

MEETING DATE:

08/21/06

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.

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AMENDED
DESIGN FOR DEVELOPMENT

For
The Culver Studios Area
9000, 9050 and 9336 Washington Boulevard
Culver City Redevelopment Project, Component Area No. 3

Adopted August 21, 2006
by the
Culver City Redevelopment Agency

/

AMENDED
DESIGN FOR DEVELOPMENT
For
The Culver Studios Area
9000, 9050 and 9336 Washington Boulevard

Culver City Redevelopment Project, Component Area No. 3

I. PURPOSE AND INTENT

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

The Agency wishes to amend a specific Design for Development (DFD) to direct the use and redevelopment of a particular site in order to insure that the health, safety and welfare of the residents and business community are not adversely affected. This DFD addresses three specific development parcels (collectively the "Site").

The purpose of this DFD is to provide a guide to the potential redevelopment of the Site by describing the type of development which is acceptable to the Agency considering the known site and planning constraints of the area, based on the Environmental Impact Report prepared for the Project Area and certified in 1975, (the EIR) augmented by various supplemental EIRs prepared, certified, and focused on specific development locations and/or issues (the SEIRs) within the Project Area, including, but not limited to the Certified Final Program Subsequent Environmental Impact Report, dated November 16, 1998. The Agency will endeavor to insure that this DFD continues to be a relevant and useful document. The DFD is subject to revision by appropriate future amendments formally approved by the Agency.

This document supplements, augments, enhances and focuses the various goals, policies and objectives of the various planning and redevelopment documents affecting this Site. However, the standards

established herein are not inclusive of all applicable City procedures, provisions, regulations and requirements which will apply to development of the Site.

This Amended DFD revises and updates the prior version of the DFD, which was last adopted by the Agency on June 20, 1994. This amended DFD: a) incorporates a revised Comprehensive Plan for the area described below as the West Parcel; b) updates obsolete references, and c) updates references to requirements that have since been completed in the intervening years since the DFD was last adopted.

II. SITE DESCRIPTION

The Site, known as The Culver Studios Area, consists of approximately 21 acres, is addressed as 9000 Block and 9336 Washington Boulevard, and is bounded by Washington Boulevard and the expanded Town Plaza on the north, Higuera Street on the east, Lindblade Street on the south, Ince Boulevard on the east, private residentially-developed properties on the south and west, a short portion of Van Buren Place on the west, and commercial structures on the northwest.

The Site is illustrated on the map attached hereto as Attachment "A".

The Site consists of

West Parcel:

Lots 1, 2, 3, 4, 5 and 6 of Tract 2530 (MB 35-10) and Lots 182 through 190 of Nolan Park Tract (MB 32-45), and commonly referred to as 9336 Washington Boulevard;

East Parcel:

Lots A, B and C of Tract 4419 (MB 48-1) except the most northerly 7,900 square feet of Lot A, and commonly referred to as 9050 Washington Boulevard;

North Parcel:

The most northerly 7,900 square feet of Lot A of Tract 4419 (MB 48-1), and commonly referred to as 9000 Washington Boulevard.

The zoning of the East and West Parcels is Studio (S). The zoning of the North Parcel is Commercial General(CG).

The City's General Plan, as amended in 1994, designates the East and West Parcels as Studio, and the North Parcel as General Corridor.

III. REDEVELOPMENT PLAN DESIGNATION

The Redevelopment Plan designates the East and West Parcels as Studio and the North Parcel as General Corridor.

Additionally, the Redevelopment Plan includes the following provisions regarding non-conforming uses:

"(S 410) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development."

IV. USES PERMITTED

The West and East Parcels shall continue to be used as a motion, picture (including television and video) studio including studio-related offices pursuant to Section 410 of the Redevelopment Plan for Component Area No. 3 and shall be redeveloped in accordance with this Design for Development and applicable zoning standards.

The North Parcel shall be used and maintained as set forth in Section V 4 North Parcel Standards.

V. REDEVELOPMENT STANDARDS

1. GENERAL REDEVELOPMENT STANDARDS WHICH APPLY TO ALL PARCELS (I.E. NORTH, EAST AND WEST) OF THE SITE:

A. City Zoning, Architectural And Other Requirements

The City of Culver City has adopted zoning, architectural building code, fire code and other requirements relating to the development of land within its jurisdiction. These requirements shall be adhered to in the planning and implementation of all developments. The requirements contained in this Design for Development shall be construed as being in addition to City requirements and, in the case of conflict, the more stringent shall prevail.

B. Plans

The redevelopment of the Site shall be carried out according to plans and drawings approved by the Agency and City. Such plans and drawings shall conform to the requirements for submittal of plans for a Site Plan Review to the City according to Section 17.540 of the Culver City Municipal Code (CCMC). Such plans shall include, but not be limited to, a plot plan, parking plan and landscaping plan for the entire Site and floor plans and four-sided elevations for all proposed improvements.

C. Building and Parking Area Setbacks

Architectural projections such as cornices, canopies, eaves, balconies and similar architectural features not providing additional floor space within the building may encroach into the setback area a maximum of three feet (3') or twenty-five percent (25%) of the required setback, whichever is greater; provided that in no case shall such encroachment exceed fifteen feet (15'). Walkways and drives may exist within the front setback area where necessary for access and where approved by the City/Agency.

C. Traffic Mitigation Measures

Redevelopment pursuant to this DFD is anticipated to result in additional traffic utilizing local streets in the immediate area as well as adjacent arterial streets. Specific traffic mitigation measures will be

imposed on the Site during review of the plans submitted by the property owner. Those traffic mitigation measures may include, but not be limited to:

1. Imposition of a Transportation System Management (TSM) plan similar to that imposed on other large land uses by the Agency, to achieve an overall goal 1.3 Site occupants per vehicle (excluding production vehicles) parked on or in conjunction with the Site.
2. Payment to the City of the New Development Impact Fund Fee pursuant to Chapter 33 H of the Municipal Code, and City Council Resolution No. 83-R115.
3. Street widening or dedication or improvements along streets adjacent to any portion of the Site that may be reasonably required by the City Engineer and consistent with the plans submitted.
4. Access through Lots 182-190 of the West Parcel, to Van Buren Place shall be limited to emergency access and subject to the approval of the City Planner, City Engineer and Fire Chief.

D. Parking Requirements

Required off-street parking may be located on Site or off Site. If located off Site, required parking shall be located within 750 feet (walking distance) of the Site.

E. Architectural Design

1. General Parameters

The development shall be designed, constructed and maintained in a manner consistent with plans approved by the Agency and City encompassing the following.

2. Building Exteriors

- a) All buildings on the Site shall be generally consistent in quality and appearance and consistent with the visual character of the surrounding area.
- b) Shall not produce excessive reflective glare from the

sun which would adversely affect the comfort or safety of pedestrians or drivers.

F. Lighting and Visibility

1. Adequate lighting shall be provided at the base of the buildings and adjacent to Ince Boulevard to preserve the amenity and safety of those spaces for night-time pedestrian use, and to reduce dangerous places of concealment and areas of deep shadow.
2. Luminaires for display, spot, and flood lighting of facades, display cases, or landscaping must not be visible from streets and other public spaces nor neighboring structures.
3. Light from display, spot, flood, or other lighting shall not be allowed to spill or reflect on to adjacent properties and/or create excessive glare or light trespass onto public rights-of-way or neighboring properties.

G. Building Siting and Window Placement

New or relocated buildings shall be sited to minimize shade, shadow, light and/or glare impacts on the nearby residential properties. Building windows similarly shall be so located to minimize to the maximum extent possible any visual intrusion into adjoining residential areas.

H. Signs

Notwithstanding the CCMC Section 17.330, "Signs" the only signing permitted within the development shall be as specifically permitted by the Agency, taking into consideration the unique architectural style and use of the Parcel upon which the sign is to be located. Signage shall comply with Culver City Resolution No. 94-R055.

I. Refuse

Detailed plans for refuse containers/enclosures shall be included for any/all new buildings or offices. Plans shall be developed in coordination with the City Sanitation Manager.

J. Security Fencing

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

K. Fire Safety

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

L. Minimum Building Maintenance Requirements

1. This section sets forth the minimum building maintenance requirements as the City Building Official determines necessary. All roofs shall be periodically inspected and re-roofed or repaired as necessary to maintain weather protection and appearance.
2. All building exteriors shall be inspected and rehabilitated as necessary. This shall include repair of stucco, brick or concrete facings,- replacement of wood exteriors unless such wood facings are appropriate to the scale of the building and are in reasonable repair, replacement of all sash and glazing where appearance or water tightness is questionable, and painting.

M. Equipment Screening

All equipment shall be screened in compliance with CCMC Section 17,300.035.

2. WEST PARCEL (9336 WASHINGTON BOULEVARD) STANDARDS

A. Site Uses

Redevelopment of the West Parcel shall conform to Comprehensive Plan, CP No. 87-01, as modified by Amendment No. 5 (Amendment No. 5) approved by the City Council and Agency on August 21, 2006 (CP/M P2006068) and is attached hereto as Attachment "B".

The basic type of development for the West Parcel shall be a rehabilitation of existing motion picture and video studios, with supporting offices, sets, props, and lighting storage and distribution facilities to effect a full operating status of all such facilities.

Buildings C, D, and E (Mansion) as identified in Amendment No. 5, and the lawn area between the Mansion and the expansion of Town Plaza shall be rehabilitated as necessary and maintained according to the provisions of this DFD.

B. Building and Parking Area Setbacks

Building and parking area setbacks shall be consistent with Amendment No. 5. No parking shall be allowed within the required front setback areas nor within the existing area between Building E facing the expanded Town Plaza, except on the existing driveway areas.

C. Parking Requirements

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

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

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

Live Audience: 1 space per 2.5 audience seats

Support Facilities*: 0.52 space per 1,000 s.f. of Gross Leasable Floor Area (GLFA) defined as 85% of gross building area or per detailed floor plans whichever yields the greater GLFA

*consisting of set/furniture storage/construction, dressing, editing, commissary & security facilities.

D. Building Height

The height of all existing or new buildings or structures on the West Parcel shall not exceed the height allowed in Amendment No. 5 or as permitted by Title 17, Article 2 of the CCMC, or the Redevelopment Plan.

F. Landscaping

Landscaping shall be in accordance with Amendment No. 5.

G. Preservation of Building Exteriors

No modifications shall be made to the exterior elevations of Buildings C, D and E except for maintenance and repair. Buildings C, D, and E shall be rehabilitated as necessary and maintained according to the standards set forth herein, and shall not be demolished.

3. EAST PARCEL (9050 WASHINGTON BOULEVARD) STANDARDS

A. Site Uses

Redevelopment of the East Parcel shall conform to Comprehensive Plan, CP No. 87-01 as modified by Amendment No. 3 approved by the City Council (via Resolution No. 94-R055) and Agency on June 20, 1994.

B. Building and Parking Area Setbacks

Building and parking area setbacks shall be consistent with Amendment No. 3.

