

MEETING DATE: 8/21/2006

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.

ATTACHMENTS

	<u>Pages</u>
1. Draft City Council Resolution No. 2006-R_____	1-4
2. July 26, 2006, Planning Commission Resolution No. 2006-P018	5-17
3. July 26, 2006, Planning Commission minutes excerpt	18-22
4. July 26, 2006, Planning Commission staff report and attachments	23-117 plus Attachments 10, 11, & 12

Attachment No. 1

RESOLUTION NO. 2006-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING COMPREHENSIVE PLAN AMENDMENT NO. 5, CP/M P2006068 FOR THE CULVER STUDIOS AT 9000 THROUGH 9336 WASHINGTON BOULEVARD IN THE STUDIO (S) ZONE.

(Comprehensive Plan Amendment No. 5, CP/M P2006068)

WHEREAS, The Culver Studios Comprehensive Plan, CP No. 87-01, was approved by the City Council on January 25, 1988, and has subsequently been amended; and

WHEREAS, The Culver Studios filed an application for approval of an amendment to a portion of the Comprehensive Plan for The Culver Studios to permit the construction of a 49,500 gross square feet, 56 feet high, office building in the same foot print as Building J with a zero street facing setback, the construction of a two and one half-story 200 space parking structure, and amendment of the required parking ratio for office use from 1/263 for up to 30,000 gross square feet and 1/294 for over 30,000 gross square feet to 1/350 gross square feet, and other minor on and off-site improvements. This amendment applies only to the West Parcel (Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Boulevard [80 feet wide] street purposes and 1 through 6 of Tract 2530), addressed 9336 Washington Boulevard; and

WHEREAS, on July 26, 2006, the Planning Commission after conducting a duly noticed public hearing on this application, fully considering the application, plans, staff report, environmental information, and all testimony presented, adopted Resolution No.

1 2006-P018 recommending approval to the City Council of Comprehensive Plan No. 5,
2 CP/M P2006068; for The Culver Studios at 9336 Washington Boulevard; and

3 WHEREAS, in accordance with the California Environmental Quality Act
4 (CECA), the City provided public notice of the intent to adopt a Mitigated Negative
5 Declaration for this project and based upon the Initial Study, public comments, and the
6 record before the City Council, the project was determined to not have a significant
7 adverse impact on the environment provided that certain mitigations are required, and the
8 City Council hereby adopts a Mitigated Negative Declaration; and

10 WHEREAS, following conclusion of the public discussion and thorough
11 deliberation of the subject matter, the City Council approves Comprehensive Plan No. 5,
12 CP/M P2006068, subject to Conditions of Approval stated herein below.

13 NOW, THEREFORE, the City Council of the City of Culver City, California,
14 DOES HEREBY RESOLVE AS FOLLOWS:

16 1. Pursuant to the foregoing recitations and the provisions of Culver City
17 Municipal Code (CCMC) Title 17, Section 17.560.025, required findings for Comprehensive
18 Plan Modifications, the following findings are hereby made:

20 **A. The proposed changes are consistent with the intent of the approved
Comprehensive Plan.**

21 The 1987 original Comprehensive Plan, and subsequent amendments, was
22 designed to facilitate the continued operation of a modern motion picture and TV
23 studio facility. The proposed amendments are designed to meet the changing use
24 needs of a studio facility in the 21st century by providing more office space to
25 accommodate the growing demand for such use. The site will continue to operate
26 as a studio lot

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1 placement within the studio lot and as conditioned will have less than significant
2 impacts on surrounding adjacent uses. The proposed amendment of the office
3 parking ratio will bring the ratio inline with the ratio for office parking required
4 citywide.

5 2. Pursuant to the foregoing recitations and findings, the City Council of
6 the City of Culver City, California, hereby approvals Comprehensive Plan Amendment No.
7 5, CP/M P-2006068, subject to all conditions of approval contained in Planning
8 Commission Resolution No. 2006-P018.

9 APPROVED and ADOPTED this _____ day of _____ 2006.

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12 _____
13 GARY SILBIGER, MAYOR
City of Culver City, California

14 ATTEST:

APPROVED AS TO FORM:

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17 _____
18 CHRISTOPHER ARMENTA, City Clerk
19 A06-00472

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23 _____
24 CAROL A. SCHWAB, City Attorney
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Attachment No. 2

RESOLUTION NO. 2006-P018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF COMPREHENSIVE PLAN AMENDMENT NO. 5, CP/M P2006068 FOR THE CULVER STUDIOS AT 9000 THROUGH 9336 WASHINGTON BOULEVARD IN THE STUDIO (S) ZONE.

(Comprehensive Plan Amendment No. 5, CP/M P2006068)

WHEREAS, The Culver Studios Comprehensive Plan, CP No. 87-01, was approved by the City Council on January 25, 1988, and has subsequently been amended; and

WHEREAS, The Culver Studios filed an application for approval of an amendment to a portion of the Comprehensive Plan for The Culver Studios to permit the construction of a 49,500 gross square feet, 56 feet high, office building in the same foot print as Building J with a zero street facing setback, the construction of a two and one half-story 200 space parking structure, and amendment of the required parking ratio for office use from 1/263 for up to 30,000 gross square feet and 1/294 for over 30,000 gross square feet to 1/350 gross square feet, and other minor on and off-site improvements. This amendment applies only to the West Parcel (Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Boulevard [80 feet wide] street purposes and 1 through 6 of Tract 2530), addressed 9336 Washington Boulevard; and

WHEREAS, on July 26, 2006, the Planning Commission conducted a duly noticed public hearing on this application, fully considering the application, plans, staff report, environmental information, and all testimony presented; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this

1 project and based upon the Initial Study, public comments, and the recorded before the
2 Planning Commission, the project was determined to not have a significant adverse impact
3 on the environment provided that certain mitigations related to Cultural Resources and Noise
4 are required, and the Planning Commission adopted a Mitigated Negative Declaration; and
5

6 WHEREAS, following conclusion of the public discussion and thorough deliberation of
7 the subject matter, the Planning Commission determined by a vote of 5 to 0 that
8 Comprehensive Plan Amendment No. 5, CP/M P2006068, should be recommended to the
9 City Council for approval as set forth herein below.

10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
13 Municipal Code (CCMC) Title 17, Section 17.560.025, required findings for Comprehensive
14 Plan Modifications, the following findings are hereby made:
15

16 **A. The proposed changes are consistent with the intent of the approved**
17 **Comprehensive Plan.**

18 The 1987 original Comprehensive Plan, and subsequent amendments, was designed
19 to facilitate the continued operation of a modern motion picture and TV studio facility.
20 The proposed amendments are designed to meet the changing use needs of a studio
21 facility in the 21st century by providing more office space to accommodate the growing
22 demand for such use. The site will continue to operate as a studio lot

23 **B. The proposed changes will not adversely impact the environment.**

24 In accordance with CEQA, an Initial Study was completed. This was supplemented
25 with a traffic study, shade and show study, and historical technical assessment and
26 documentation. It was determined that although the proposed project could have a
27 significant effect relating to cultural resources and noise, there will not be a significant
28 effect in this case because of conditions of approval agreed to by the applicant. With
29 the adoption of the conditions of approval contained in this resolution, the project will
not adversely impact the environment.

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1 **C. The proposed changes will not be detrimental to the surrounding uses.**

2 The West Parcel is surrounded by commercial, industrial, and residential uses.
3 Through its use of vegetative screening, low height, and high parapets, the proposed
4 parking structure has been designed to blend into and mitigate any significant impacts
5 to the adjacent neighborhood. The addition of 49,500 square feet of office space, and
6 the amendment of the office parking ratios, also will not have a significant impact on
the surrounding uses as analyzed in the traffic study. Additionally, the studio has
agreed to implement conditions of approval contained in this resolution that will benefit
the project and the surrounding neighborhoods.

7 **D. The proposed changes will not significantly increase traffic levels on existing**
8 **streets and thoroughfares within and surrounding the development.**

9 A total of 18 intersections were analyzed in the traffic study. Analysis of the
10 cumulative (projected future traffic volumes) plus the added project conditions indicate
11 that the proposed project would not create any significant traffic impacts at any of the
12 analyzed intersections. The emergency access only gate will remain along Van Buren
Place continuing the prohibition of access to the studio lot from Van Buren Place.
13 Additionally, the studio has agreed to implement conditions of approval contained in
14 this resolution that will benefit the project and the surrounding neighborhoods. The
studio is served by numerous established transit routes and there is not expected to
be any significant project related impacts on the regional transit system.

15 **E. Any proposed change which requires exception from standard ordinance**
16 **requirements, is warranted by the design and amenities incorporated into the**
17 **approved Comprehensive Plan.**

18 The Zoning Code establishes that all development standards (except for building
19 heights) in the Studio (S) Zone be established in a Comprehensive Plan. The
20 proposed office building will not exceed the maximum height permitted (without a
height exception per CCMC Section 17.300.025) in the Studio (S) Zone of 56 feet.
21 Setbacks for structures are established in the Comprehensive Plan to allow for
flexibility in site planning and design for specific or special land uses and locations.
22 The location of the proposed parking structure and office building are appropriate for
23 placement within the studio lot and as conditioned will have less than significant
impacts on surrounding adjacent uses. The proposed amendment of the office
24 parking ratio will bring the ratio inline with the ratio for office parking required citywide.

