaced with new, larger buildings: Building O, Y and the parking structure along Van Buren Place; and
- All other buildings on the Site shall remain in place, unchanged, and subject to the provisions contained herein.

A. Basic Building Standards

Attachment No.2 to this document contains a table summarizing certain development standards for the current and future buildings on the site.

Height: No new building or structure shall exceed the height of the tallest existing building on the Site, or as permitted by the Studio (S) district requirements pursuant to the Culver City Zoning Code. Existing buildings on

the Site may remain at their existing heights subject to Studio (S) district requirements.

B. Plans

The redevelopment of the Site shall be carried out according to plans and drawings approved by the City, in conformance with CCMC Comprehensive Plan requirements.

C. Building and Parking Area Setbacks

Rehabilitation of existing buildings may occur with the continuance of existing setbacks. New construction, either of entire buildings or additions to existing buildings, shall be subject to Studio zone requirements of the CCMC. Additional setbacks and step backs listed in Attachment "A" Development Standards, may be required as part of the project approvals.

Architectural projections such as canopies, eaves, balconies and similar features not providing additional floor space within the building may encroach into the setback area a maximum of three feet (3') or twenty-five percent (25%) of the required setback, whichever is greater.

Walkways and drives may exist within the setback between the Washington Boulevard right-of-way and Buildings C and D.

Parking areas within rear and side setback areas may be permitted with the installation of a minimum three foot (3') planter between the parking area and the property lines along Ince Boulevard.

Encroachments, if below grade, are permissible in all required setback areas.

D. Traffic Mitigation Measures

The City may require a traffic study at the sole expense of the Culver Studios, whenever needed to assess the potential impact of any new construction or in anticipation of changes in the operation of the Site. The City may require implementation of one or more traffic mitigation measures, which the City in its sole discretion, may deem necessary and appropriate.

Access through Lots 182-190 from Van Buren Place shall be limited to emergency access and subject to the approval of the City Planner, City Engineer and City Fire Chief.

E. Parking Requirements

As new construction occurs, or existing buildings are rehabilitated, the required on-site parking for the new or rehabilitated facilities shall be pursuant

to the CCMC as it may be amended from time to time, or as approved by the City. Required parking shall be calculated based upon contemporary parking ratios according to the nature of the type of use (i.e. office, production stage, storage, etc.) No parking shall be allowed between Buildings C and D and the Washington Boulevard right-of-way, except on the existing driveway areas. Any off-site parking shall be located within five hundred feet (500') of the nearest pedestrian entrance to the Site. The parking requirements are as follows:

Office: 2.86. spaces per 1,000 s.f. of Gross Floor Area.

Production Stage: 2.46 Spaces per 1,000 s.f. of Gross Floor Area.

Plus up to 100 additional parking spaces shall be provided upon finding by the City that a parking deficiency exists which is causing significant adverse impacts on traffic flow and safety in the neighborhoods immediately adjacent to the Site.

Live Audience: 1 space per 2.5 audience seats.

Support Facilities:* .052 spaces per 1,000 s.f. of Gross Leasable Floor Area (GLFA) defined as 85% of gross building area or per detailed floor plans whichever yields the greater GLFA.

*Consisting of set/furniture storage/construction, dressing, editing, commissary and security facilities.

F. Building Maintenance and Appearance Standards

1. Exterior Maintenance: All building exteriors, including roofs, shall be inspected on a regular basis and repaired as needed to provide weatherproof protection and a well maintained appearance.
2. Modifications: No modifications shall be made to the exteriors of Buildings C, D and E, except as needed for maintenance and repair. Any work performed on these three buildings shall be in compliance with any applicable historic structure standards and shall not compromise or diminish the historic nature of these structures.
3. Building Materials: The material for building exteriors, including glazing shall not produce excessive reflective glare from the sun which would adversely affect the comfort or safety of pedestrians or drivers.
4. Building Siting and Window Placement: New or relocated buildings shall be sited to minimize shade, shadow, and light and/or glare impacts on the nearby residential properties. Building windows similarly shall be so located to minimize to the maximum extent possible any visual intrusion into adjoining residential areas.