C. Parking Requirements

The Site shall be developed with off street parking spaces as follows:

<u>Office</u>	
Up to 30,000 s.f. of Gross Floor Area	3.8 spaces per 1,000 s.f. of Gross Floor Area

Over 30,000 s.f. of Gross Floor Area	3.4 spaces per 1,000 s.f. of Gross Floor Area
<u>Production Stage</u>	2.46 spaces per 1,000 s.f. of Gross Floor Area

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

<u>Live Audience</u>	1 space per 2.5 audience seats
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<u>Support Facilities *</u>	0.52 space per 1,000 s.f. of Gross Leasable Floor Area (GLFA) defined as 85% of gross building area or per detailed floor plans, whichever yields the greater GLFA.
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* consisting of set/furniture storage/construction, dressing, editing, commissary & security facilities.

D. Building Height

The height of all existing or new buildings or structures on the East Parcel shall not exceed the height allowed in Amendment No. 3 or as permitted by Title 17, Article 2 of the CCMC, or the Redevelopment Plan.

E. Landscaping

Landscaping shall be in accordance with Amendment No. 3.

4. NORTH PARCEL (9000 WASHINGTON BOULEVARD) STANDARDS

A. Site Uses

Redevelopment of the North Parcel shall conform to the requirements of the CCMC Zoning Code (Title 17) as modified by this Section V 4 et.seq. Unlike the East and West Parcels of the Site, there is no applicable Comprehensive Plan controlling the use and development of the North Parcel.

B. Plans.

The redevelopment of the North Parcel shall be carried out according to plans and drawings approved by the Agency and City. Such plans and drawings shall conform to the requirements for submittal of plans for a Site Plan Review to the City according to Section 17,540 of the City's Municipal Code. Such plans shall include, but not be limited to, a plot plan, parking plan, drainage plans, landscaping plans, floor plans and four-sided elevations for all proposed improvements.

C. Building and Parking Area Standards

Rehabilitation of existing buildings (excluding demolition of entire buildings) may occur with the continuance of existing setbacks providing such rehabilitation occurs pursuant to Section 17.540 of the City's Municipal Code. All new construction shall meet applicable zoning code setback requirements

Walkways and drives may exist within the front setback areas where necessary for access and where approved by the City/Agency. No surface parking shall be allowed within the required front setback areas.

D. Parking Requirements

Parking for new construction and existing buildings shall meet the applicable City Municipal Code requirements in all respects notwithstanding any nonconforming status of existing buildings. On-street curb-side parking may be prohibited at the discretion of the City Engineer.

E. Building Height

No new building or structure shall exceed forty-three (43) feet excluding mechanical and equipment penthouse. Building height shall be determined as measured per Title 17 (Zoning Code) of the CCMC.

F. Maximum Site Coverage

All new construction shall confirm to the following restrictions on maximum site coverage and minimum site open space. For the purposes of this restriction, open space means landscaped areas, pedestrian areas, surface parking, or other areas not covered by a building.

Development Height (Height of Highest Building)	Maximum Site Coverage	Minimum Site Coverage
1 Story	75%	25%
2 Story	65%	35%
3 Story	50%	50%

F. Landscaping

The North Parcel shall be landscaped and irrigated in accordance with landscape plans approved by the City and the Agency, pursuant to Chapter 17.310 (Landscaping) of the CCMC. Landscape improvements shall be installed as part of the new construction or rehabilitation plans. Such landscaped areas shall be maintained thereafter in a sightly and well kept condition.

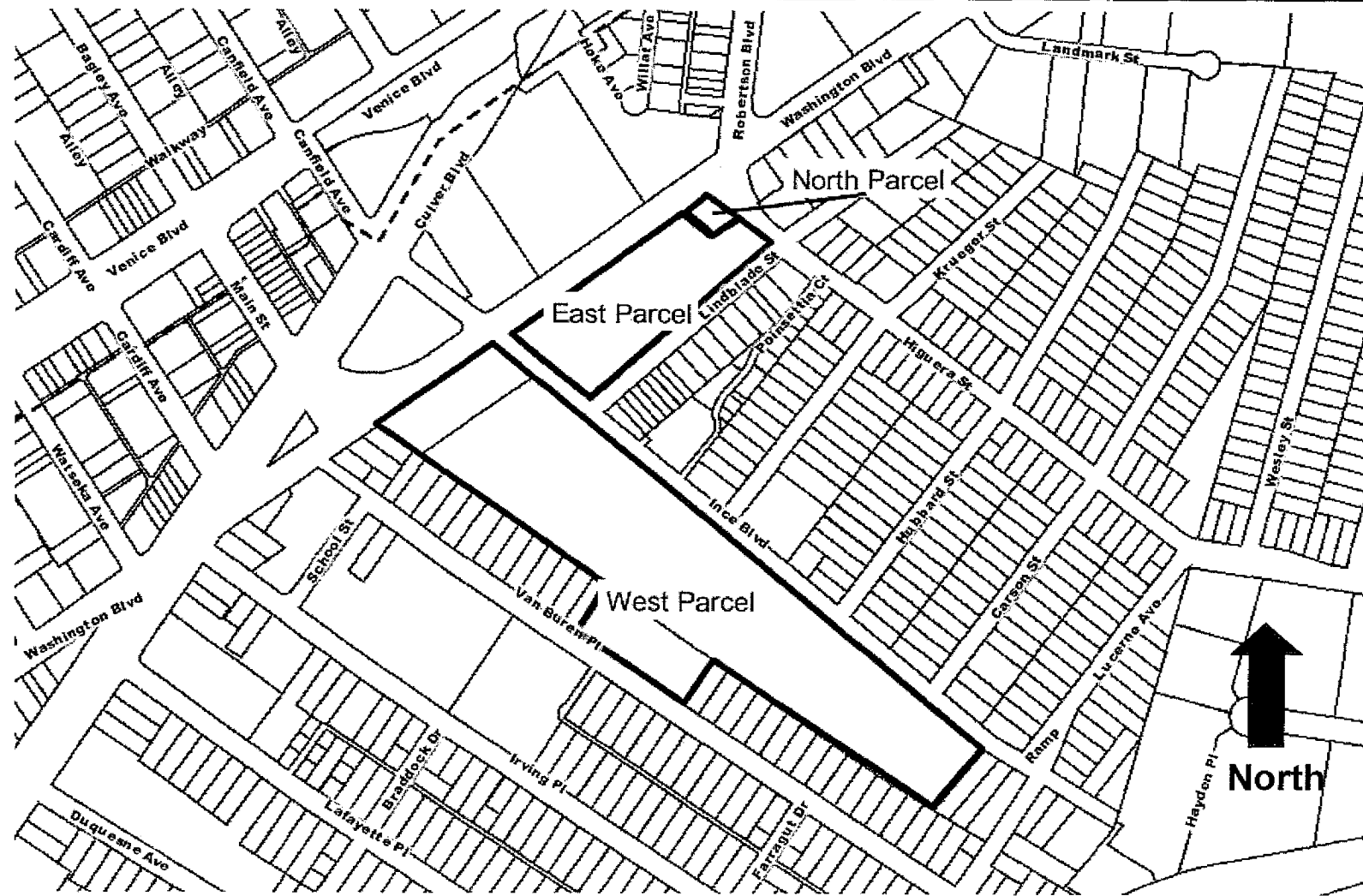
All open areas not required to be paved for vehicular or pedestrian access shall be landscaped. To the extent possible landscaped berms shall be utilized to shield parking areas from the street. Landscaping shall be installed prior to the final building inspection by the City.

VI. RESPONSIBILITY FOR SECURING PERMITS AND PAYING APPLICABLE FEES

Nothing contained in this Design for Development or in subsequent agreements shall be construed in any way to exempt the Developer (or his assignee, buyer, transferee, conveyee, or lessee) from securing all permits and paying all fees required of developers of private property within the City of Culver City.

Attachment A
Design for Development
The Culver Studios Area: 9000, 9050, and 9336 Washington Boulevard

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Curver City
Planning Division

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Historic Survey: Prepared by Historic Resources Group

Site Survey

Gate #4 Policies Documentation

City of Culver City Forms

Comprehensive Plan Amendment Application

The Culver Studios Title Report

Art in Public Places Form

Stormwater Planning Program Form

First Notification Affidavit

Conceptual Project Description

As a continuously working movie and television production studio, The Culver Studios has long been an economic and community icon in Culver City. In order to build on this history and maintain its economic viability in light of an evolving production industry, The Culver Studios intends to amend the S-1 zone Comprehensive Plan to allow for additional production office space and upgraded facilities on the main Culver Studios lot.

The enclosed drawings and exhibits illustrate a Master Plan that necessitates an amendment to the existing Comprehensive Plan for the Culver Studios lot.

The Master Plan will include:

- Demolition and rebuilding of existing Building J to provide approximately 49,500 SF of production office space in a four-story building on the existing Building J footprint
- Demolition of Building R
- Reconfiguration and re-striping of parking layouts in front of Building J and in the bungalow area
- Construction of a new 200 car parking structure in the bungalow area
- Landscaping around the new parking structure
- Relocation of the emergency entrance to the Studio Lot on Van Buren Ave.

In addition, The Culver Studios will upgrade the Comprehensive Plan to update parking requirements to reflect the Citywide parking requirements adopted by the City Council in Fall 2005.

It should be noted that this Comprehensive Plan Ammendment #5 affects only the property currently owned and operated as a part of The Culver Studios main lot as identified on the following aerial photograph.