25 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
26 Commission of the City of Culver City, California, hereby and recommends to the City
27

1 Council approval of Comprehensive Plan Amendment No. 5, CP/M P-2006068, subject to the
2 following conditions:

3
4 **Planning Division**

5 General

- 6
- 7 1. The Comprehensive Plan Amendment shall not become effective until the effective
8 date of the Redevelopment Agency's approval of an amendment to the Design for
9 Development for The Culver Studios Area and approval of preliminary development
10 plans.
 - 11 2. The approval of Comprehensive Plan Amendment No. 5 shall expire if new construction
12 building permits have not been issued and work has not commenced within one (1)
13 year after the date the entitlement becomes effective, unless prior to the expiration
14 date, a written extension request with fee is submitted by the applicant and the Planning
15 Manager, Planning Commission and/or City Council grants said extension. The
16 effective date of the entitlement shall be considered to be the latest date of either the
17 City Council approval of the Comprehensive Plan and/or Redevelopment Agency
18 approval of the project's preliminary development plans.
 - 19 3. As Amendment No. 5 to Comprehensive Plan CP No. 87-01, only applies to the West
20 Parcel of the entire Comprehensive Plan area, City Council Resolution No. 94-R055,
21 approving Amendment No. 3 to the Comprehensive Plan, remains in effect except as
22 modified by Comprehensive Plan Amendment No 5.
 - 23 4. Conditions of approval herein shall apply to the applicant, all tenants, the
24 contractor/builder of the project, and any successor property owner that may legally
25 assume benefit of this Comprehensive Plan.
 - 26 5. The site shall be developed in conformance with, and the final site plan and
27 architectural design shall conform to, the plans, documents, and related narrative the in
28 The Culver Studios Comprehensive Plan Amendment No. 5 narrative and plans
29 received July 10, 2006, materials board received April 25, 2006, and related
documents, and the conditions of approval herein as approved by the Planning
Commission and as noted below and during the building permit review process. The
Planning Manager may approve minor modifications to the project siting, design,
landscaping treatment, colors and materials, provided such adjustments do not result in
a significant change to the architectural design and/or site plan of the project as a
whole. Minor modifications approved by the Planning Manager shall not be in conflict
with any other condition of approval or Culver City Municipal Code (CCMC)
requirement, or the Secretary of the Interior's Standards for the Treatment of Historic
Properties.

- 1 6. The conditions of approval herein shall be referenced on the cover sheet and repeated
2 in full at the beginning portion of the final working drawings.
- 3 7. All applicable development standards and requirements in Planning Commission
4 Resolution No. 92-P001, "Revised Comprehensive Standard Conditions of Approval for
5 Site Plan Reviews and Other Discretionary Planning and Zoning Application", except as
6 otherwise required herein, shall be met. These standards as well as other conditions
7 required in this approval shall be reflected on the plans submitted for building plan
8 check.
- 9 8. The applicant shall use reasonable best efforts to actively advertise or post all
10 opportunities for employment, contract services and purchasing of materials to Culver
11 City-based businesses and residents. Reasonable best efforts shall include, but not be
12 limited to, advertising on various internet sites. The applicant shall use reasonable best
13 efforts to solicit and utilize economical and qualified services from Culver City-based
14 employees and businesses. The applicant shall also require the construction
15 contractor(s) and subcontractors related to the project to advertise all construction
16 opportunities to Culver City-based businesses and residents. This condition shall not
17 be construed so as to require the applicant to conduct business with, or purchase from,
18 Culver City-based employees and businesses.
- 19 9. The applicant and contractors shall use all reasonable cost-effective efforts to reuse
20 and recycle construction and demolition debris, to use environmentally friendly
21 materials, and to provide energy efficient buildings, equipment, and systems.
- 22 10. The project and its operations shall comply with all applicable local, special district or
23 authority, county and federal statutes, codes, standards, and regulations including, but
24 not limited to, Building Safety Division, Fire Department, Planning Division and Public
25 Works Department code requirements and it shall comply with all applicable comments
26 and code requirements as determined during the City's building permit review process.
27 This includes the requirements of CCMC Chapter 7.05 concerning Transportation and
28 Air Quality Management.
- 29 11. The City reserves the right to periodically inspect the project site without prior
notification to ensure continuing compliance with all conditions of approval.
12. The name and telephone number of a contact person for the applicant, contractor, and
City shall be posted at the project site so as to be visible to the public until issuance of a
Certificate of Occupancy. These contact information postings shall be placed along
Van Buren Place and Ince Boulevard.
13. During all phases of construction and once the development becomes operational, all
graffiti upon the premises shall be removed within 48 hours after its application.
14. The public notification signs installed in accordance with the CCMC public notification
requirements for this review process shall be removed within ten (10) days of the end of
the appeal period or the final decision of the City Council / Redevelopment Agency,
whichever occurs last.

- 1 15. All parking areas shall be developed pursuant to CCMC Chapter 17.320, Off-Street
2 Parking and Loading. The ramps and parking surfaces in the parking structure shall be
3 provided with an anti-squeal finish. **(Environmental Mitigation Measure)**
- 4 16. All planted areas shall be landscaped, irrigated, and maintained pursuant to CCMC
5 Chapter 17.310 Landscaping. After issuance of the building permit, a minimum of three
6 (3) sets of detailed landscaping and irrigation plans separate from the final working
7 drawings shall be submitted to the Planning Division for review and approval.
- 8 17. The plants proposed to cover the "green screen" on the parking structure shall be of a
9 fast growing variety capable of covering the screen within one year of planting and
10 approved by the Park's Manager. Said plant shall be continually maintained, and
11 replaced if necessary, to provide the required screening.
- 12 18. In addition to the screening requirements for onsite parking areas including loading
13 areas, refuse storage / trash compactor facilities, and Fire Department connections, the
14 following items shall be screened from surrounding and nearby public and private
15 properties in a manner consistent with City standards and suitable to the subject
16 development as approved by the Planning Manager. In general, the height of any
17 required screening device shall be no lower on any side than the height of the highest
18 feature requiring screening and:
- 19 A. All exteriors of the proposed buildings shall be free of all unaesthetically treated,
20 exposed elements (i.e., plumbing pipes, electrical conduits, downspouts and
21 National Pollution Discharge Elimination System (NPDES) elements) which shall
22 be placed within the exterior walls. Where exposed wall-mounted features or
23 equipment may be necessary (i.e., ventilators and utility meters), recessed wall
24 mounted cabinets or other similar devices shall be constructed within the wall,
25 whenever possible, to accommodate such features and equipment so that they are
26 flush with and do not project out from the main exterior wall plane. With or without
27 recesses, the exposed portions of such features or equipment shall be of a color to
28 blend, not contrast, with the adjoining finished building color, subject to the
29 approval of the Planning Manager;
- 30 B. All roof-mounted mechanical equipment, duct vents and the like shall not project
31 above the horizontal plane of the building's lowest primary opaque architectural
32 feature(s) (i.e., parapet walls, penthouse structures or screening walls); and
- 33 C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be
34 located within the building or in underground vaults if the equipment is located
35 within a street facing setback, or it shall be screened with walls and/or landscaping
36 if not located within a street facing setback. Ground-mounted equipment shall not
37 be located in the landscaped areas fronting any public right-of-way.
- 38 18. All construction and permanent equipment shall be modified so as to insure the
39 following noise standards:

- 1 A. Installation of mufflers and sound control devices (i.e., intake silencers and noise
2 shrouds) that are no less effective than those provided on the original equipment
3 and no equipment shall be operated without an exhaust muffler;
- 4 B. Properly maintained to minimize noise emissions;
- 5 C. If serviced at a location onsite, the service vehicle(s) shall be setback from any
6 street so as to maintain the greatest distance from the public right-of-way;
- 7 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators and
8 air conditioning units) shall be minimized by proper selection of equipment and the
9 installation of acoustical shielding as determined necessary by the Planning
10 Manager and the Building Official in order that compliance with the CCMC Noise
11 Regulations and Standards is achieved; and
- 12 E. Stationary source equipment (i.e., compressors) shall be located so as to maintain
13 the greatest distance possible from the public right-of-way.
- 14 19. The applicant shall ensure efficient parking management during construction so as not
15 to impact surrounding properties. Construction workers shall park on site or at other
16 locations approved by the City. No parking on surrounding residential neighborhood
17 streets shall be allowed.
- 18 20. A certificate of occupancy for the approved project will be issued only upon completion
19 of all applicable conditions of approval and required on and off-site improvements.
- 20 21. Guest parking for evening live audience tapings shall not be permitted in the parking
21 structure adjacent to Van Buren Place. **(Environmental Mitigation Measure)**
- 22 22. Attendants shall be required for the efficient use of the tandem parking in the
23 subterranean parking structure.