5. Structural: All buildings shall be periodically inspected, repaired and maintained for structural integrity. Upon request, provide a certification of compliance from a qualified licensed structural engineer.
6. Electrical: Inspect and replace or repair all components of the electrical system, as needed to maintain, a safe, non-hazardous condition. All work shall be performed in compliance with the Uniform Electrical Code, as may be adopted from time to time by the City, and pursuant to an electrical permit issued by the City's Building and Safety Division.
7. Plumbing: Inspect, and replace or repair and maintain the plumbing system to comply with applicable plumbing and health and safety codes. Provide toilet and lavatory facilities adequate in number and location for full utilization of the studios, consistent with current industry standards by either addition of facilities or the rehabilitation of existing facilities. All work shall be done pursuant to the Uniform Plumbing Code, as may be adopted from time to time by the City, and pursuant to a plumbing permit issued by the City's Building and Safety Division.
8. Mechanical: Where existent, inspect, and replace or repair the heating, ventilation and/or air conditioning system to maintain in proper working order and a comfortable work environment. Add heating, ventilating and air conditioning to all office uses, where such systems do not exist. All work shall be done pursuant to the Uniform Mechanical Code, as may be adopted from time to time by the City, and pursuant to a mechanical permit issued by the City's Building and Safety Division.
9. Equipment Screening:
 - a. Building-Mounted: All mechanical or electrical support equipment including, but not limited to, motors, compressors and air conditioning or heating units, and all vents, shafts, duct work, skylights, pipes and similar equipment or devices on or projecting through the roof or exterior walls of a building shall be screened from view from adjoining properties and rights-of-ways by the primary or integral architectural features or elements of the building and shall not exceed parapet height.
 - b. Ground-Mounted: No mechanical or electrical equipment including but not limited to motors, compressors and transformers shall be located within a street-facing building setback area except within an underground vault. Elsewhere on the Site all such equipment shall be fully screened from view from adjoining properties and rights-of-way by solid masonry walls with opaque gates and landscaping.

G. Landscaping

The Site shall be landscaped and irrigated in accordance with landscape plans approved by the City. Landscaped areas shall be maintained in a well-kept condition. At a minimum, landscaped areas shall include:

- All of the existing “front lawn” area between the front of Buildings C and D and the Washington Boulevard right-of-way;
- Site perimeter setbacks and buffers.

The landscape palette shall emphasize the use of drought tolerant and California native plants wherever possible. Notwithstanding the prior limitation, the landscaped “front lawn” area between Buildings C and D and the Washington Boulevard right-of-way, shall continue to utilize plants necessary to maintain the location’s “historic” nature and appearance. Any planting material deemed to have historic significance shall be preserved and/or replaced with the same species.

To the extent possible, landscaped areas shall be designed to increase water retention and reduce storm water runoff, such as through the use of permeable surfaces and bio swales.

New and rehabilitated irrigation systems shall make use of contemporary water conserving methods and devices to reduce water consumption per AB-1881, the California State Model Water Efficiency Landscape Ordinance (MWEL0.)

Planter areas shall be bounded by a minimum six inch (6”) curb to retain soil and water runoff.

Where feasible, plant material shall be used as a screen to buffer views of blank building facades, parking facilities, service and loading area, maintenance areas, storage areas, trash enclosures, utility cabinets and other similar elements.

Any plants shipped to the Site are subject to the approval of the City for compliance with these standards.

Trees:

- Not less than 20% shall be 36” box or larger specimens;
- Not less than 20% shall be 24” box specimens; and
- The remaining 60% shall be not less than 15-gallon size.
- Existing, mature trees shall be protected as much as feasible. If an existing, mature tree must be removed, a replacement of the same species and similar in size (i.e. a trunk diameter of at least 75% of the mature tree.) shall be planted as near as practicable to the position of the removed tree.
- All new trees shall be properly staked and guyed according to best landscape practice.