Area Summary of Proposed Master Plan

BUILDINGS

Existing	
Office	70,618 sf
Support	86,049 sf
Stage	155,480 sf
TOTAL	312,147 sf

Proposed	
Office	117,872 sf
Support	74,197 sf
Stage	155,480 sf
TOTAL	347,549 sf

LANDSCAPE

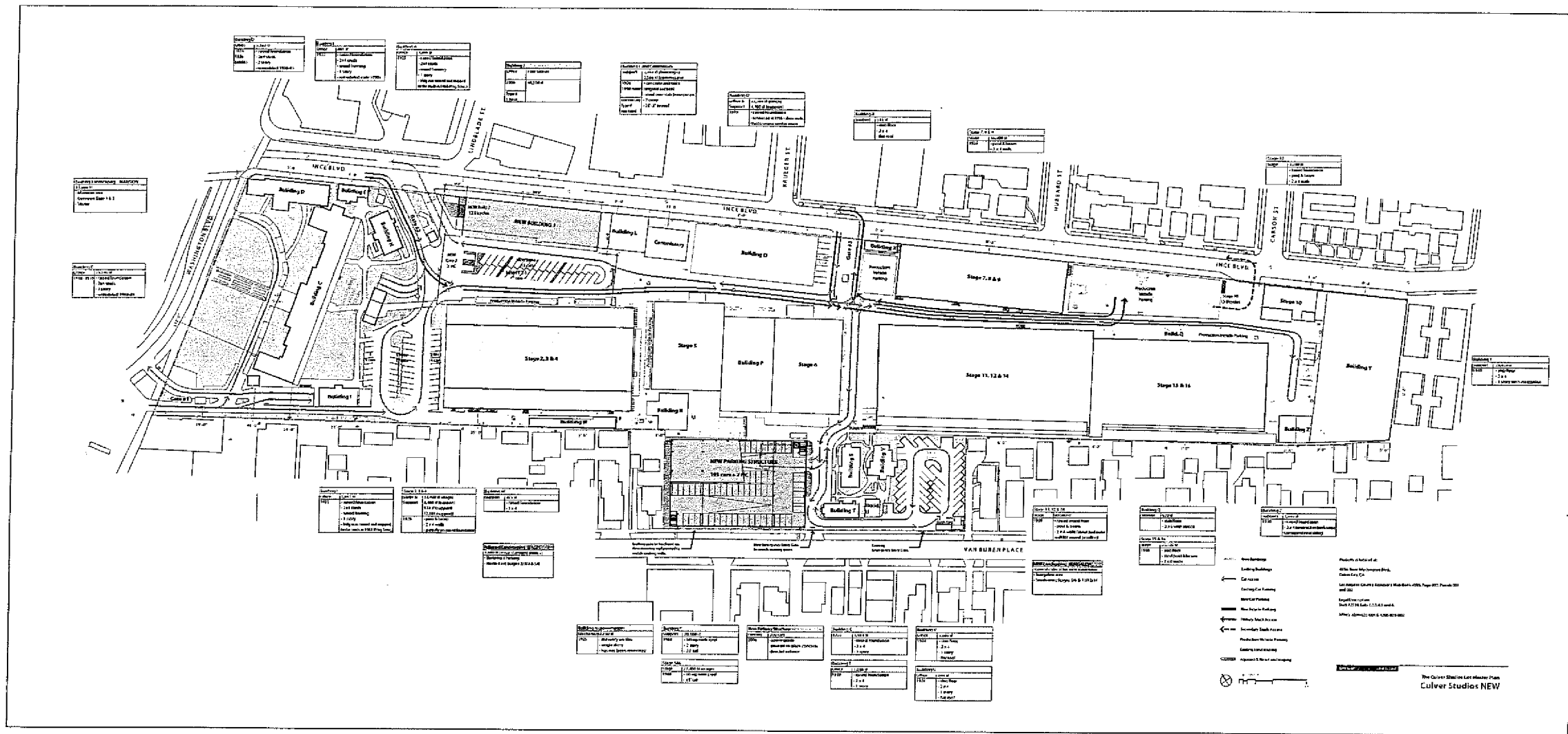
Existing	
- Mansion Area	31,000 sf
- Bulgalow Area	9,400 sf
- Stages	1,400 sf
TOTAL	41,800 sf

Proposed	
- Mansion Area	31,000 sf
- Bulgalow Area	9,200 sf
- Stages	1,500 sf
TOTAL	41,700 sf



Property Affected by this Comprehensive Plan Amendment is located at:
 9336 West Washington Blvd.,
 Culver City, CA
 Los Angeles County Assessor's Map Book 4206, Page 022, Parcels 001 and 002
 Legal Description: Tract #2250, Lots 1, 2, 3, 4, 5 and 6.
 APNs: 036-023-001, 036-023-002, 036-023-003, 036-023-004, 036-023-005, 036-023-006, 036-023-007, 036-023-008, 036-023-009, 036-023-010, 036-023-011, 036-023-012, 036-023-013, 036-023-014, 036-023-015, 036-023-016, 036-023-017, 036-023-018, 036-023-019, 036-023-020, 036-023-021, 036-023-022, 036-023-023, 036-023-024, 036-023-025, 036-023-026, 036-023-027, 036-023-028, 036-023-029, 036-023-030, 036-023-031, 036-023-032, 036-023-033, 036-023-034, 036-023-035, 036-023-036, 036-023-037, 036-023-038, 036-023-039, 036-023-040, 036-023-041, 036-023-042, 036-023-043, 036-023-044, 036-023-045, 036-023-046, 036-023-047, 036-023-048, 036-023-049, 036-023-050, 036-023-051, 036-023-052, 036-023-053, 036-023-054, 036-023-055, 036-023-056, 036-023-057, 036-023-058, 036-023-059, 036-023-060, 036-023-061, 036-023-062, 036-023-063, 036-023-064, 036-023-065, 036-023-066, 036-023-067, 036-023-068, 036-023-069, 036-023-070, 036-023-071, 036-023-072, 036-023-073, 036-023-074, 036-023-075, 036-023-076, 036-023-077, 036-023-078, 036-023-079, 036-023-080, 036-023-081, 036-023-082, 036-023-083, 036-023-084, 036-023-085, 036-023-086, 036-023-087, 036-023-088, 036-023-089, 036-023-090, 036-023-091, 036-023-092, 036-023-093, 036-023-094, 036-023-095, 036-023-096, 036-023-097, 036-023-098, 036-023-099, 036-023-100.
 This Comprehensive Plan Amendment is a S-1 Zone Boundary & Comprehensive Plan Area Boundary
 Studio Lot Boundary & Area Affected by Comprehensive Plan Amendment #5
 Culver Studios AERIAL PHOTO

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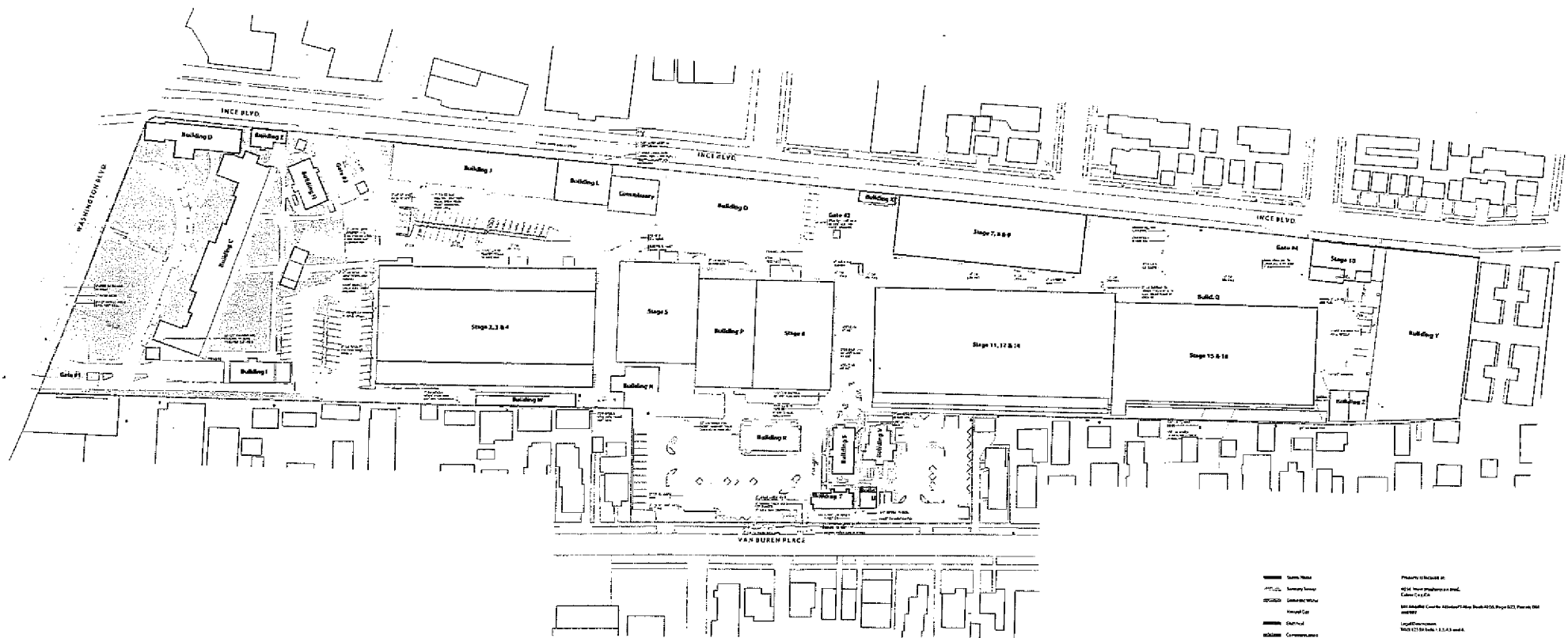