24 Prior to the Issuance of Any Grading, Excavation and/or Building Permit, the Applicant shall:

- 25 23. Submit to the Planning Manager for approval an exterior light fixture plan. The plan
26 shall identify the location and type of all exterior light fixtures to be installed by the
27 applicant. All lighting shall be directed onsite and light sources shall be shielded so as
28 not to be intrusive to surrounding properties.
- 29 24. Provide the construction contractor(s) and each subcontractor related to the project a
copy of the final project conditions of approval. The applicant and the City agree that
these conditions shall be enforceable through all legal and equitable actions and any
remedies, including the imposition of fines against each and every person who
conducts any activity on behalf of the applicant on or near the project site. The
applicant, property owner, and general construction contractor are ultimately
responsible for all actions or omissions of a subcontractor.

Engineering Division

25. Prior to the issuance of any building permits, three sets of Site Improvement Plans prepared by a Civil Engineer registered in the State of California, shall be submitted to the Engineering Division for review, approval, and permitting. The Plans shall include, but not limited to, detailed drainage and grading of the site indicated by topographical lines and spot elevations. Show all existing and proposed drive approach(es), driveway(s), sidewalk, curb, gutter, indicate all proposed and existing utilities (sanitary sewer, water, etc.), and fully dimensioned plans to include up to the centerline of Ince Boulevard and Van Buren Place.
26. Provide an existing site topographic survey map prepared by a licensed Land Surveyor in the State of California. This survey shall include existing property lines, existing utilities and meters, existing structures, street trees, all above ground facilities within the public parkway, include existing development within 50 feet of project site, etc. A survey (horizontal and vertical location) of the existing public sewer shall be noted on the plan.
27. Prior to the issuance of any demolition (except Building J), grading excavation and/or building permit, the applicant shall submit concurrent with the submittal of the Site Improvement Plan, the Local Storm Water Pollution Prevention Plan (LSWPPP) and the Standard Urban Storm Water Mitigation Plan (SUSMP) for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. Prior to the start of design of these plans and of necessary reports, the applicant's civil engineer shall meet with the City's Stormwater Program Manager to obtain information on the City-specific SUSMP and LSWPPP requirements. The LSWPPP and SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater NPDES Permit No. CAS614001 (Order No. 01-182). The LSWPPP shall include Best Management Practices (BMPs) that effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The SUSMP shall provide BMPs that adequately address the pollutants generated during the post-construction stage. The site improvement plans shall note that the contractor shall comply with the "California Stormwater Best Management Practice Handbooks".
28. Prior to the issuance of any Certificate of Occupancy (CO) the applicant shall submit to the City Stormwater Program Manager a notarized Master Covenant and Agreement (regarding on-site BMP maintenance) to be recorded by the County Recorder of Los Angeles County. Prior to getting the Agreement notarized, the applicant's civil engineer shall contact the City's Stormwater Program Manager for review of the Agreement and for information on other requirements associated with the recording process.
29. After the construction of the SUSMP-related BMPs, the applicant shall submit to the City Stormwater Program Manager a completed Stormwater Observation Report Form (stamped and signed by the civil engineer or architect responsible for the SUSMP design) to certify, based on his or her observations, that all SUSMP-related BMPs have been constructed per the specs and the drawings.

- 1 30. The applicant shall reconstruct all damaged and uplifted sidewalk panels along property
2 frontage on Van Buren Place per APWA Standards and to the satisfaction of the City
3 Engineer or his/her designee.
- 4 31. The two existing driveway approaches proposed to be removed on Van Buren Place
5 shall be reconstructed into a sidewalk, parkway, curb, and gutter per APWA Standards
6 and to the satisfaction of the City Engineer or his/her designee.
- 7 32. The gate on Van Buren Place shall be for emergency entry only and the driveway
8 approach shall be constructed to Culver City standards.
- 9 33. A landscape plan for parkway landscaping and irrigation within the public right-of-way
10 on Van Buren Place shall be submitted for review and approval by the City Engineer.
11 The owner shall maintain the parkway area to the satisfaction of the Public Works
12 Department.
- 13 34. The existing streetlight along the project's frontage on Van Buren Place shall be
14 upgraded to low voltage power. This work shall include, but not limited to, the
15 replacement of light fixtures, ballasts, and the installation of new pull boxes, conduit,
16 and wiring. A new service connection shall be provided as directed by and to the
17 satisfaction of the City Engineer. All streetlights on Van Buren Place that are not
18 converted to low voltage shall remain in operation.
- 19 35. All onsite drainage shall be pretreated prior to being conveyed to the street or storm
20 drain system per SUSMP requirements.
- 21 36. Prior to the issuance of a building permit, the applicant shall provide a geotechnical
22 report from a State licensed Geotechnical Engineer reporting on the suitability of the
23 onsite soils to support the proposed construction and shall include a liquefaction
24 analysis. The report shall also identify any special considerations necessary to satisfy
25 California Building Code requirements.
- 26 37. Upon completion of the rough grading and prior to the issuance of a building permit the
27 following reports and drawings and any supplements thereto shall be submitted to the
28 City Engineer:
 - 29 A. An as-built grading plan prepared by the Civil Engineer.
 - B. A certification by the civil engineer that the grading has been completed in
conformance with the approved plan and California Building Code Appendix
Chapter 33 and with this certification, a survey showing the final rough pad grade
elevations shall be submitted.
 - C. A certification by the soils engineer that the grading has been completed to his
satisfaction and is in compliance with the California Building Code Chapter 33.

1 D. A final compaction report prepared by the soils engineer.

2 38. The applicant shall be responsible for the expense to repair or replace any damage to
3 the public right-of-way caused by the construction of the proposed project. Such repair
4 or replacement shall be completed to the satisfaction of the City Engineer.

5 39. Dirt hauling and construction material deliveries or removal are prohibited during the
6 morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic
7 periods.

8 40. During construction, dust shall be controlled by regular watering and as directed by the
9 Culver City Public Work Inspector.

10 41. All staging and storage of construction equipment and materials, including the
11 construction dumpster, shall be on-site only. The applicant shall obtain written
12 permission from adjacent property owners for any construction staging occurring on
13 adjacent property.

14 42. Prior to the commencement of any excavation, the applicant shall install a temporary
15 construction fence with screening around the site. The height, fence and screening
16 materials are subject to approval by the City Engineer or his/her designee.

17 43. The construction contractor shall advise the Culver City Public Works Inspector of the
18 construction schedule and shall meet with the inspector prior to commencement of
19 work.

20 44. Due to the change of use, this project is subject to the City's Sewer Facility Charge
21 (SFC). The existing and proposed uses and square footages shall be provided for the
22 proposed development to the Engineering Division. The SFC shall be paid directly to
23 Engineering Division prior to the issuance of any permit.

24 45. Per the CCMC Section 5.01.010, Solid Waste Management, the Culver City Sanitation
25 Division has the exclusive franchise for all solid and recyclable waste material handling
26 within the City limits. To arrange for waste management activities, contact a Sanitation
27 representative at (310) 253-6400.

28 46. The applicant shall dedicate an easement for street purposes along the project's West
29 Parcel frontage with Washington Boulevard. The easement shall be seven feet in width
in order to provide for a total right-of-way of 80 feet for Washington Boulevard.

47. The applicant shall dedicate an easement for street purposes along the easterly side of
Ince Boulevard between Washington Boulevard and Lindblade Street to provide for a
total street right-of-way of approximately sixty-six (66) feet. The actual width of the
easement shall be determined by a field survey and shall encompass the full width of
the existing public street improvement.

Traffic

48. Ince Boulevard shall be restriped with two southbound lanes from Washington Boulevard to Gate 2. The curb lane will be a right-turn-only lane into Gate 2, and the number one lane will be a combination through/right-turn lane. Culver Studios will be responsible for all the engineering and implementation costs associated with this mitigation measure to the satisfaction to the City.
49. "No right-turn" signs for motorists exiting Studio property at Gates 2 and 3 shall be installed. "No left-turn" signs for northbound motorists on Ince Boulevard at Gates 2 and 3 shall be installed. Culver Studios will be responsible for all costs to post signs indicating the turn prohibitions on Culver Studios property and on City right of way. Access Gates 2 and 3 shall only be via right turn-in/left turn-out only.
50. A Traffic Monitoring Program shall be submitted for review and approval by the Planning Manager and Public Works Director. Culver Studios shall take "before-project" base traffic counts prior to construction, and "after-project" counts six months and one year after the certificate of occupancy is issued for Building J. Culver Studios is responsible to take all the counts and report the findings to the City. If the Planning Manager and Public Works Director determine that the project significantly increases traffic on Krueger Street, Lucerne Avenue, and the residential portion of Ince Boulevard, then Gate 3 will be restricted to trucks only. For the monitoring process in each of the three periods, the Studio shall take baseline 24-hour machine traffic counts for one week for Krueger Street, and one 12-hour manual traffic count (6 AM to 6 PM) showing turning movements for one weekday at the intersection of Ince Boulevard and Krueger Street.
51. The Culver Studios shall submit three times (dates and scope of study as determined by the City) over an 18 month period following occupancy of Building J, a parking study evaluating the parking demand of their on-site facilities and the Studio's employee, tenant, and visitor off-site parking impact in the nearby residential area. The residential area shall be defined as the residential portions of Lucerne Avenue, Carson Street, Hubbard Street, Krueger Street, and Poinsettia Court between Ince Boulevard and Higuera Street, and that portion of Ince Boulevard which is residential between Krueger Street and Lucerne Avenue. One of the evaluations shall occur after the realignment of the Culver Boulevard/Washington Boulevard intersection. If the City determines, based on the study findings, there is a significant amount of parking off-site by the Studio, the Studio shall present to the Planning Manager and Public Works Director a plan to address the off-site overflow parking issue. For the on-site facilities, remedial measures are needed if 95% of the total amount of on-site parking spaces are occupied. For off-site parking on the residential streets, remedial measures shall be required if 25% or more of the parked vehicles are by non-residents. The remedial measures may include, but are not limited to, the establishment of the deferred parking referenced in Condition of Approval No. II.H. of City Council Resolution No. 94-R055 (as amended by this resolution) and other measures approved by the Planning Manager and Public Works Director.