Shrubs and vines:

Utilized primarily to serve as dense opaque screens for parking, loading and storage areas and to provide transition between trees and ground cover. Shrubs shall be not less than five (5) gallons in size.

Ground Cover:

Ground cover shall be utilized to supplement trees shrubs and vines within planter beds. Flowering ground cover is recommended to add color and variety at key focal points.

Appurtenant Improvements:

- An automatic, permanent irrigation system to all landscaped areas, including bubblers to adjoining street trees;
- Street tree well covers, where required;
- Topographical contours or berms;
- Steeper slopes shall be stabilized, using jute or other appropriate means;
- Six-inch (6") high concrete curbs shall be constructed to separate all planted areas from paved vehicular areas and public sidewalks.

H. Signs

Notwithstanding CCMC Section 17.330, the only signage visible from off-site and adjoining rights-of-ways shall be as specifically permitted by the City, taking into consideration the unique architectural style of the Site and the needs of the Studio. Interior signage, not visible from off-site shall be at the discretion and needs of the Studio.

I. Fire Safety

Access shall be provided for Fire Department emergency vehicles and equipment to all structures subject to the approval of the Fire Marshall. Automatic sprinkler, alarm, smoke detector and/or other systems may be required. Modification to water supply systems serving the Site may be required for new development or rehabilitation projects in order to ensure sufficient water supply for appropriate fire protection as determined by the Fire Marshall.

J. Lighting

Adequate, but not excessive lighting shall be provided at the base of the buildings and adjacent to Ince Boulevard to preserve the amenity and safety of those spaces for night-time pedestrian safety. Best lighting practices shall be exercised to eliminate unnecessarily bright, harsh glare lighting.

Luminaires for display, spot, and flood lighting of facades, display cases, or landscaping must not be visible from streets or other public or private properties. Full cut-off fixtures, directing lighting downward, below a horizontal level shall be used. Standards for all rooftop mounted lighting shall be placed near the center of the building, not the perimeter to minimize light spilling beyond the roof edge and onto neighboring properties.

Light trespass (lighting that spills off Site, onto adjoining rights-of-way and public and private properties) shall not be allowed. Multi-level parking structures shall have opaque panels or walls located at the front of each parking stall to block car headlights.

K. Refuse

All new construction and rehabilitation of existing structures shall include detailed plans for refuse and recycling containers/enclosures. Plans shall be developed in coordination with and satisfactory to the City's Environmental Programs and Operation Manager.