Culver Studios Comprehensive Plan #5

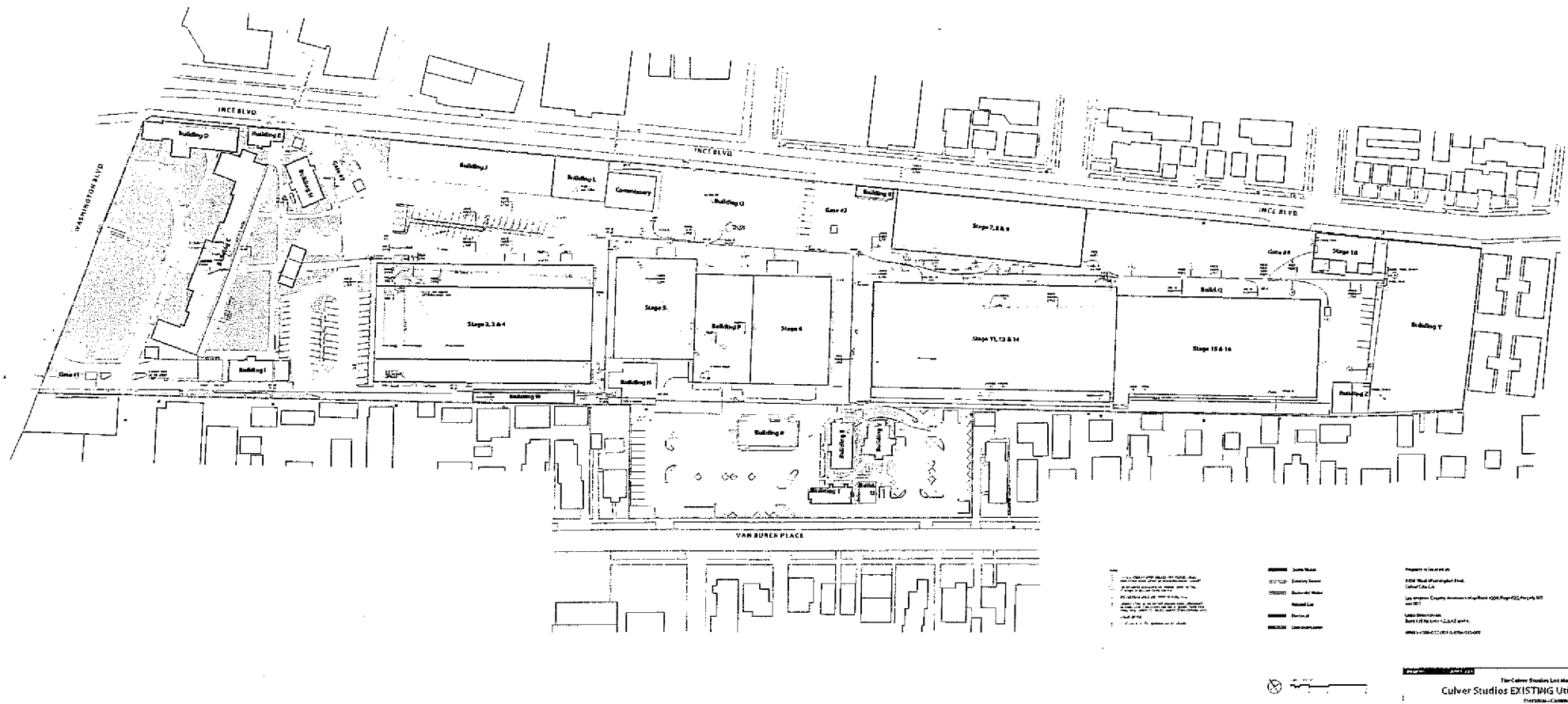
05.5049.000 Master Plan

Proposed Master Plan

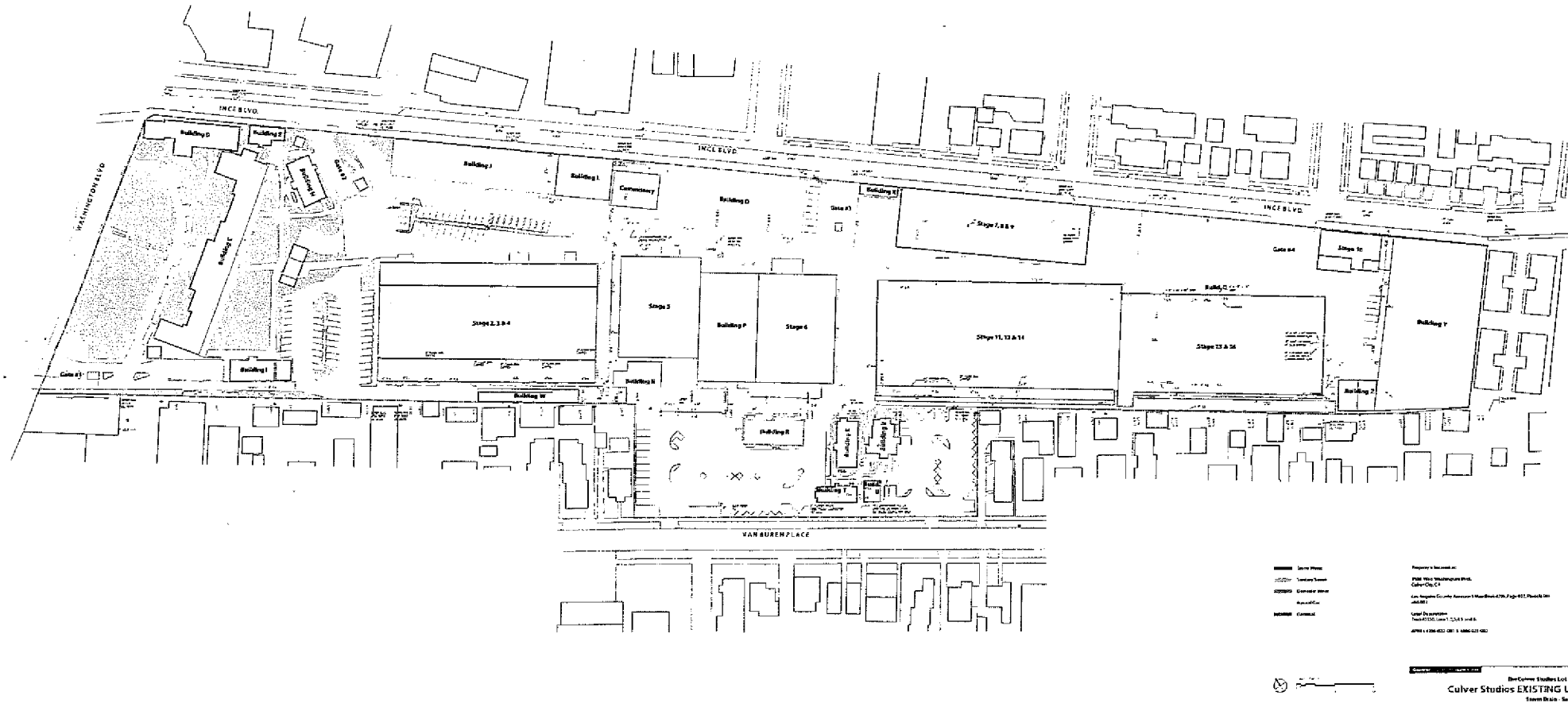
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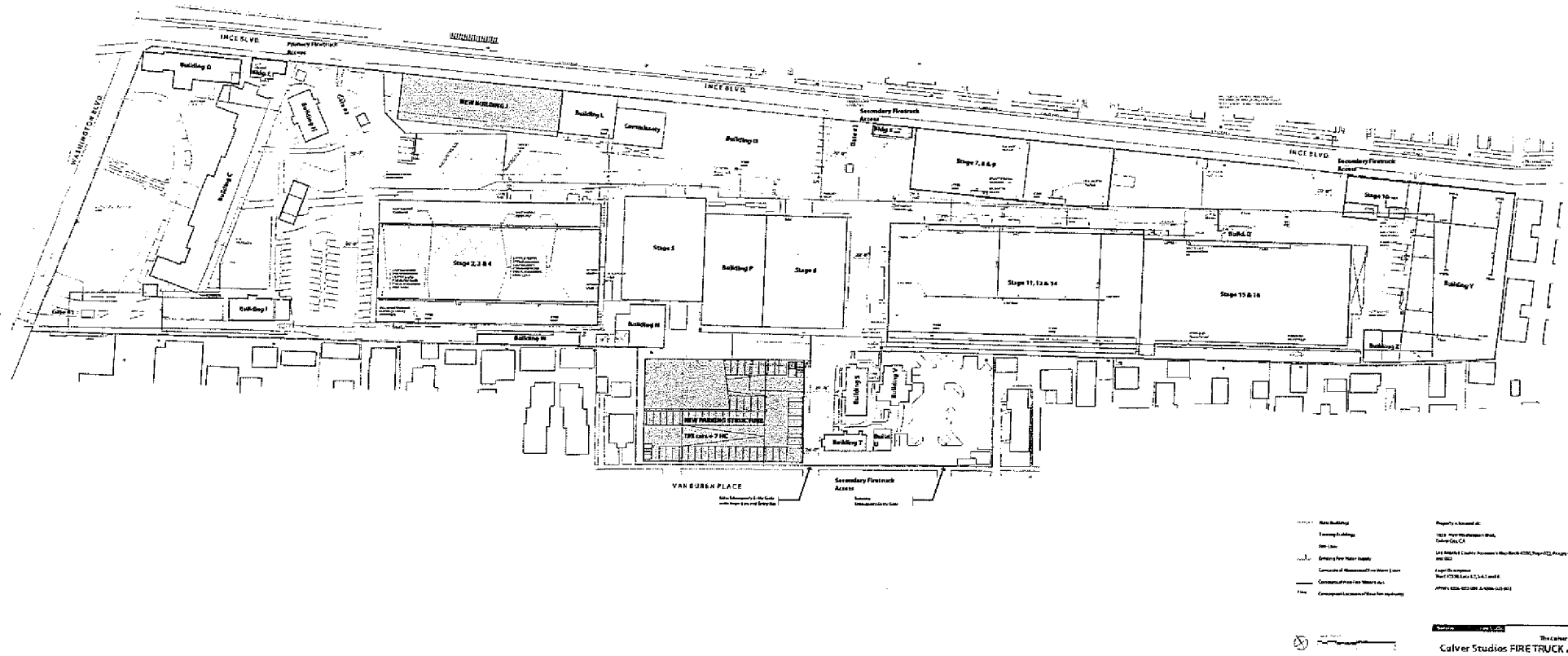


1" = 100' Scale
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Fire System Assessment and Upgrade Plan

As a part of this Comprehensive Plan, The Culver Studios will implement a plan to assess and upgrade the fire safety system on the Studio Lot. The plan will be implemented in coordination with the City of Culver City Fire Department.

Culver Studios Comprehensive Plan #5

05.3049.000 Master Plan

Proposed Fire Access Plan

Gensler June 15, 2006

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NEW BUILDINGS WITHIN A HISTORIC DISTRICT

The design of the Master Plan and new construction has been developed within the guidelines identified by the Secretary of the Interior related to new construction within a historic district. Specifically, this includes:

- Building within the footprint of the existing Building J
- Maintaining massing and scale that is proportionate to the existing working buildings on the Studio Lot
- Utilizing concrete construction, which is a common material for construction on the Studio Lot
- Utilizing color tones that are compatible with the existing colors of the adjacent working buildings on the Studio Lot
- Maintaining the majority of the buildings that contribute to the historic district, specifically those designated by the City of Culver City as landmark or significant

In addition, as clearly identified by the Secretary of the Interior, new buildings within a historic district should be easily differentiated from historically significant buildings. New construction should also be developed such that it is able to be removed from the site in the future without impairing the essential features of the district. Building J and the parking structure have been designed to adhere to those concepts.

BUILDING DESIGN

The new Building J and parking structure are designed to fit within the character of the existing Studio Lot as well as the surrounding neighborhood. Understanding the studio's historic character, the new structures utilize a design vocabulary that integrates existing elements from both the Studio Lot and the neighboring buildings in an engaging, contemporary architectural design.

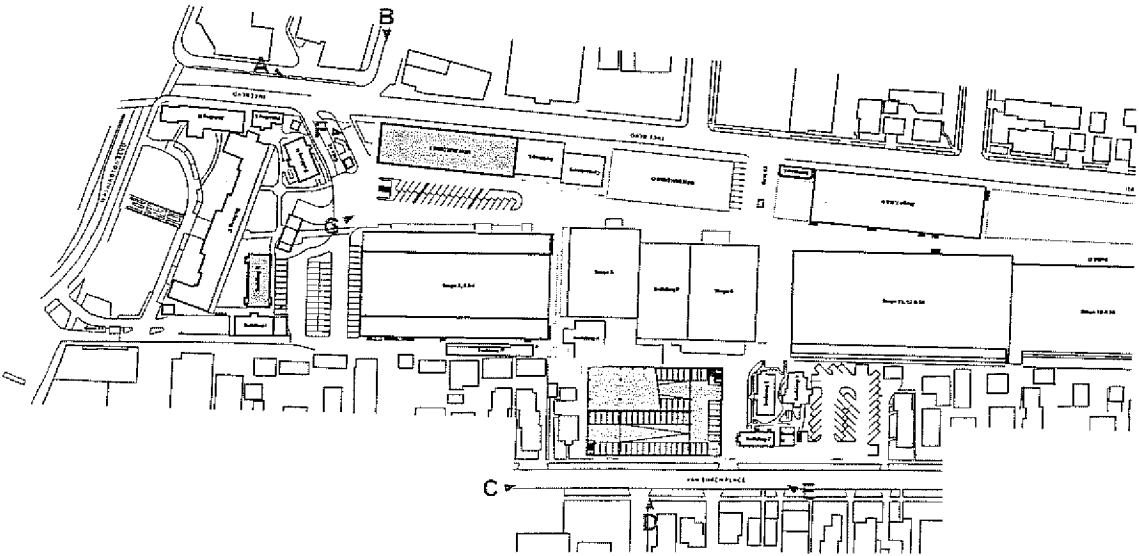
Building J develops the historically based design vocabulary. This includes: simple block massing consistent with the historic working (stage and support) buildings; no building setbacks along Ince; concrete construction; painted concrete finishes; and exterior circulation paths on the interior facing facade (breezeways).