52. Condition of Approval No. II.H. of City Council Resolution No. 94-R055 is hereby amended to read:

The City defers the Studio's obligation to provide 100 of the required parking spaces on-site unless and until the City determines there are parking deficiencies found by the City to be causing significant adverse impacts on traffic flow, availability of parking, and/or safety in the neighborhoods immediately adjacent to the site. Pursuant to the same procedures used for the adoption of this comprehensive plan, and based on a finding of parking deficiencies, the City may require all or any portion of the 100 deferred parking spaces to be provided within a reasonable time.

53. The Studio shall implement a public relations program that will regularly inform all employees, vendors, tenants, and visitors of the designated routes to and from the studios to help prevent vehicles using residential streets to access the site.

54. All gates along Van Buren Place shall continue to remain for emergency access only to the studio lot.

Fire Prevention Division

55. The following shall be submitted to the Fire Marshal before filing for a building permit:

A. A fire plan shall be provided showing access routes for fire apparatus to all proposed renovated buildings and new structures. Gate(s) shall be provided for fire apparatus and fire personnel on Van Buren Place. A KNOX Box and key access system shall be provided at all new gates and doors.

B. Detailed drawings indicating proposed 20 foot wide fire lanes and location of proposed fire hydrants.

C. A plan for upgrading all portions of the life safety system and suppression infrastructure. The spacing between fire hydrants shall not exceed 300 feet.

56. Per Culver City Fire Department regulations, a fire hydrant shall to be located 30 to 50 feet from the Fire Department Connection (FDC).

57. All new buildings with environmental controlled interior space shall have a manual and automatic fire alarm system.

58. The proposed 200 space parking structure shall have a standpipe system with 2 1/2" valves and 1 1/2" reducing caps.

Cultural Affairs

59. All new construction (Building J, Parking Structure) shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Final drawings for the new structures shall be reviewed by a qualified historic preservation professional and a

statement of appropriateness shall be submitted to the Planning Manager prior to application for any building permit.

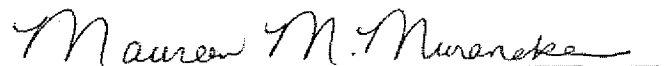
60. A complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City for Building J prior to issuance of any building permit for new construction. Photographic documentation for Building R shall be submitted prior to issuance of any demolition permits for Building R and the complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City prior to issuance of any building permit for the new parking structure. Information included in these documentation packages for Building J and R shall be made publicly available as an educational resource by the applicant (e.g., via The Culver Studios' web site) prior to issuance of a Certificate of Occupancy. **(Environmental Mitigation Measure)**

61. The applicant shall fulfill the City's public art requirement as outlined in Sections 15.06.100 et seq. of the Municipal Code prior to issuance of any Certificate of Occupancy for new construction resulting from approval of this Comprehensive Plan Amendment.

Building Safety Division

62. The location of the handicapped parking spaces within the new 200 space parking structure shall not compel users to wheel behind parked vehicles other than their own, and an accessible route shall be provided from all handicapped parking to all buildings to the satisfaction of the Building Official.

APPROVED and ADOPTED this 26th day of July 2006.



MAUREEN M. MURANAKA, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:



Yvonne Hunt
Administrative Secretary

SJ/sj

Draft

REGULAR MEETING OF THE
PLANNING COMMISSION
CULVER CITY, CA

July 26, 2006
7:00 p.m.
Mike Balkman Council Chambers

MEMBERS PRESENT:
ADVISORY PRESENT:

•

CALL TO ORDER

Vice Chair Muranaka called the meeting to order at 7:02 p.m.
The Pledge of Allegiance was led by Thomas Gorham.
Roll Call. Muranaka, Tiggs, Rockwell, Kuechle, Weissman.

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PUBLIC COMMENT

None.

PH-1.

**PH-2 Comprehensive Plan Amendment No. 5 – CP/M P2006068 for 9000 through 9336
Washington Boulevard (The Culver Studios)**

Motion for receive and file the Affidavit of Mailing of Notices was moved by Vice Chair Tiggs,
seconded by Commissioner Rockwell.

Sherry Jordan gave a brief summary of the project.

Vice Chair Tiggs inquired about the following:

- The amount of parking provided, surface parking, the proposed office parking ratio, and the availability of production parking.
- Truck use of the gates.
- Proposed vegetation on the parking structure.

Sherry Jordan responded.

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Wayne Rauschenberger (General Manager of the Culver Studios)

- Addressed the need for office space at the studio.
- Stated that they agree to all of the conditions of approval in the resolution.
- Addressed truck use of the gates.

Commissioner Rockwell

- Per residents in the area, studio parking is occurring in the neighborhood.

Wayne Rauschenberger

- Will probably have to implement valet and tandem parking in the parking structure..
- They keep a close eye on parking in residential neighborhoods and have not received any reports or comments recently regarding that.
- Has agreed to put ordinance signs outside the lot to prevent right turns into the residential neighborhood.
- During the peak periods tandem parking will have to be tandem/valet.

Eric Stultz (Design Director for Gensler)

- Described the proposed structures and architecture of the existing and proposed structures.

S. Larkey (Resident)

- Inquired about the architecture of Building J.
- Inquired about the height of the building and the number of employees expected after the completion of the project.
- Inquired about shuttle service to the studio.

Wayne Rauschenberger

- Responded to the questions of Ms. Larkey.

Vice Chair Tiggs

- Inquired about the number of employees and use of Gate 1.

Wayne Rauschenberger

- The 75 employee number does not include the lessees. The number varies and there may be up to 300-400 on the lot in any given day.
- The only long term tenant at this time is the Sony Television Group which resides in the mansion in the front. There are approximately 60 people in the mansion. Everyone else are "production" tenants.
- Gate 1 is primarily used by the Sony Television Group in the mansion and that gate is closed at 5:00 p.m.

Motion to close the public hearing was moved by Commissioner Kuechle, seconded by Commissioner Weissman. Vote 5-0.

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Commissioner Rockwell

- Supports the project.
- Discussed the traffic and parking issues in the area.
- Inquired about proposed condition of approval concerning the traffic study to be conducted after occupancy of Building J.

John Muggridge (Kaku & Associates Traffic Consultants)

- Responded to the questions concerning the traffic study

Sherry Jordan suggested a possible condition of approval for studying the impact of parking in the surrounding neighborhood.

Commissioner Rockwell

- The problem is not the traffic going into the lot, but potentially what parking is occurring in the neighborhoods.

Barry Katz (City Consulting Traffic Engineer)

- *Discussed restricted or permit parking for residential streets and the monitoring parking in residential areas.*

Sherry Jordan described the permit parking process.

Commissioner Weissman

- Inquired about the realignment of Washington Boulevard and the effect on the Ince/Washington intersection.

Barry Katz

Informed the Commission that the traffic study was performed assuming the realignment of Washington Boulevard and there will be a worsening of traffic.

Commissioner Kuechle discussed

- His belief that in addition to traffic, parking impact of the project should be studied.
- That the 100 deferred parking space requirement should be clarified to apply to any shortfall of parking not just for stage use.
- The use of attendants for tandem parking.
- The need for a condition of approval for maintenance of “green screen” on parking structure and that the plants fully developed within one year.

Vice Chair Tiggs

- Inquired about the use of Gates 1, 2, and 3.

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Sherry Jordan described the use of the gates.

Commissioner Weissman

- Supports the project.
- Inquired about Gate 1 access following the Washington Boulevard realignment.
- Believes the complaints regarding studio parking on residential street has lessened but that it is important to be mindful of the residents' concerns.

Sherry Jordan explained Washington Boulevard street realignment and Gate 1 access.

Chair Muranaka

- In favor of requiring a parking study.
- Would be in favor of a condition of approval that would require onsite and offsite parking demand studies.

A page by page review of the Findings was done by the commissioners and responses to questions and concerns were addressed by Sherry Jordan and Thomas Gorham.

Commissioner Kuechle

- Expressed concerns on Page 6 – Condition #13 regarding graffiti, but agreed that the condition was adequate as written.
- Suggested adding Conditions of Approval with respect to the tandem parking with parking attendant and/or valets, clarifying that the 100 space deferred parking requirement is not limited to stage use parking, and plant growth rate and maintenance of the green screen on the proposed parking structure.