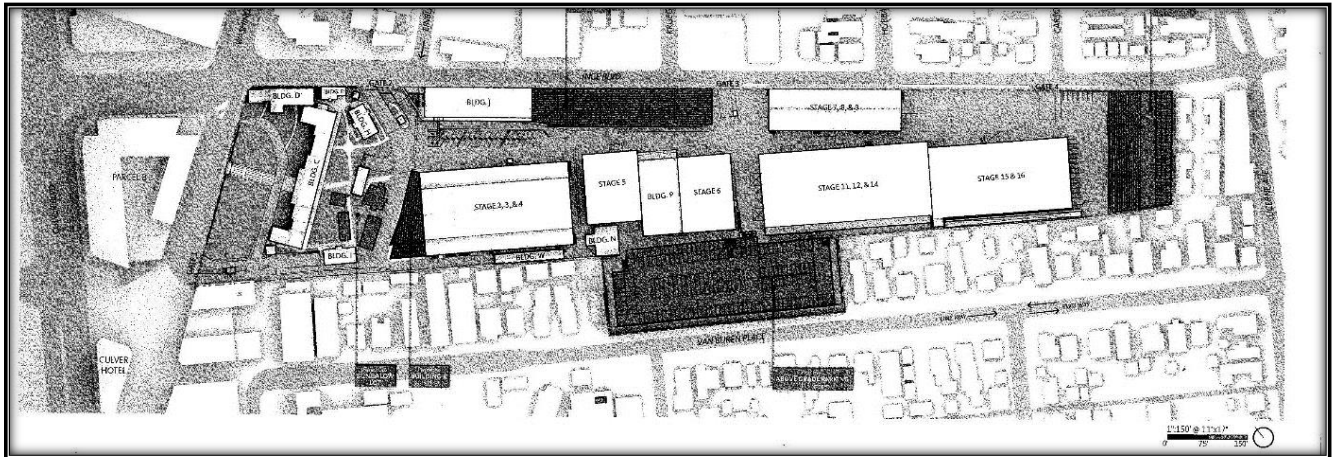
L. Fencing and Screening

Security fencing on the perimeter of the Site shall be consistent in design, material finish and color with adjacent buildings on the Site. Such perimeter fencing shall not consist of chain link fencing or include barbed wire or razor ribbon. All such fencing shall be subject to approval of the City.

ATTACHMENTS:

1. Site plan;
2. Development Standards

ATTACHMENT 1
SITE PLAN



ATTACHMENT 2

DEVELOPMENT STANDARDS

BUILDING	SIZE (s. f., unless noted otherwise)	SETBACK¹	USE	FLOORS/ LEVELS	CPA#6 STATUS
C	15,140	See Note No. 2	Administration Offices	3	Existing, no change
D	5,387	See Note No. 2	Administration Offices	1	Existing, no change
E	881	See Note No. 2	Administration Offices	1	Existing, no change
H	1,806	See Note No. 2	Administration Offices	1	Existing, no change
I	1,641	See Note No. 2	Administration Offices	1	Existing, no change
J	49,500	See Note No. 2	Production Offices	4	Existing, no change
N	2,400	See Note No. 2	Power House	1	Existing, no change
O	90,000	0' except 1'-6" off of Ince Blvd.	Production Offices	4	New, reconstructed
P		See Note No. 2	Sound Stage Support	NTE 2	Existing, no change
R	31,000	See Note No. 2	Production Offices	4	New
S	1,914	See Note No. 2	Production Offices	1	Existing, relocated
T	1,066	See Note No. 2	Production Offices	1	Existing, relocated
U	644	See Note No. 2	Production Offices	1	Existing, relocated
V	1,605	See Note No. 2	Production Offices	1	Existing, relocated
W	875	See Note No. 2	Production Support	1	Existing, no change
Y	84,700	See Note No. 3	Production Offices	4	New, reconstructed
Stage 2, 3, & 4	32,400	See Note No. 2	Sound Stage	1 + offices	Existing, no change
Stage 5		See Note No. 2	Sound Stage	1	Existing, no change

Stage 6		See Note No. 2	Sound Stage	1	Existing, no change
Stage 7, 8, & 9	16,800	See Note No. 2	Sound Stage	1	Existing, no change
Stage 11, 12, & 14	40,500	See Note No. 2	Sound Stage	1	Existing, no change
Stage 15 & 16	40,672	See Note No. 2	Sound Stage	1	Existing, no change
Van Buren Parking Garage	1,220 cars	See Note No. 4	Parking Structure	6 + 2 Basement levels	New, reconstructed

¹ See Section V. C. for further information regarding setbacks and step backs. Building Setback is measured from Property Line.

² Pursuant to the most current adopted Comprehensive Plan.

3. Building Y Setbacks

Building Y Setbacks	
South Side	5' below grade, at grade and above grade.
--3 rd Level	35'-5" to building line
--4 th Level	63'.2" to building line
--Roof Level	63'.2" to building line.
West Side	5' below grade, at grade and above grade.
--4 th Level	5' to building line and minimum 4'-0" wide planter-inboard from building line.
Roof Level	Varies: 5' to 13'-6" to building line (Sloping Roof).
East Side	1'-6" below grade, at grade and above grade.
--2 nd Level	1'-6" to building line.
Roof Level	1'-6" to building line.

4. Van Buren Parking Structure Setbacks

Van Buren Parking Structure Setbacks	
<i>South Side</i>	18'-1" at grade and below grade.
<i>West Side</i>	15' above grade and below grade and 33' at the roof level.
<i>North Side</i>	18'-1" at grade and below grade and 32'-5" at roof level.