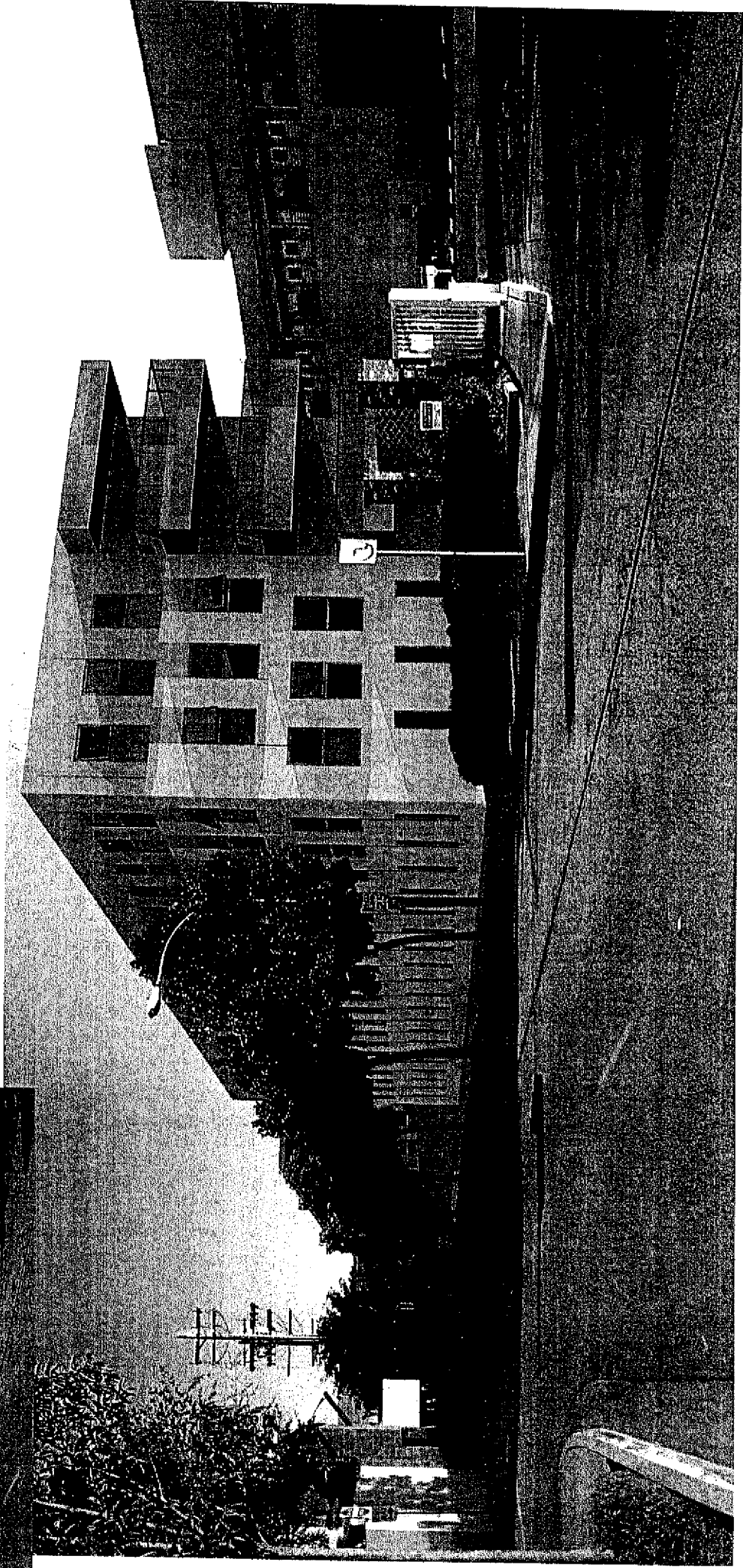
In order to use this vocabulary while also fitting in with the existing neighborhood and creating effective work space, Building J has two distinct facades: a public, Ince-facing facade and an internal lot-facing facade. Building J's Ince-facing facade relates to the existing neighborhood buildings, specifically in relation to the facade segmentation, materials, pattern, and color. The three facade elements—Base, Midsection and Roof—divide the building mass into a human scale, create visual interest and relate to surrounding buildings. The Base responds to the pedestrian scale of the street, and also responds to the smaller windows of the colonnade on the opposite side of Ince (Eric Moss-designed building). The Midsection relates to the height of the neighboring two and three story buildings including the studio stages and working buildings. The darker toned Roof section gives the appearance of a hovering attic floor, and visually serves as a top that minimizes the appearance of height and mass. The Ince facade's materials and colors also draw from the neighborhood precedent. Three muted sand-yellow tones of painted concrete, pick-up the facade colors already being used on the Studio Lot and surrounding buildings.

Building J's interior lot-facing facade builds on the design vocabulary of adjacent Stage 2,3,4 incorporating exterior circulation and covered breezeways. These exterior circulation corridors that are also balconies for the offices allow the offices to visually connect with the studio as a whole. The differentiated pattern of the perforated metal guard-rail acts as a veil to the glass office fronts, creating an active interplay of shade, shadow and movement throughout the day.

The Culver Studios parking structure is a simple, utilitarian precast concrete structure designed in the character of the lot's utilitarian working buildings. Special attention has been paid to the design of the top deck and lighting plan in order to minimize light spills into the surrounding neighborhood. All floors of the parking deck have a 6-foot high parapet designed to prevent any light spills either from deck lighting or auto head-lights. Special deck lighting has been selected and sited in order to avoid any light spill over this parapet height, while still providing the security necessary in a parking facility.

The south- and west-facing facades of the structure are equipped with a green-screen type trellis system on which fast-growing plants will grow, creating a backdrop of greenery where the view had once been of a bare stage facade. Bushes will be planted between the property line on VanBuren and the parking structure and landscaping along the Van Buren exterior wall will be replaced, enhancing the view from the residential neighborhood.







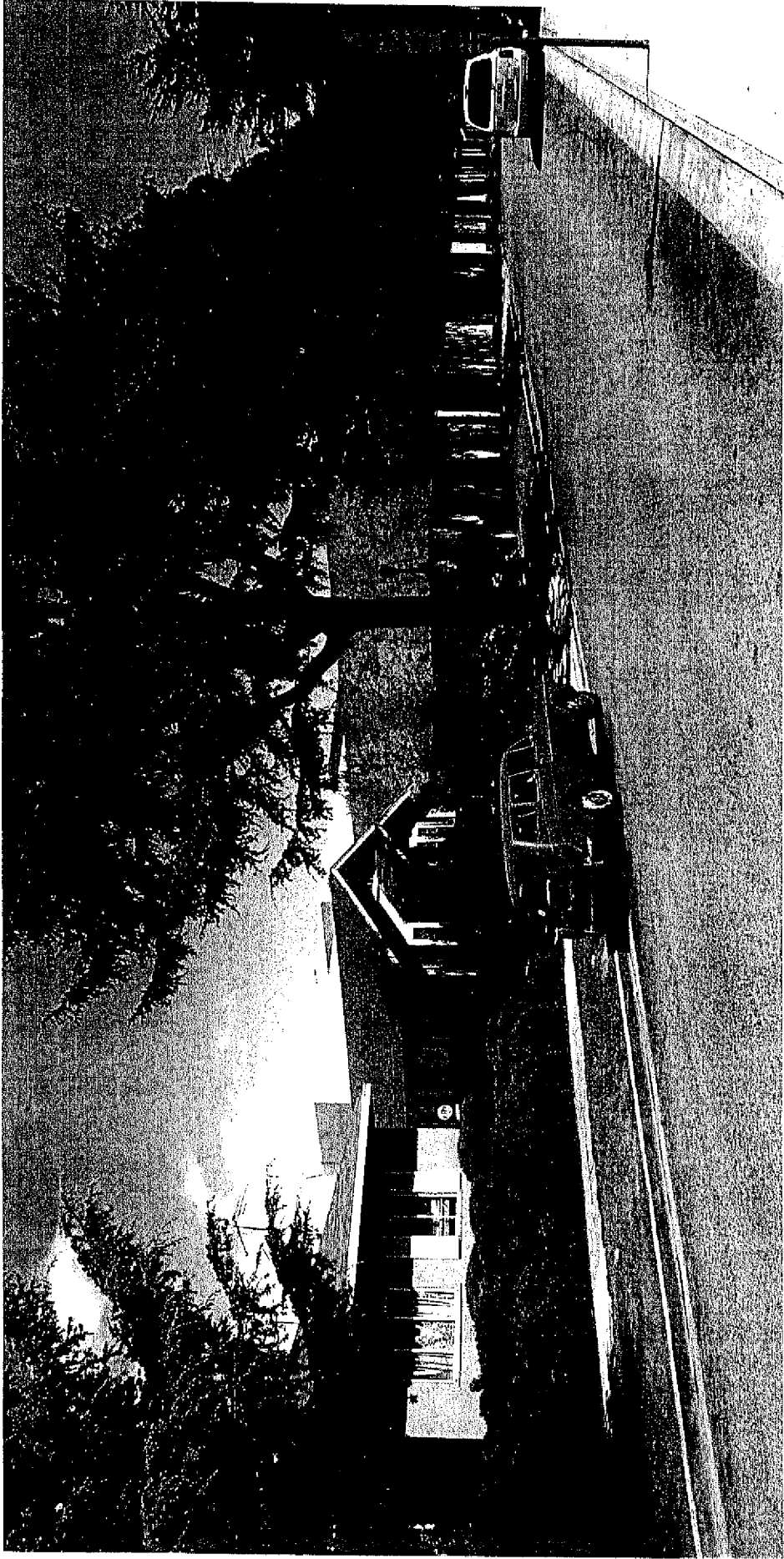
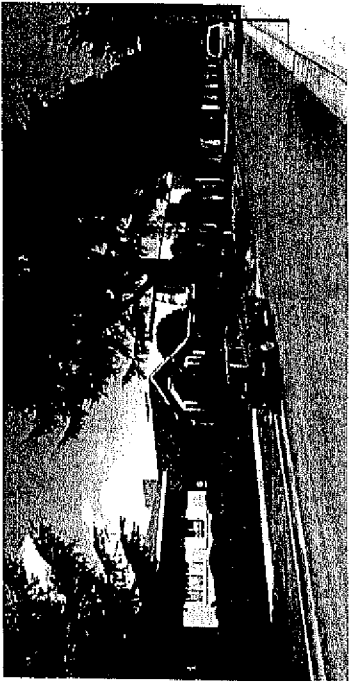
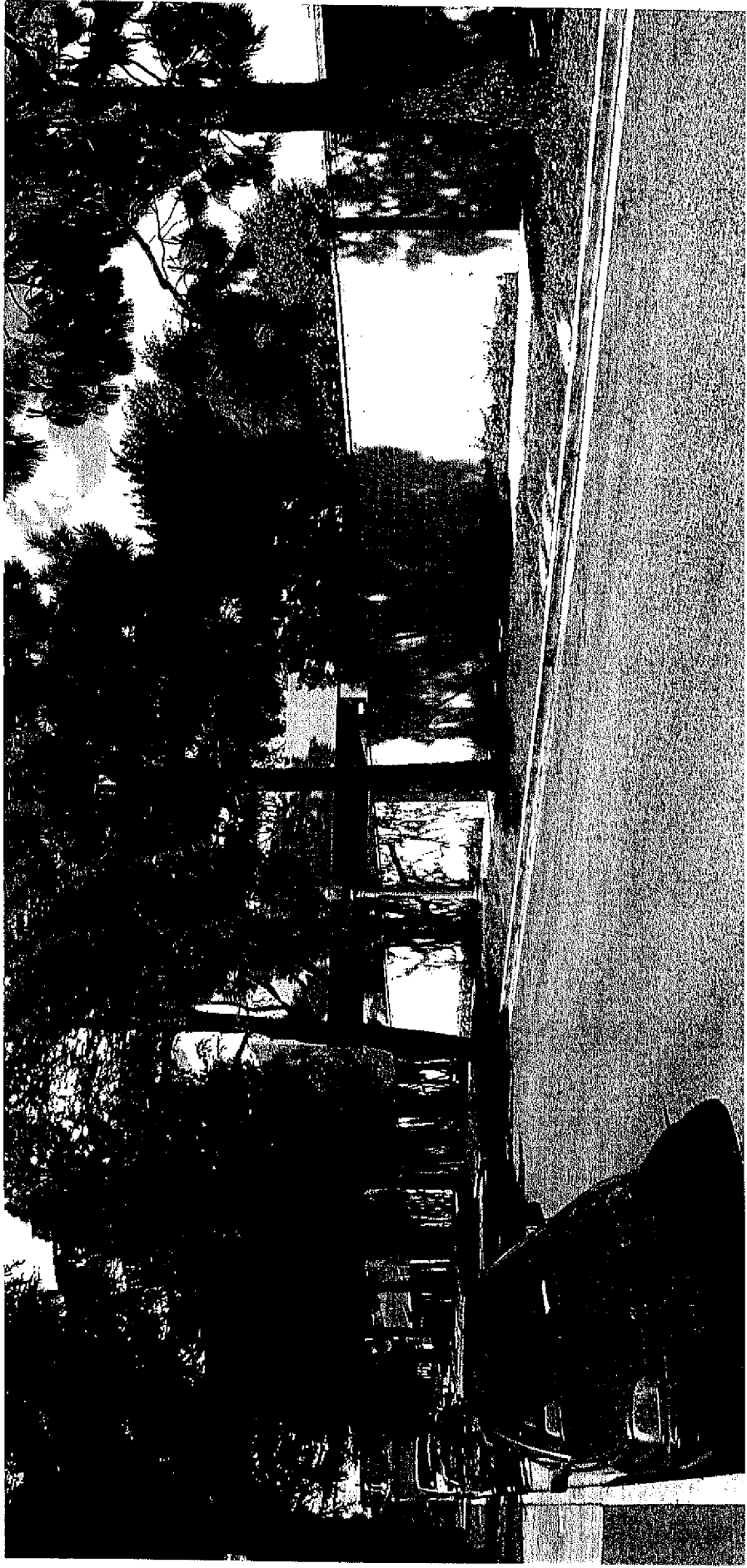
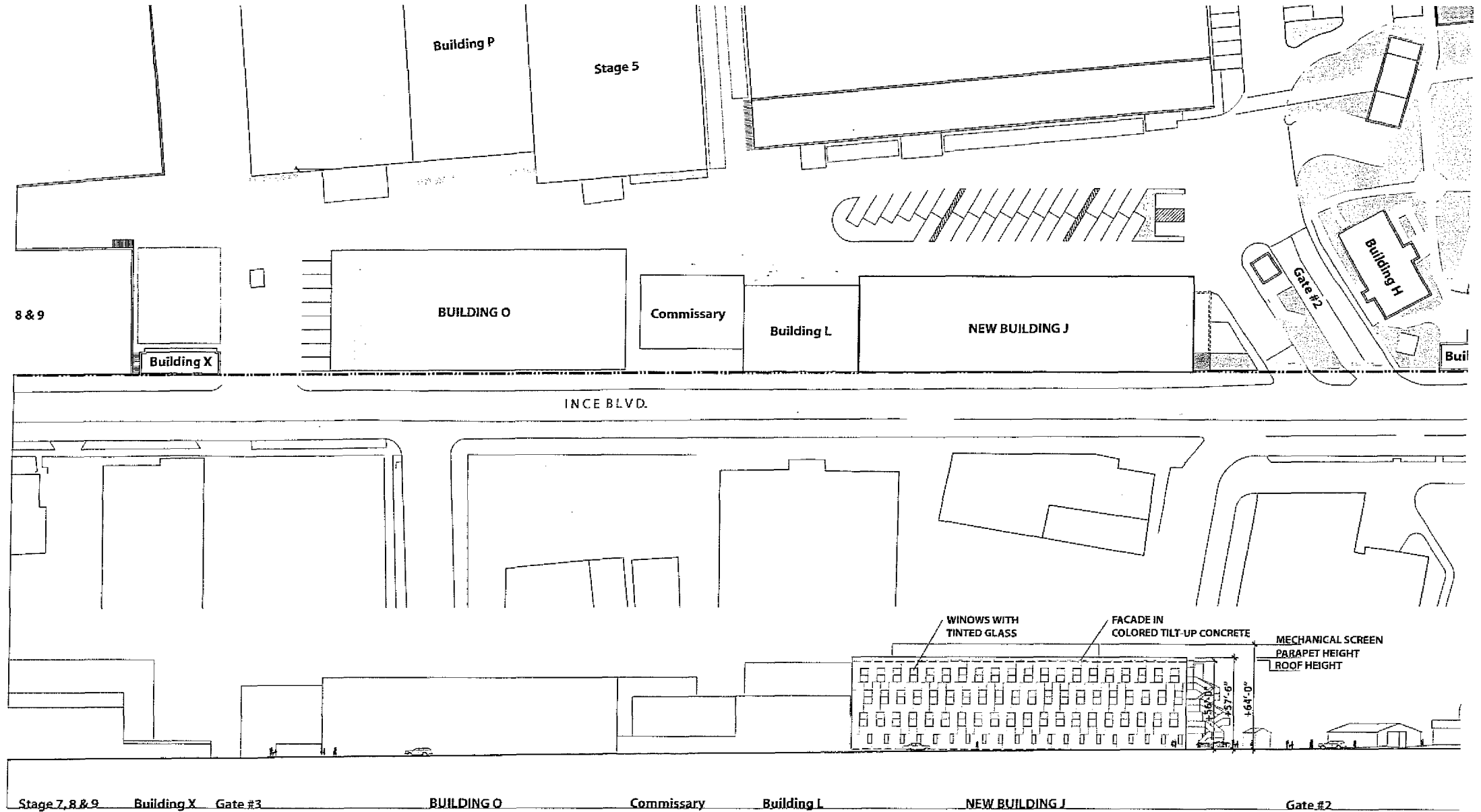