Chair Muranaka supported the recommendation.

Sherry Jordan responded.

Commissioner Rockwell

- Project needs parking and level of occupancy studies.
- Expressed concern with vehicle queuing on Ince Boulevard.

Commissioner Tiggs

- Concerned about the one year traffic monitoring before and after the realignment of Washington Boulevard.

Barry Katz read a proposed draft additional condition of approval regarding the parking concern and a separate condition for monitoring the parking. A condition regarding the 100 deferred parking spaces was read by Sherry Jordan.

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There was a general consensus that it was acceptable for staff to write the additional conditions of approval for Chair Muranaka's signature.

Motion to adopt the Mitigated Negative Declaration (MND) finding that the project will not have a significant impact on the environment provided certain mitigations are implemented as described in the MND and that the Commission recommend to the City Council approval of Comprehensive Plan Amendment No. 5, CP/M, P2006068, subject to Resolution No. 2006-P018 as amended, was moved by Vice Chair Tiggs, seconded by Commissioner Rockwell.
Vote 5-0.

City of Culver City, California
Planning Commission Agenda Item Report

Meeting Date: July 26, 2006	Item Number: <u>PH-2</u>
AGENDA ITEM: The Culver Studios Comprehensive Plan Amendment No. 5, CP/M P2006068, for 9000 through 9336 Washington Boulevard.	
Contact Person/Dept.: Sherry Jordan, Senior Planner <i>sg</i>	Phone Number: (310) 253-5746
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 3, 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 June 3, 2006. Notice was published in the Culver City News on June 15, 2006.	
Planning Approval: Thomas Gorham, Planning Manager, July 17, 2006	
<u>RECOMMENDATION:</u> That the Planning Commission: 1. Adopt a Mitigated Negative Declaration (MND) finding that the project will not have a significant adverse impact on the environment provided certain mitigations are implemented (Attachment No. 2); 2. Recommend that the City Council approve Comprehensive Plan Amendment No. 5, CP/M P2006068, subject to Conditions of Approval as stated in draft Resolution No. 2006-P018 (Attachment No. 3); and <u>PROCEDURES:</u> 1. Chair seeks motion to receive and file affidavit of mailing of notices. 2. Chair calls on staff for a brief staff report and Commission poses questions to staff as desired. 3. Chair opens the public hearing, providing the applicant the first opportunity to speak, followed by the general public. 4. Chair seeks a motion to close the public hearing after all testimony has been presented. 5. Commission discusses the matter and arrives at its decision.	
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BACKGROUND:

Request

To amend the Comprehensive Plan for The Culver Studios 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.

General Information

See Attachment No. 1, Project Summary

History

The studio was originally developed by Thomas H. Ince in 1918 and has been used for motion picture and television production ever since. Attachment No. 4 provides a brief history of the studio. See Attachment No. 5 for an abbreviated history of the entitlements associated with the development of the studio over the last 20 years.

Existing Conditions

As described in the Culver City Redevelopment Agency's Design for Development for The Culver Studios Area (DFD), the site is made up of two parcels (Attachment No. 7). The West Parcel, addressed as 9336 Washington Boulevard, contains The Culver Studios and currently houses approximately 70,600 sq. ft. of office, 86,000 sq. ft. of support, and 155,500 sq. ft. of stage uses. The East Parcel, addressed as 9050 Washington Boulevard, contains approximately 164,000 sq. ft. of studio related office use.

The East Parcel, while subject to the City's Comprehensive Plan and the Redevelopment Agency's DFD, is not owned by the applicant and is not part

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of this request. Should the requested amendment be approved it would only apply to the West Parcel. The existing Comprehensive Plan regulations would remain effective for the East Parcel. See Page 4 of Attachment No. 12 for an aerial map illustrating the two parcels.

ANALYSIS:

The current Comprehensive Plan requirements are contained in Resolution No. 94-R055 (Attachment No. 8). The proposed amendment to the Comprehensive Plan for the West Parcel (Attachment No. 12) consists of the following main points:

- A. *Construction of a 49,500 gross square foot four-story (56 foot high) office building within approximately the same footprint of Building J.*

Building J was demolished in April of this year. It consisted of an 11,852 square foot, 49 foot high building used as a support facility for the operation of the studio. The building had a zero street facing setback along Ince Boulevard. The proposal is to construct a 49,500 gross square foot, 56 foot high (four-story), office building on approximately the same footprint of Building J. As with Building J, the street facing side of the building would be located on the Ince Boulevard property line thereby eliminating the need for a perimeter studio wall. The new building will be 7'6" shorter in length than the former building but will project 7'6" more in width towards the inside of the studio lot.

The new building is proposed to be a precast concrete structure in a contemporary architectural style. A discussion of the reasoning behind the design and its relationship to the historic nature of the studio site is contained on Page 12 of the Comprehensive Plan Amendment No. 5 narrative and plans (Attachment No. 12).

The Studio (S) zoning regulations require that all the development standards for sites within the Studio Zone, except for the building height limit, be established by a Comprehensive Plan. In the zoning code, the maximum height for buildings in the Studio Zone is 56 feet without a Height Exception per Culver City Municipal Code (CCMC) Section 17.300.025.

The existing Comprehensive Plan narrative adopted with the original Comprehensive Plan in 1988, illustrates street facing zoning setback requirements in affect at the time. The requirement is for a 15 foot

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setback for the first 27 feet of height and a 17.5 foot setback for the remaining portion of the building over 27 feet in height.

The Comprehensive Plan process (Attachment No. 9) was developed to allow for flexibility in the application of zoning code standards for a particular development. The purpose is to allow consideration of creative site planning and design in relation to the site specific location, site features, onsite and surrounding land uses, and other zoning code standards.

Approval of this Comprehensive Plan Amendment as proposed would allow new Building J to be constructed with a zero street facing setback along Ince Boulevard and be 56 feet in height. Staff believes the building will be compatible with the surrounding industrial neighborhood. The building will be on the studio lot with other taller stage structures and would be across Ince Boulevard from industrial uses and buildings. The location on the lot is the only place where a four-story building could be located that would not visually impact any residential area. The zero street facing setback will allow the continued use of building walls as the perimeter wall for the studio lot along Ince Boulevard.

The current DFD limits the height of new building construction to 43 feet and requires building setbacks to conform to applicable zoning standards. Should the Comprehensive Plan Amendment be approved, it would not become effect until the Redevelopment Agency approved an amendment to the DFD. The proposed project will require amendments to the DFD that would amend the parking ratio for office use (discussed below), increase the allowable building height to 56 feet for Building J, eliminate the street facing setback for the reconstruction of Building J, provide a general clean-up of the DFD to remove obsolete provisions, and update CCMC citations. The Redevelopment Agency would consider the amendment to the DFD at the same time the City Council considers the Planning Commission's recommendation on the Comprehensive Plan Amendment.

- B. Amending the parking ratio for office use on the west parcel lot to be consistent with the office parking ratio citywide.*

The parking requirements for the Comprehensive Plan area is currently established in the DFD and the Comprehensive Plan. The parking ratios that were in existence in the zoning code at that time for office use were adopted. Specifically, the parking requirement for office use established is as follows:

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Office

Up to 30,000 sq. ft.
of Gross Floor Area

3.8 spaces per 1,000 sq. ft.
of Gross Floor Area (1/263)

Over 30,000 sq. ft.
of Gross Floor Area

3.4 spaces per 1,000 sq. ft.
of Gross Floor Area (1/294)

The Comprehensive Plan Amendment proposes to change the ratio for office use on the West Parcel to 2.86 spaces per 1,000 sq. ft. of gross floor area (1/350). This is currently the parking requirement for office use citywide. With this ratio, the proposed 117,872 sq. ft. of office use on the parcel (including new Building J) would require 337 parking spaces. With the existing parking ratio, 413 spaces would be required. See Page 28 of the Attachment No. 12 for a detailed parking breakdown of the required parking for the West Parcel. In total, the studio would be required to provide 752 parking spaces with the proposed amendment (337 spaces for office use and 415 spaces for all other uses). The preliminary plans provide 754 spaces.

Number of Parking Spaces on the West Parcel

Existing Onsite

Per Comprehensive Plan Amendment No. 5

196 Surface parking

135 Surface parking

419 Subterranean parking

419 Subterranean parking

200 Structure parking

615

754

- C. *Construction of a 200 space parking structure over the location of an existing 60 space surface parking lot and Building R.*

To accommodate the required parking (as amended) for the West Parcel, the applicant is proposing to construct a parking structure to supplement the existing surface and subterranean parking. The proposed structure would accommodate 200 parking spaces on two and one-half levels incorporating subterranean and roof parking. The site plan, floor plans, and elevations for the structure are contained in Attachment No. 12.

The height of the structure ranges from 26 feet at the southeasterly end down to 21 feet at the other end adjacent to the residential dwelling along Van Buren Place. It is designed with a six foot high parapet around the

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exterior of the floors to screen the vehicles and headlights. The elevations facing the residential dwelling and street will be designed to accommodate a "green screen" of vines to cover the structures concrete exterior. The setbacks around the structure will be planted to add additional screening.

