

City of Culver City, California
Redevelopment Agency Agenda Item Report

Meeting Date: 8/21/06		Item Number: <u> J-1 </u>	
AGENDA ITEM: Joint City Council/Redevelopment Agency Consideration to Approve The Culver Studios Comprehensive Plan Amendment No. 5, Amend the Design For Development for the Culver Studios Area, and Determine that the Project is Consistent with the Redevelopment Plan for Component Area No. 3 of the Culver City Redevelopment Project.			
Contact Person/Dept.: John Fisanotti		Phone Number: (310) 253-5767	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☐ Action Item: ☒		Consent Item: ☐ Attachments: ☒	
Public Notification: Notice of this item was included with the notice provided for the concomitant City Council item. Master Notification List (08/16/06).			
Department Approval: Susan Evans 08/10/06		Exec. Director Approval: Jerry Fulwood 08/16/06	
City Controller Approval: Marlee Chang 08/16/06			
<u>RECOMMENDATION:</u> Staff recommends the Culver City Redevelopment Agency (Agency) approve the Amended Design For Development (DFD), and determine that project proposed by the Culver Studios is consistent with the Redevelopment Plan. <u>BACKGROUND:</u> The Agency adopted a DFD which was last amended in 1994, for the area of and around the Culver Studios. Since that year, much has occurred to render the existing DFD outdated or obsolete. For example, the 1994 edition preceded, but anticipated, the development of what is known in the DFD as the East Parcel, (generally the block bounded by Ince Boulevard, Washington Boulevard, Higuera Street and Lindblade Avenue.) Most of the planned developments on this parcel and all of the required off-site improvements are complete. Other changes that have occurred in the intervening years have included the merging and amending of the redevelopment plan and the revisions to the City's zoning code. Recently, the owners of the Culver Studios applied to the City to amend the Comprehensive Plan that determines future development on their site. The Culver Studios site is a part of the DFD, and is referred to as the West Parcel in the DFD. In order for there to be consistency between the respective City and Agency approved documents, which regulate development on the Culver Studios site, the Agency is asked to consider an amendment to the DFD to incorporate the Amendment to the Comprehensive Plan, which the City Council will be considering on the same night as the Agency. The			

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amended DFD also updates outmoded, obsolete passages, and reflects the fact much of the anticipated construction in the 1994 edition has been completed.

DISCUSSION:

If approved by the Agency, the Amended DFD accomplishes the following:

1. Incorporate Comprehensive Plan Amendment No. 5 into the DFD to make the DFD consistent with the anticipated City approvals for the site. The major changes allowed in Comprehensive Plan Amendment No. 5 are:
 - a. Construction of a 49,500 gross square foot, four-story (56 foot high) office building within approximately the same footprint of Building J, which has been demolished;
 - b. Amending the required ratio of parking spaces to office space to match the ratio used citywide for office uses;
 - c. Construction of a 200 space parking structure where an existing 60 space surface lot and Building R are now located.

A more detailed description of the changes planned under Comprehensive Plan Amendment No. 5, and background material may be found in the City Council agenda packet with the City Council staff report

2. Reflects that much of construction on the east parcel of the DFD site is complete, and with it, many of the conditions of approval listed in the DFD are also completed and no longer need to be specified.
3. Re-formats the DFD to more clearly indicate which development criteria apply to each area of the DFD. Over time, the different parcels covered by this one DFD, were developed separately. This meant that each of the three main areas in the DFD, (which are identified in the DFD as the West Parcel, the East parcel and the North Parcel) had different criteria approved by the City and the Agency. Faced with this complexity, staff felt it was best to re-format the DFD to clearly divide it into sections so applicable criteria for each of the three main areas are grouped by location.
4. Updated obsolete requirements and references. For example, the merger and amendment of the redevelopment project into one project in 1998, rendered references to the old, Washington Culver Redevelopment Project No. 3 obsolete. Also, all references to sections of the Zoning Code have been changed to comply with the new numbering system that was a part of the Zoning Code revisions, recently adopted by the City.

A copy of the Amended DFD is included in the Agenda packet as Attachment No. 1.

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FISCAL ANALYSIS:

There is no fiscal impact to adopting an Amended DFD.

ATTACHMENTS:

1. *Amended Design For Development For The Culver Studios Area, 9336, 9050 and 9000 Washington Boulevard*

MOTION:

That the Redevelopment Agency:

1. Approve and adopt the Amended Design For Development For The Culver Studios Area, 9336, 9050 and 9000 Washington Boulevard; and,
2. Determine that the project proposed by the Culver Studios is consistent with the Redevelopment Plan for Culver City Redevelopment Project, Component Area No. 3.