

AMENDED AND RESTATED
DESIGN FOR DEVELOPMENT

For
The Culver Studios
9336 Washington Boulevard

Culver City Redevelopment Project, Component Area No. 3

Adopted _____, 2018

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 22, 2016 (the “2016 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 development standards in the 2016 Amendment, was an action to separate those development standards of the DFD affecting The Culver Studios from any standards affecting the 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. 7 (“CPA No. 7”). 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, 4206-022-003, 4206-022-004, 4206-022-005 and 4206-022-006.

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 CPA No. 7. 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. 7, 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 CPA No. 7 and this Amended DFD are intended to address. The proposed changes may be summarized as follows:

- Certain existing buildings are to be demolished: Buildings J, L, N, O, W, X, Y, Z, the Commissary, and Stages 2, 3, 4, 5, 6 and 10;
- Certain existing buildings have been relocated, pursuant to the Certificate of Appropriateness approved as part of Comprehensive Plan Amendment No. 6: Buildings S, T, U and V;
- Certain existing buildings are to be replaced with new, larger buildings: Building J, O, Y, Stages 2/3/4, Stages 5/P/6, Stages 7/8/9, and the parking structure along Van Buren Place; and,
- All other buildings on the Site remain 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 CPA No. 7.

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 CPA No. 7. 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, or as approved under CPA No. 7.

Walkways 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, or as permitted under CPA No. 7.

Encroachments, if below grade, are permissible in all required setback areas, or as permitted under CPA No. 7.

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 the Van Buren Gate from Van Buren Place shall be limited to emergency access and subject to the approval of the 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 CPA No. 7. No parking shall be allowed between Buildings C and D. The parking requirements are as follows:

Use	Existing	Existing to be Demolished	Proposed	Total	Net New
Office	117,872 GSF	87,788 GSF	544,500 GSF	574,584 GSF	456,712 GSF
Support	74,197 GSF	68,625 GSF	0 GSF	5,572 GSF	-68,625 GSF
Stage	155,480 GSF	63,080 GSF	20,000 GSF	112,400 GSF	-43,080 GSF
Total	347,549 GSF	219,493 GSF	564,500 GSF	692,556 GSF	345,007 GSF
Parking	756 spaces	345 spaces	1,959 spaces	2,370 spaces	1,614 spaces

Code Required (Existing Conditions)					
Office	Support	Stage	Spaces/1,000 GSF	GLFA	Required
117,872 GSF			2.86 spaces	1.00	337 spaces
	74,197 GSF		0.52 spaces	0.85	33 spaces
		112,400 GSF	2.46 spaces	1.00	382 spaces
Total Parking Required					752 spaces

Code Required (CPA 7 Proposed)					
Office	Support	Stage	Spaces/1,000 GSF	GLFA	Required
574,584 GSF			2.86 spaces	1.00	1,643 spaces
	5,572 GSF		0.52 spaces	0.85	2 spaces
		112,400 GSF	2.46 spaces	1.00	277 spaces
Total Parking Required					1,922 spaces
Total Parking Provided					2,370 spaces

F. Building Maintenance and Appearance Standards

1. Exterior Maintenance: Maintenance and modifications of all designated historic buildings shall conform to the U.S. Secretary of the Interior's Standard for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings. All non-designated historic 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. The following shall be maintained in good condition and in accordance with CPA No. 7:
 - Building Materials
 - Building Siting and Window Placement
 - Structural
 - Electrical
 - Plumbing
 - Mechanical
 - Equipment Screening

G. Landscaping

The Site shall be landscaped and irrigated and maintained in good condition in accordance with CPA No. 7.

H. Signs

All signage shall comply with CPA No. 7.

I. Fire Safety

Access shall be provided in accordance with CPA No. 7.

J. Lighting

All lighting shall be provided in accordance with CPA No. 7.

K. Refuse

Refuse and recycling containers/enclosures shall be provided in accordance with CPA No. 7.

L. Fencing and Screening

Fencing and screening shall be provided in accordance with CPA No. 7.

ATTACHMENTS:

1. Site plan;
2. Development Standards

ATTACHMENT 1

SITE PLAN



ATTACHMENT 2

DEVELOPMENT STANDARDS

STANDARD	REQUIRED
Use (1)	Studio (S) District (CCMC 17.200.010 and 17.250.015)
Height Limit (2)	56 feet (CCMC 17.250.015)
Setbacks (3)	Varies from 18 inches to 15 feet
Lot Coverage	Not Applicable
Distance Between Buildings	Not Applicable
Vehicle Parking	2,115 vehicle parking spaces required based on existing parking standards set in Comprehensive Plan Amendment No. 6 at: Office: 2.86 spaces/1,000 sf @1.00 GFLA Support: 0.52 spaces/1,000 sf @ 0.85 GFLA Stage: 2.46 spaces/1,000 sf @1.00 GFLA
Bicycle Parking	Minimum of 5% of the required vehicle spaces for commercial employment use (CCMC 17.320.045)
Signage	Master Sign Program
Landscape	Not Applicable
Fences (4)	Maximum height for walls and fences is 12 feet

Notes:

- (1) Additional requirements may apply for sale of alcoholic beverages and telecommunications facilities.
- (2) Additional height requirements and exceptions to height limits may apply for parapet height, mechanical screening, architectural projection, roof-mounted ancillary structures pursuant to CCMC 17.300.025(B).
- (3) Setbacks locations and landscaping type as illustrated under “Landscape Setbacks”.
- (4) Additional screening requirements may apply for mechanical equipment and storage yards. See Landscape for walls and fences.