Due to the location of the parking structure, one of the existing emergency gates along Van Buren Place will be relocated to align with the internal drive aisle leading to the structure. These gates will remain for emergency access only and will not provide access to the studio lot.

DISCUSSION:

Project Applicant's Community Meetings

The applicant held two informational community meetings for the neighborhood on May 16th and 17th. At these meetings representatives of The Culver Studios presented the project and answered questions from the attendees.

Traffic

A traffic study was prepared by Kaku Associates to evaluate the potential traffic impacts of the proposed development (Attachment No. 10). A total of 18 intersections were analyzed within the study area for this project. Analysis of the projected cumulative plus project conditions indicates that the proposed project would not create any significant traffic impacts at any of the analyzed intersections or exceed a level of service standard established by the county congestion management agency for designated roads or highways. The study did however list various traffic related improvements that will benefit the proposed project and the surrounding neighborhood. Staff concurred with the findings and has included the following recommendations as conditions of approval in proposed Resolution No. 2006-P018:

- Implementation of a public relations program to inform visitors to the site of designated routes to and from the studios to help prevent vehicles using residential streets to access the site.
- Installation of new traffic signs along Ince Boulevard on studio property and in the public right-of-way to make Gates 2 and 3 right turn-in/left turn-out only.
- Restripe southbound Ince Boulevard at Gate 2 to provide a through/right and a dedicated right-turn lane to provide better access to the studio site.
- Implementation of a traffic monitoring program over a one-year period. If the City determines that the project significantly increases traffic on Kruger Street,

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Lucerne Avenue, the residential portion of Ince Boulevard, or any other residential street, then the City would propose restricting access at Gate 3 to trucks only.

Art in Public Places Program

The applicant is proposing to meet their Art in Public Places requirement by installing an art piece onsite facing Ince Boulevard near Gate 2. To date no proposed art piece has been submitted for review. The Cultural Affairs Commission will review and approve the proposed art piece concept prior to installation. The art requirement must be satisfied prior to issuance of a Certificate of Occupancy.

Historic Resources

In 1987, Thirtieth Street Architects conducted a survey in Culver City with the intention of identifying structures of historical/architectural/cultural significance at the local level. Buildings surveyed were rated A, B, C, or D. "A" rated buildings included potential candidates for listing on the National Register of Historic Places; "B" rated buildings included those not architecturally distinctive or historically significant enough to be considered for the National Register but maintained a local importance; "C" rated buildings included those not individually distinctive architecturally or historically but potentially important when grouped in a district; and, "D" rated buildings were structures that had been altered but might be restorable. The "+" symbol was added to any of the four ratings for those buildings considered contributors to a potential historic district. The 1987 Thirtieth Street Architects survey became the basis for Culver City's 1990 Historic Preservation Advisory Committee (HPAC) Report which made recommendations for historic designations under Culver City's historic preservation program. Structures were designated by the City Council, based on the HPAC Report recommendations, as either "Landmark," "Significant" or "Recognized."

The Thirtieth Street Architects' survey included 36 structures (some of these were combined into one building for rating purposes) on The Culver Studios lot, with 13 rated A+, nine rated B+, and eight rated C+. Of these, the Mansion (Administration) Building – including the DeMille Theatre – and Bungalows S, T, U, and V were included in Culver City's list of designated historic resources. The Mansion Building was given the local designation of "Landmark" and the four bungalows the designation of "Significant." Although all buildings surveyed at that time were considered contributors to a potential historic district, The Culver Studios lot was not formally given a district designation at the local level.

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In the fall of 2005, The Culver Studios hired Historic Resources Group (HRG) to update the 1987 structures survey according to current guidelines and existing conditions at the site. HRG's evaluation included 32 buildings and structures (including the four gates), of which 24 (75%) were determined to be contributors to a potential historic district. The period of significance of the site was from 1918 to 1946; 81% of the structures surveyed in 2005 were constructed within the period of significance. The Culver Studios site functions today as it did at its inception in 1918 and, with little exception, the current configuration of the site resembles the layout from 1946. It was concluded by HRG that The Culver Studios site is determined eligible for listing as a district on the National Register of Historic Places today (as it was in 1987) due to its associated value within the context of motion picture studios at the local level.

Because of The Culver Studios' eligibility for listing on the National Register as a district, the site is also considered an historic resource under the California Environmental Quality Act (CEQA) Section 21084.1 and Public Resources Code (PRC) Section 5024.1(c).

Staff has outlined the following requirements as mitigation measures to retain The Culver Studios' eligibility as a district for listing on the National Register and thereby avoiding a significant impact on the existing environment of the proposed project as outlined in Comprehensive Plan Amendment No. 5. These requirements are included as conditions of approval in proposed Resolution No. 2006 P018.

- Documentation of Buildings J and R following the Historic American Building Record (HABS) criteria. Documentation is to include photographs, architectural drawings and a narrative outlining the historical context of each building to the site; and,
- All new construction shall comply with the U.S. Secretary of the Interior's Standards for Rehabilitation, specifically Standards No. 2, 9 and 10 (Attachment No. 6).

This project ensures retention of the majority of the structures that have been identified as contributors to the historical district's eligibility from the period of significance (1918-1946).

The Historical Documentation Package for Building J has been completed by HRG and submitted to the City for review. Documentation of Building R is in progress. With regard to the requirements for new construction, the narrative

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included on Page 12 of the Comprehensive Plan Amendment narrative and plans (Attachment No. 12) summarizes the relationship of the new construction to the site.

Legal Standard for Decision/Project Findings

CCMC Title 17, Section 17.560.025, lists the findings required for Comprehensive Plan Modifications. The Planning Commission can recommend to the City Council to approve, approve with conditions, or disapprove the Comprehensive Plan Amendment based on the applicable findings. Staff believes the findings for Comprehensive Plan Amendment No. 5, CP/M P-2006068, can be made as outlined in proposed Resolution No. 2006 P018.

Comments Received During Public Comment Period

As of July 11th staff has received six inquiries about the project. Most of the callers inquired about parking structure access from Van Buren Place and expressed that they would be concerned if access would be permitted from Van Buren Place. One caller just wanted more information about the overall project.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) guidelines, an Initial Study was completed on July 3, 2006 (Attachment No. 2). Based on the review of the submitted development plans, Initial Study analysis and City procedures, the Planning Division required the applicant to submit a traffic study (Attachment No. 10), shade and shadow analysis (Attachment No. 12), and historical resources information (Attachment Nos. 4 & 5). The Initial Study was filed with the Los Angeles County Clerk and posted at the Planning Division public counter.

The project has been determined to have less than significant impacts on the community provided certain mitigations are incorporated relating to Cultural Resources and Noise. The MND containing the Initial Study and mitigation measures are contained in Attachment No. 2 to this report and the mitigation measures have been recommended as conditions of approval in proposed Resolution No. 2006-P018.

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ALTERNATIVE OPTIONS:

The following alternative actions may be considered by the Planning Commission:

1. Recommend to the City Council approval of the Comprehensive Plan amendment application with the recommended conditions of approval if the application is deemed to meet the required findings.
2. Recommend to the City Council approval of the Comprehensive Plan amendment application with additional or different conditions of approval, if deemed necessary to meet the required findings and mitigate any new project impacts identified at the meeting.
3. Recommend to the City Council disapproval of the Comprehensive Plan if it does not meet the required findings.

ATTACHMENTS:

1. Project Summary
2. Initial Study/Mitigated Negative Declaration
3. Proposed Resolution No. 2006-P018
4. A Brief History of The Culver Studio by Historic Resources Group, 2006
5. Abbreviated History of Major Entitlements for The Culver Studios 9336 and 9050 Washington Boulevard
6. The Secretary of Interior's Standards for Rehabilitation
7. Design for Development for The Culver Studios Area (Amended June 20, 1994)
8. City Council Resolution No. 94-R055
9. CCMC Chapter 17.560 - Comprehensive Plan Regulations
10. Traffic and Parking Study for Culver Studios Comprehensive Plan Amendment #5, received July 10, 2006
11. Appendix Documentation to Traffic and Parking Study for Culver Studios Comprehensive Plan Amendment #5, received July 10, 2006, concerning Gate 4 policies
12. Comprehensive Plan Amendment No. 5 narrative and plans received July 10, 2006
13. Color and materials boards received April 25, 2006 (available at meeting)