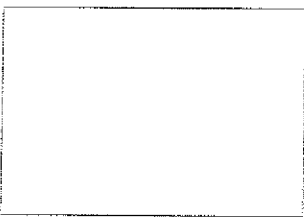
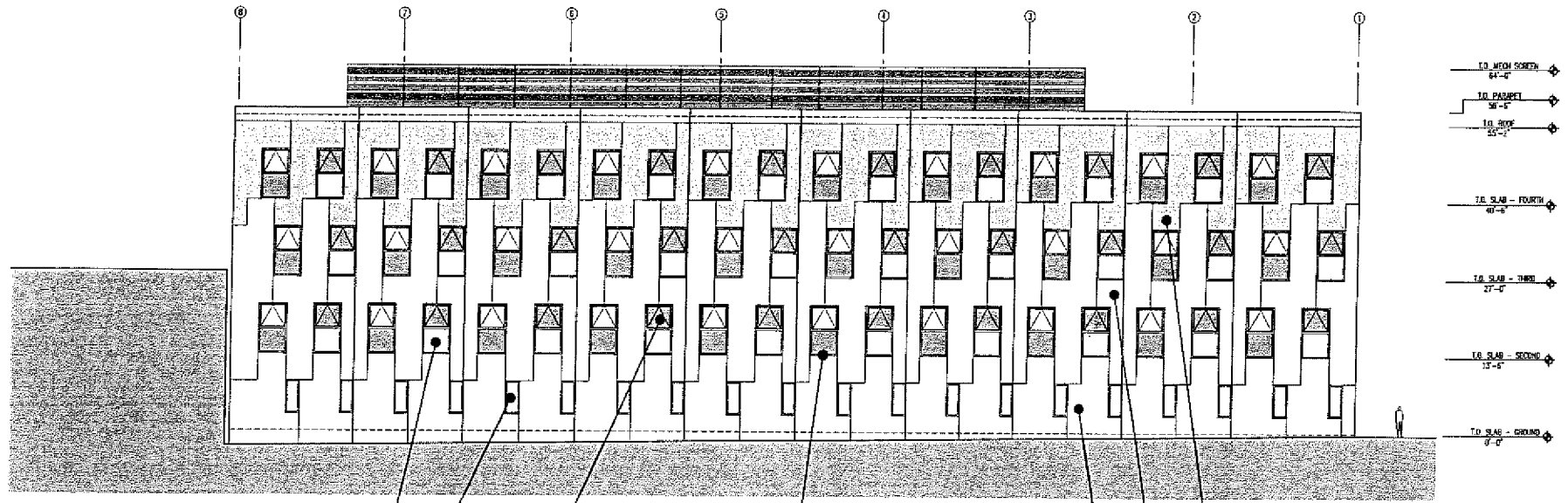
Photo Simulation D - Parking Structure



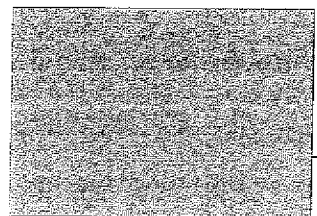
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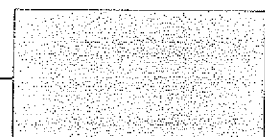
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1/4" PPG SOLAREDD (2) CARBON Fiber Glass



