

City of Culver City, California
City Council Agenda Item Report

Meeting Date: August 21, 2006		Item Number: <u>JPH-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.:		Phone Number:	
Sherry Jordan/CDD Planning		(310) 253-5746	
Todd Tipton/CDD/Redevelopment		(310) 253-5783	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Signs were posted on the studio property. Notices were mailed July 28, 2006, to all property owners, and occupants within an expanded mailing radius of the site. Courtesy notices were mailed to the Downtown Business Association, Culver City Homeowner Association, Culver City News, Culver City Observer, Culver City Chamber of Commerce, and other interested parties, City Council, Planning Commission, City Manager, Department Heads, and emailed to the Master Notification List on July 31, 2006. Notice was published in the Culver City News on July 27, 2006.			
Department Approval:		CAO Approval:	
Susan Evans 8/14/06		Martin Cole for Jerry Fulwood 8/16/06	
City Controller Approval:			
Marlee Chang 8/15/06			
<u>RECOMMENDATION:</u> Staff recommends that the City Council approve The Culver Studios Comprehensive Plan Amendment No. 5, CP/M P2006068, subject to the Recommended Conditions of Approval as stated in City Council Resolution No. 2006-R_____ (Attachment No. 1). <u>PROCEDURE:</u> 1. Mayor seeks motion to receive and file affidavit of mailing and posting and publishing of public notice. 2. Mayor calls on staff for a brief staff report and City Council poses questions to staff as desired. 3. Mayor declares the public discussion open, providing the applicant the first opportunity to speak, followed by the general public. 4. Mayor seeks a motion to close the public discussion after all testimony has been presented. 5. City Council thoroughly discusses the matter and arrives at its decision.			

City of Culver City, California
City Council Agenda Item Report

BACKGROUND:

To allow consideration of innovative site planning and other aspects of project design, and more effective design responses to site features, uses on and off-site, and impacts, the zoning code requires property zoned Studio (S) to be developed subject to a Comprehensive Plan rather than the standard regulations for other zoning districts. The Comprehensive Plan for The Culver Studios was adopted in 1988. A brief history of the studio and the entitlements are provided as an attachment to the July 26, 2006, Planning Commission staff report.

The Culver Studios is requesting an amendment to their Comprehensive Plan to permit:

- Construction of a 49,500 sq. ft. four-story (56 foot high) office building in approximately the same foot print as Building J with a zero street facing setback;
- Construction of a two and one-half story (200 space) parking structure over an existing 60 space surface parking lot and the area of Building R;
- Amendment of the required parking ratio for office use from 1/263 for up to 30,000 GSF and 1/294 for over 30,000 GSF to 1/350 GSF; and
- Other minor on and off-site improvements.

This amendment would only apply to the West Parcel (main studio lot) of the Comprehensive Plan area addressed 9336 Washington Boulevard.

A discussion of the history of the The Culver Studios and analysis of the requested action is contained in the July 26, 2006, Planning Commission Staff Report (Attachment No. 4)

On July 26, 2006, the Planning Commission adopted Resolution No. 2006-P018 (Attachment No. 2) conditionally recommending approval to the City Council of Comprehensive Plan Amendment No. 5. Draft minutes from the meeting are included in the agenda packet (Attachment No. 3).

DISCUSSION:

Findings

The Planning Commission has conditionally approved and recommends that the City Council approve the Comprehensive Plan Amendment based on the findings

City of Culver City, California
City Council Agenda Item Report

pursuant to CCMC Section 17.560.25, for Comprehensive Plan Modifications, as outlined in Planning Commission Resolution No. 2006-P018.

Related Redevelopment Agency Actions

The Design for Development for the studio site was originally adopted in 1986 at a time when there was concern about the continued viability and existence of the studio facility. Certain amendments to the DFD are required in order for the proposed development to occur. Staff is also taking this opportunity to update the DFD. The passage of time has rendered some sections of the DFD obsolete or unnecessary because of required improvements having been completed. Additionally this item is being presented to the Redevelopment Agency for consideration because any develop within the Culver City Redevelopment Project, which requires Planning Commission or City Council approval, must also be reviewed by the Agency. Please refer to the Redevelopment staff report and agenda for a complete discussion.

Environmental Determination

Pursuant to the California Environmental Quality Act (CECA) guidelines this project has been determined to have less than significant impacts on the community provided certain mitigations relating to cultural resources and noise are incorporated; a Mitigated Negative Declaration (MND) has been prepared. The MND containing the Initial Study and mitigation measures are attached to the July 26, 2006, Planning Commission staff report and the mitigation measures are recommended as conditions of approval in Planning Commission Resolution No. 2006-P018.

Fiscal Impact

The project will result in a net new increase of approximately 35,400 square feet on the Studio lot along with a 200 space parking structure allowing for increased leasing opportunities for The Culver Studios. This will result in an increase in property tax both for the City and Agency and will increase business and utility user's tax. The amount of such increase is unknown at this time.

ATTACHMENTS:

1. Draft City Council Resolution No. 2006-R_____
2. July 26, 2006, Planning Commission Resolution No. 2006-P018
3. July 26, 2006, Planning Commission minutes excerpt
4. July 26, 2006, Planning Commission staff report and attachments

City of Culver City, California
City Council Agenda Item Report

MOTION:

That the City Council:

Adopt the Mitigated Negative Declaration and Resolution No. 2006-R _____, approving The Culver Studios Comprehensive Plan Amendment No. 5, CP/M P-2006068, subject to the Recommended Conditions of Approval.