Attachment 1
PROJECT SUMMARY

APPLICATION TITLE & CASE NO:		
Comprehensive Plan Amendment No. 5, CP/M P2006068, for 9000 through 9336 Washington Boulevard		
PROJECT ADDRESS/LOCATION:		APPLICANT INFORMATION:
9000 through 9336 Washington Boulevard.		The Culver Studios
PERMIT/APPLICATION TYPE:		
☐ Administrative Use Permit ☐ Conditional Use Permit ☐ Administrative Site Plan Review ☐ Site Plan Review ☐ Administrative Variance ☐ Variance ☐ Master Sign Program ☐ Certificate of Appropriateness ☐ Certificate of Exemption ☐ DOBI ☐ Tentative Parcel Map ☐ Tentative Tract Map ☐ Lot Line Adjustment ☐ Zoning Code Amendment - Text ☐ Zoning Code Amendment - Map ☐ General Plan Amendment - Text ☐ General Plan Amendment - Map ☐ Planned Unit Development ☐ Specific Plan ☒ Other: Comprehensive Plan Amendment		
APPROVAL BODY:		
☒ Public Hearing ☐ Public Meeting ☐ Administrative		
☐ Administrative ☒ Planning Commission ☒ City Council		☒ Redevelopment Agency ☐ Other:
ENVIRONMENTAL DETERMINATION AND NOTICING:		
CEQA Determination	☐ Categorical Exemption, Class _____ ☐ Negative Declaration or ☒ Mitigated Negative Declaration ☐ Environmental Impact Report, Type: _____	
CEQA Noticing	☐ Notice of Exemption (w/in 5 days of decision) ☒ Notice of Intent to Adopt (21 days prior to decision) ☒ Notice of Determination (w/in 5 days of decision) ☒ Fish & Game Certificate of Fee Exemption (w/in 5 days of decision) ☐ Notice of Preparation ☐ Notice of Availability ☐ Notice of Completeness	
PUBLIC NOTIFICATION:		
Mailing Date: 7/3/06	☒ Property Owners ☒ Occupants ☐ Adjacent Property Owners & Occupants	☐ w/in 300' foot radius ☒ w/in 300' foot radius / Extended ☐ Other:
Posting Date: 6/12/06	☒ Onsite ☐ Offsite	☐ Other:
Publication Date: 6/15/06	☒ Culver City News	☐ Other:
Courtesy Date:	☒ City Council ☒ Commissions ☒ Master Notification List ☐ Culver City Website ☐ Cable Crawler	☐ Press Release ☒ HOA /Neighborhood Groups ☒ Culver City Organizations ☒ Other: Interested parties

PROJECT SUMMARY

GENERAL INFORMATION:	
General Plan Studio	Zoning Studio
Redevelopment Plan Component Area No. 3	Overlay Zone/District N/A
Legal Description Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Bl. (80 feet wide) street purposes and 1 through 6 of Tract 2530, and Lots A, B, and C of Tract 4419	Existing Land Use Studio

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North (across Wash. Bl.):	Commercial Downtown & Commercial General	Surface parking lot, municipal parking structure, & car sales
South:	Light Industrial & Two Family Residential	Light industrial uses, & multiple family dwellings
East:	Light Industrial & Two Family Residential	Light industrial & single and multiple family dwellings
West:	Commercial Downtown, Two Family Residential, & Medium Density Family Residential	Offices, single & multiple family dwelling units & an elementary school

See Comprehensive Plan Amendment No. 5 narrative and plans received July 10, 2006, (Attachment No. 11 to the July 26, 2006 staff report) for parking, site, and development information.

ESTIMATED FEES:

☒ New Development Impact: <u>TBD</u>	☒ School District: <u>TBD</u>	☒ Plan Check: <u>TBD</u>
☐ In Lieu Parkland: _____	☒ Art: <u>TBD</u>	☒ Sewer: <u>TBD</u>

INTERDEPARTMENTAL REVIEW:

Planning, Public Works/Engineering, Building Safety, Fire Prevention, Redevelopment Agency, Economic Development, and City Attorney reviewed the project. Comments have been incorporated into the plans or where made part of the recommended conditions of approval.

ART IN PUBLIC PLACES:

The applicant has submitted his intention to satisfy the requirement by providing art on the project site. This will require future review by the Cultural Affairs Commission.



PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

Attachment No. 2

(310) 253-5710

FAX (310) 253-5721

INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM AND ENVIRONMENTAL DETERMINATION

Project Title:	Comprehensive Plan Amendment No. 5 , CP/M P-2006068, and Amendment/Rescission of the Design for Development for the Culver Studios Area		
Lead Agency Name & Address:	City of Culver City, Planning Division 9770 Culver Blvd., Culver City, CA 90232		
Contact Person & Phone No.:	Sherry Jordan, Senior Planner (310) 253-5746		
Project Location/Address:	9000-9336 Washington Boulevard, Culver City, CA		
Nearest Cross Street:	Ince Boulevard	APN:	4206-022-001 4206-022-002 4206-023-002
Project Sponsor's Name & Address:	The Culver Studios 9336 Washington Boulevard Culver City, CA 90232 Attn: Hal Katersky (Phone #: 202-3335)		
General Plan Designation:	Studio	Zoning:	Studio (S)
Redevelopment Project Area:	Component Area No. 3		
Overlay Zone/Special District:	N/A		
Project Description and Requested Action: The project consists of an amendment to the Comprehensive Plan and the amendment/rescission of the Redevelopment Agency Design for Development for The Culver Studios Area to permit the demolition of 51,746 sq. ft. of office and support area (Buildings J and R), the construction of a 49,500 sq. ft. four-story office building in the same foot print as Building J (zero street facing setback), the 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, the 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. Additionally, there is proposed to be a public art project placed on the new Building J. The parking ratio amendment would make the parking requirement for office use on the studio lot consistent with the office parking requirement throughout the city.			

Existing Conditions of the Project Site: The site of the Comprehensive Plan is relatively flat with approximately 312,000 square feet of stage, support, and office space, with surface and subterranean parking. Vehicle access to the site is from Washington Boulevard and Ince Avenue with only emergency access from Van Buren Place. The existing buildings vary in height from single story structures to approximately 80 feet (Stage 16) in height with varying setbacks.

Surrounding Land Uses and Setting:

West: Offices, single and multiple family dwelling units and an elementary school
East: Light industrial and single and multiple family dwelling units
North: Surface parking lot, municipal parking structure, and car sales lot (across Washington Bl.)
South: Light industrial uses, and multiple family dwellings

The studio complex is located within a developed urban area at one end of the commercial downtown district of the city and projects into a residential neighborhood.

Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement)

The Culver City Planning Commission, Cultural Affairs Commission, City Council, and Redevelopment Agency will be reviewing and approving various components of the project. Permits will be required from various City departments for the physical on and off-site improvements following approval of the project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages:

- | | |
|--|---|
| ☐ Aesthetics | ☐ Mineral Resources |
| ☐ Agriculture Resources | ☐ Noise |
| ☐ Air Quality | ☐ Population / Housing |
| ☐ Biological Resources | ☐ Public Services |
| ☐ Cultural Resources | ☐ Recreation |
| ☐ Geology / Soils | ☐ Transportation/Traffic |
| ☐ Hazards & Hazardous Materials | ☐ Utilities / Service Systems |
| ☐ Hydrology / Water Quality | ☐ Mandatory Findings of Significance |
| ☐ Land Use / Planning | |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FISH AND GAME FEE (AB 3158)

- ☒ I find that the proposed project **WILL NOT** have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend. I find that the proposed project **IS EXEMPT** from the Fish and Game fee. A 'Certificate of Fee Exemption' will be prepared for this project.
- ☐ I find that the proposed project **IS NOT EXEMPT** from the Fish and Game fee.

Sherry Jordan
Signature

7-3-06
Date

Sherry Jordan

Title: Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school??	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
VII. HAZARDS AND HAZARDOUS MATERIALS (continued)				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
IX. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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EVALUATION OF ENVIRONMENTAL IMPACTS:		Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XII. POPULATION AND HOUSING – Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
XII. POPULATION AND HOUSING (continued)					
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIII. PUBLIC SERVICES					
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire protection?	☐	☐	☐	☒
	Police protection?	☐	☐	☐	☒
	Schools?	☐	☐	☐	☒
	Parks?	☐	☐	☐	☒
	Other public facilities?	☐	☐	☐	☒
XIV. RECREATION --					
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
XV. TRANSPORTATION/TRAFFIC – Would the project:					
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
XVI. UTILITIES AND SERVICE SYSTEMS –Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ('Cumulatively considerable' means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

XVII. DISCUSSION:

Discussion of Initial Study Checklist responses:

I. AESTHETICS

- a) through d) No Impact: There are no scenic vistas or resources in the vicinity of the project site that is currently located in a fully developed urbanized area. No adverse impacts relative to scenic vistas and resources is expected of the proposed project because there are no scenic vistas and resources.

MITIGATION MEASURE(S): None required.

- c) through d) Less Than Significant Impact: Construction of the parking structure (21 to 26 feet in height) would occur on the site of a surface parking lot. An eight foot wall currently surrounds the parking lot beyond which the back side of a large production stage is visible from Van Buren Place. The parking structure will partially block the view of the stage building. The parking structure will be covered on the north and west sides with a "green screen" to accommodate the growing of vines to cover the parking structure. The existing surface parking lot contains lighting but the parking structure will add additional lighting to the area. The green screen, when covered with vegetation, will conceal some of the light from the internal floors of the structure. The development will conform to all applicable City zoning standards and design guidelines that include a requirement that all lighting not project onto, or create a nuisance for, adjacent public rights-of-way and private properties. The proposed office building on Ince Boulevard will be subject to these same regulations. Through the proposed design of the project, and code and design requirements, any impacts to the visual character or quality of the site, or new source of substantial light or glare which would adversely affect day or nighttime views in the area will be less than significant. Utilizing these existing regulations, aesthetic impacts will be less than significant.