PPG Densar XL Silver Gray



Frazer 776M LRV 45 Galfen W Cream

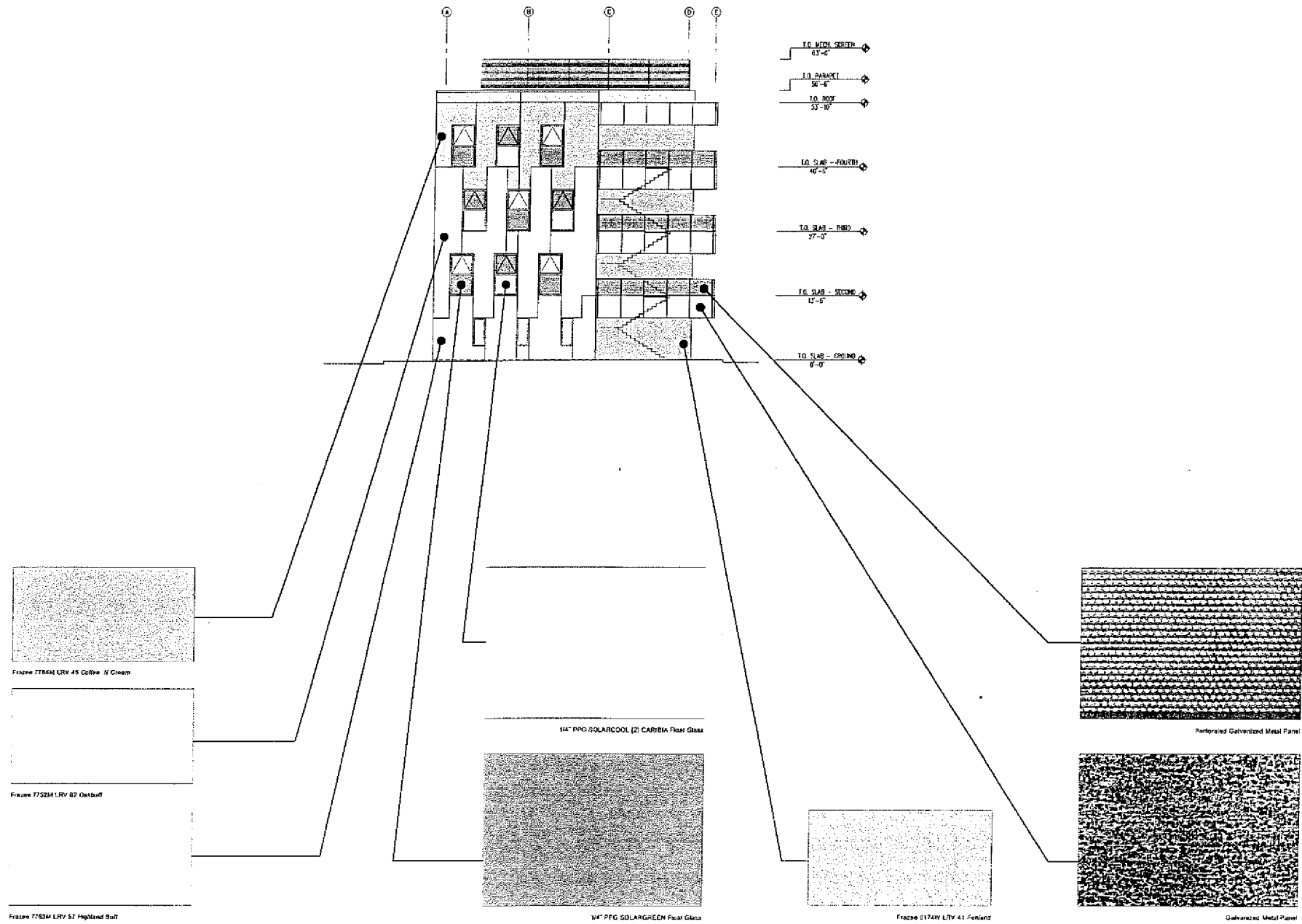


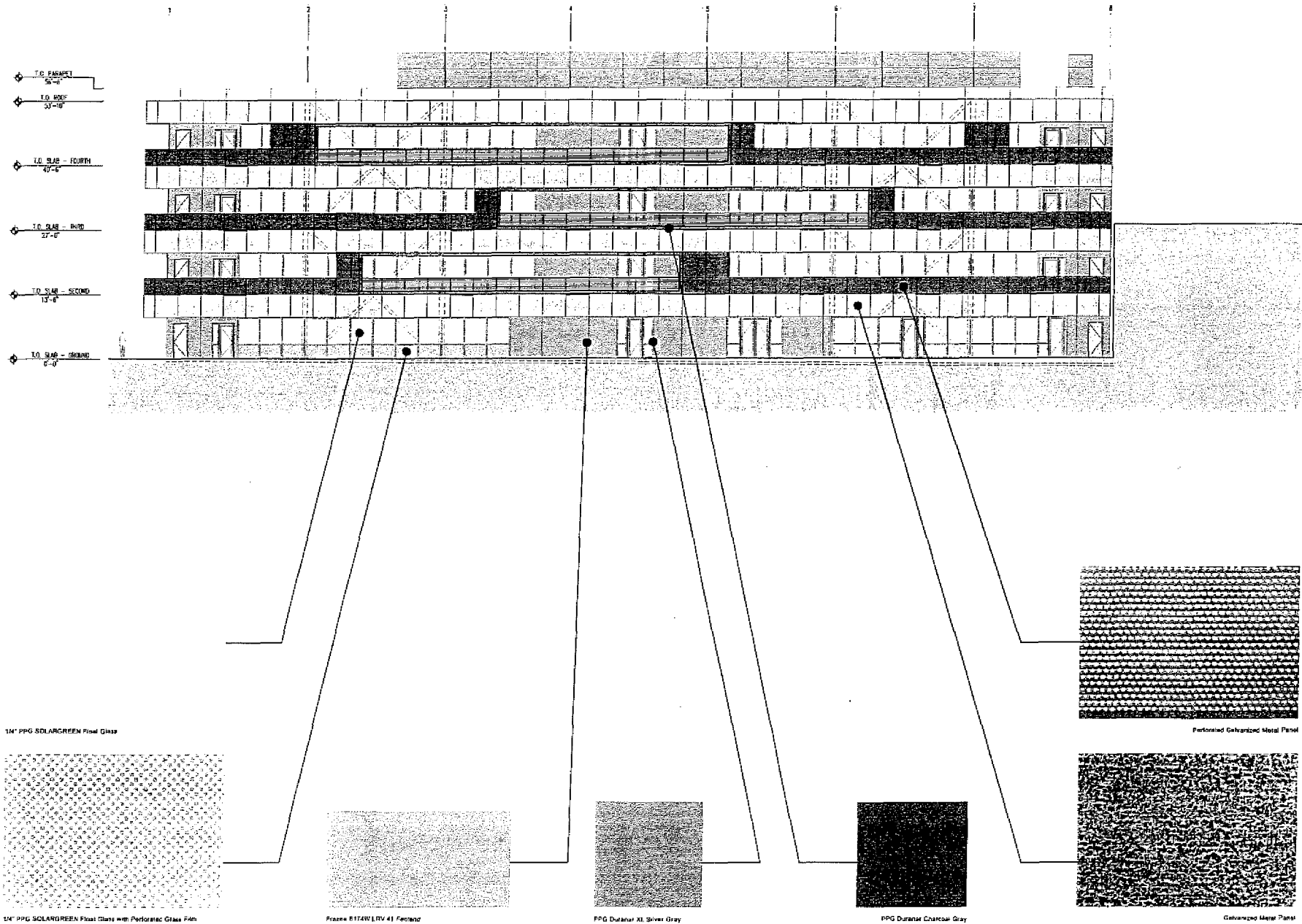
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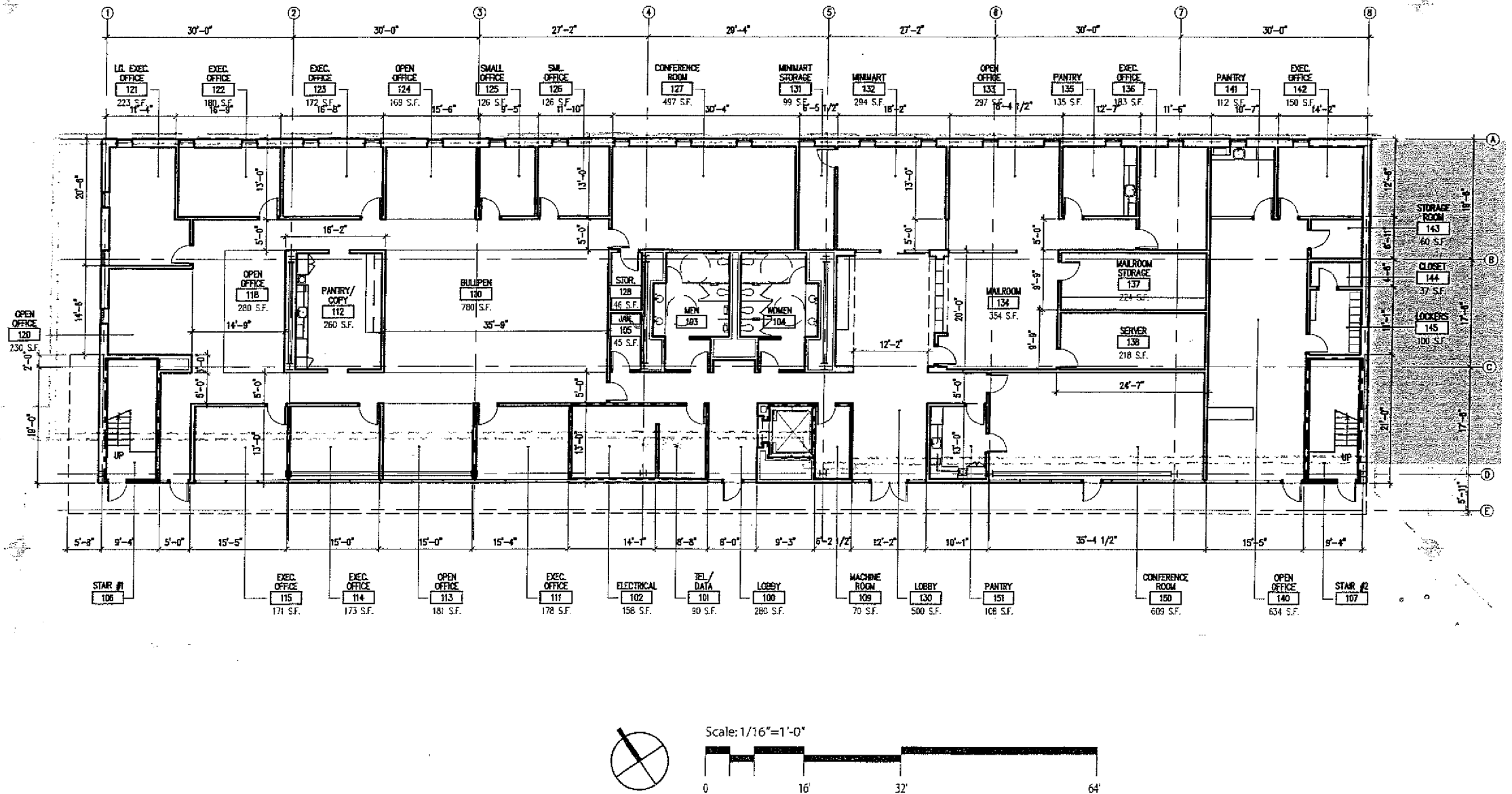