MITIGATION MEASURE(S): None required.

II. AGRICULTURE RESOURCES:

- a) through c) No Impact: The project site is not located on land identified, utilized, or zoned for agricultural purposes, and there is no known Williamson Act contract in effect on the project site.

MITIGATION MEASURE(S): None required.

III. AIR QUALITY:

- a) through e) Less Than Significant Impact: Future new development in any portion of Culver City will contribute both at the project level and cumulatively, to pollutant emissions over existing non-attainment conditions due to both construction and operation of individual projects. Construction activities and future operation of the proposed office building and parking structure are anticipated to be below the thresholds of significance identified and established by the South Coast Air Quality Management District (SCAQMD). The project applicant will also be required to comply with SCAQMD Rule 403, which provides specific control actions to be implemented during construction activities to control fugitive dust.

It is anticipated there will not be vehicle congestion entering or exiting the parking structure in the morning and afternoon peak times due to the nature of the activities occurring on the site. All access to the parking structure will be through the studio lot away from the elementary school as no vehicular access is permitted on Van Buren Place (except for emergency vehicles). The traffic study did not indicate any significant increase of traffic on Van Buren Place.

MITIGATION MEASURE(S): None required.

IV. BIOLOGICAL RESOURCES:

- a) through f) No Impact: The project site is located in an urbanized area surrounded by existing disturbed land and development. There are no identified biological resources, as identified by the California Department of Fish and Game or US Fish and Wildlife Service, and the project site is not a federally protected wetlands, as defined by the Clean Water Act.

MITIGATION MEASURE(S): None required.

V. CULTURAL RESOURCES:

- a) Potentially Significant Impact Unless Mitigation Incorporated: The Culver Studios qualifies as an historic district at the National level (and subsequently state and local level) under National Register Criterion A due to its associative value within the context of motion picture studios at the local level. The demolition of Buildings J and R will not threaten the district's eligibility for listing in the National Register of Historic Places. Documentation packages for both buildings have been prepared following Historic American Building Survey (HABS) guidelines and include images of all elevations and significant interior spaces, drawings, and documentation of the history of each structure.

New construction on the studio lot will be limited to the approximate footprint of Building J and to the footprint of an existing surface parking lot (which includes the Building R footprint) and will not substantially alter existing circulation patterns on the lot. Conceptual drawings for the new structures have been reviewed by staff and the new construction shall meet the Secretary of the Interior's Standards for the Treatment of Historic Properties with regard to design, materials and use of spatial area.

MITIGATION MEASURE(S):

- A complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City for Building J prior to issuance of any building permit for new construction. Photographic documentation for Building R shall be submitted prior to issuance of any demolition permits for Building R and the complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City prior to issuance of any building permit for the new parking structure. Information included in these documentation packages for Building J and R shall be made publicly available as an educational resource by the applicant (e.g., via The Culver Studios' web site) prior to issuance of a Certificate of Occupancy.

- b) through d) No Impact: The project site is located in an urbanized area surrounded by existing disturbed land and development. The proposed project will not have an impact on any archaeological resource, paleontological resource, unique geologic feature, or human remains.

MITIGATION MEASURE(S): None Required.

VI. GEOLOGY AND SOILS:

- a.i) through a.ii) and a.iv) through e) No Impact: The project site is located in an urbanized area surrounded by existing disturbed land and development. The project site is on flat land with no topsoil and has access to sewer mains. The office building and parking structure will be constructed to meet all Uniform Building Code requirements and state seismic standards. The site is considered suitable for the proposed development relative to geotechnical concerns.

MITIGATION MEASURE(S): None required.

- a.iii) Less Than Significant Impact: The project site is located in an urbanized area surrounded by existing disturbed land and development and is in a liquefaction zone as identified on the City of Culver City Natural Hazards Map. The office building and parking structure will be constructed to meet all Uniform Building Code requirements and state seismic standards. Utilizing these existing regulations, geology and soil impacts will be less than significant.

MITIGATION MEASURE(S): None required.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a) through h) No Impact: The proposed office building and parking structure will not be located on a hazardous materials site. No hazardous materials will be in the office building or parking structure. The proposed amendments to the Comprehensive Plan will not alter the existing use of hazardous materials on the studio lot. The project site is not in an airport land use area and is not near wildlands subject to wildland fires. Adverse impacts relative to health hazards are expected to be less than significant. Any future use of hazardous materials will be required to obtain the necessary approvals from the Culver City Fire Department, in compliance with applicable Fire Code regulations.

MITIGATION MEASURE(S): None required.

VIII. HYDROLOGY AND WATER QUALITY:

- b) and g)
through j) No Impact: The project will not be located in a flood hazard area, nor impede or redirect flood flows, nor expose people or structures to loss from levee or dam failure or inundation by seiche, tsunami or mudflow. The new office building and parking structure will be located on areas that are currently paved.

MITIGATION MEASURE(S): None required.

- a) and c)
through f) Less Than Significant Impact: Grading and building plans will be reviewed and approved by the City's Building and Engineering Divisions to assure that on and off-site drainage will not create significant impacts to drainage facilities, groundwater quality and quantity. An erosion control plan will be required by the City Engineer to ensure compliance with the Los Angeles County Stormwater Quality Management Program, NPDES Permit No. CAS614001. The erosion control plan must include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit the entry of pollutants from the construction site into the public street or storm drain system. The construction contractor will be required to comply with the 'California Storm Water Best Management Practice Handbook'. Utilizing these existing regulations the impacts will be less than significant.

MITIGATION MEASURE(S): None required.

IX. LAND USE AND PLANNING:

- a) through c) No Impact: The proposed use is consistent with the Studio General Plan Land Use designation and is permitted in Studio (S) Zone. Development standards for sites within the Studio Zone are established by a Comprehensive Plan. Upon the City's review and approval of the application, the project will be consistent with the City's Zoning Code. Future uses will also be reviewed for consistency and compliance with Zoning and General Plan requirements.

MITIGATION MEASURE(S): None required.

X. MINERAL RESOURCES:

- a) and b) No Impact: Review of the project, shows that mineral resources have not been identified on or within the project site. The site is not identified as a locally-important mineral resource recovery site.

MITIGATION MEASURE(S): None required.

XI. NOISE:

- a) through b) and e) through f) No Impact: The site for the parking structure is located adjacent to an urbanized residential area. The site for the office building is adjacent to a light industrial/office area. All access to the parking structure will be through the studio lot away from the elementary school as no vehicular access is permitted on Van Buren Place (except for emergency vehicles). The traffic study did not indicate any significant increase of traffic on Van Buren Place. The proposed project is not expected to generate significant noise levels or be in excess of standards established in the General Plan Noise Element and the City's Noise Ordinance. All grading and construction activities will be conducted during the appropriate hours as allowed by the Culver City Municipal Code. Contact information will be posted on the project site to direct residents wishing to report noise and other construction activity complaints. The project is not located within an airport land use plan or within the vicinity of a private airstrip.

MITIGATION MEASURE(S): None required.

- c) through d) Less Than Significant Impact: There will be temporary increases in noise levels during the construction of the project. However, all construction activities will be conducted during the appropriate hours as allowed by the Culver City Municipal Code and noise levels are anticipated to not be in excess of standards established in the General Plan Noise Element and the City's Noise Ordinance. Standard procedures require the applicant to adhere to use of construction equipment with state-of-the-art noise shielding and muffling devices to alleviate potential noise impacts. Contact information will be posted on the project site to direct residents wishing to report noise and other construction activity complaints. The increase of the number of vehicles parking at the site of the parking structure is not anticipated to substantially increase the ambient noise level in the areas adjacent to the structure as the only access to the parking structure will be through the studio lot from the east. No access will be available from Van Buren Place. A potential for an increase in the amount of noise during the evening hours could occur if the proposed parking structure were used to accommodate guests for the live audience tapings occurring in the evenings. It will be required that the parking for evening live audience tapings not be permitted within the proposed parking structure. A non-squeal finish will be required on the parking structure ramp surfaces to eliminate possible squealing sounds from tires. Once completed, the project is not expected to generate significant noise levels in excess of the standards established in the General Plan Noise Element.

MITIGATION MEASURE(S):

- A non-squeal finish will be required on the parking structure ramp surfaces to eliminate possible squealing sounds from tires.
- Guest parking for evening live audience tapings shall not be permitted in the parking structure adjacent to Van Buren Place.

XII. POPULATION AND HOUSING

- a) through c) No Impact: The proposed project is for additional office square footage and related parking within an existing studio complex containing no housing units. No significant adverse impacts to population or housing are associated with the project.

MITIGATION MEASURE(S): None required.

XIII. PUBLIC SERVICES:

- a) No Impact: The project will comply with all applicable California Building and Fire Codes. Impacts to fire and police protection are expected to be less than significant. No significant adverse impacts to schools are expected to result from the project. Maintenance of public facilities and requirements for other public services associated with the project are expected to be incidental, and no significant adverse impacts are expected.

MITIGATION MEASURE(S): None required.