Frazer 7763M LRV 57 Hightail Buff

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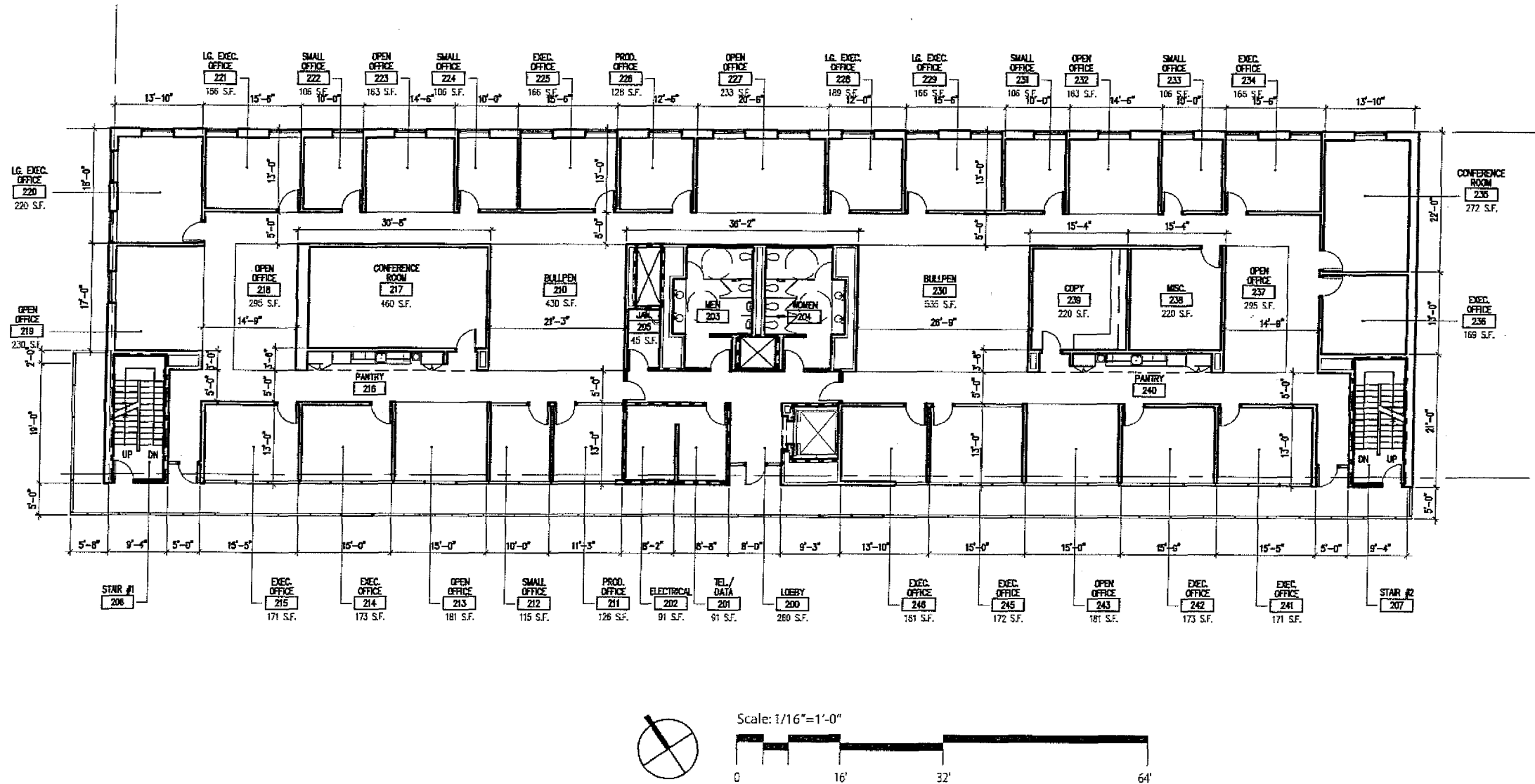
Culver Studios Comprehensive Plan #5

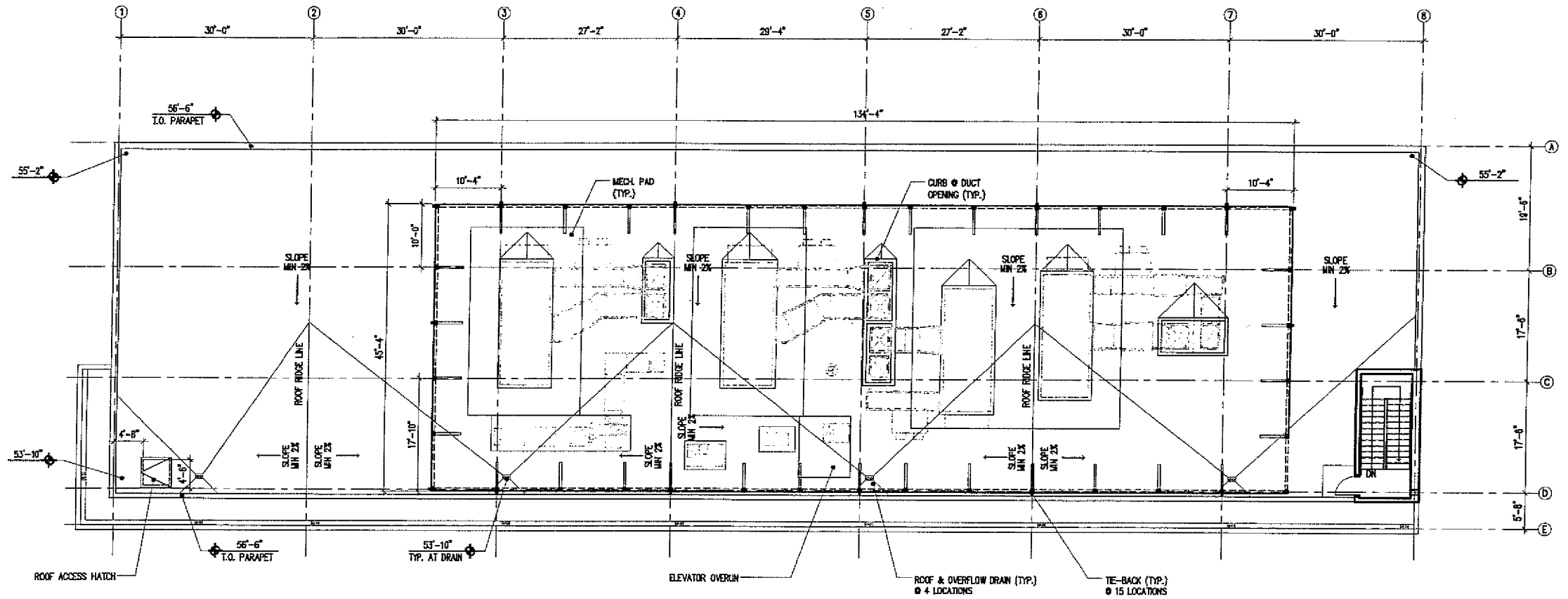
05.5049.900 Master Plan

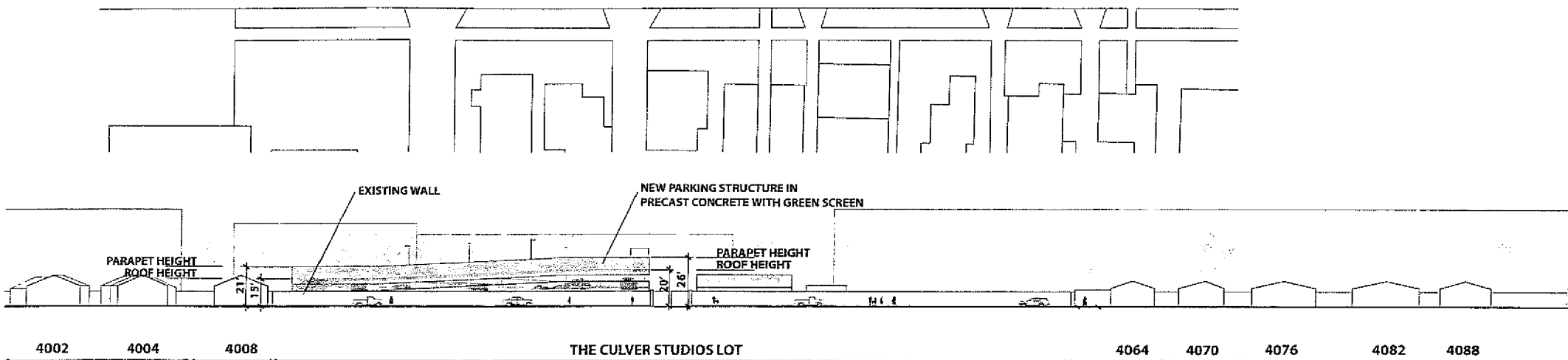
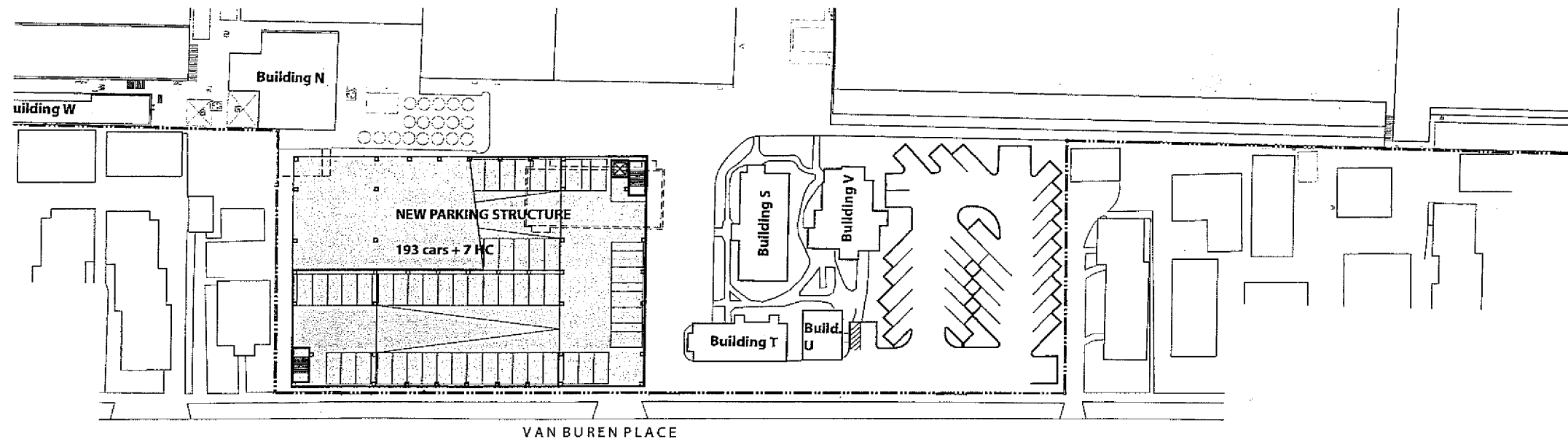
Building J Ground Floor Plan

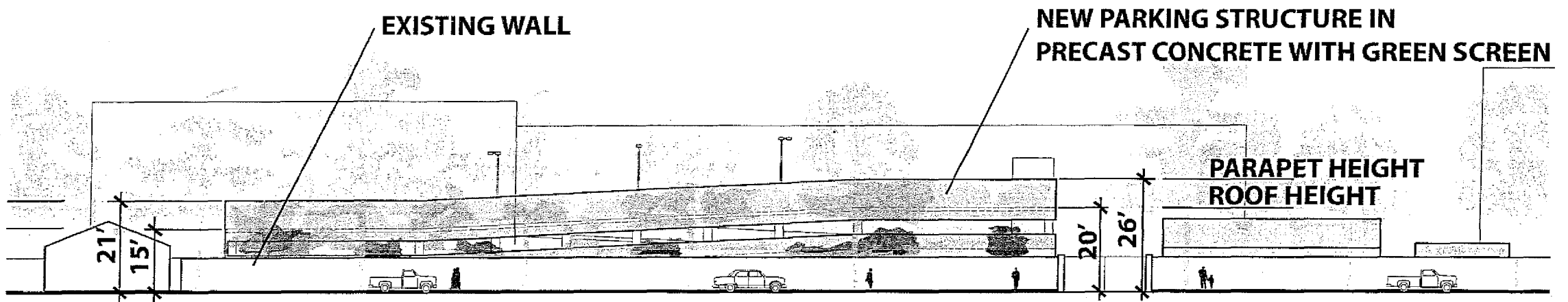
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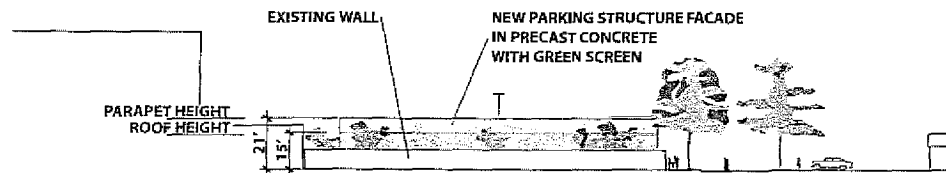
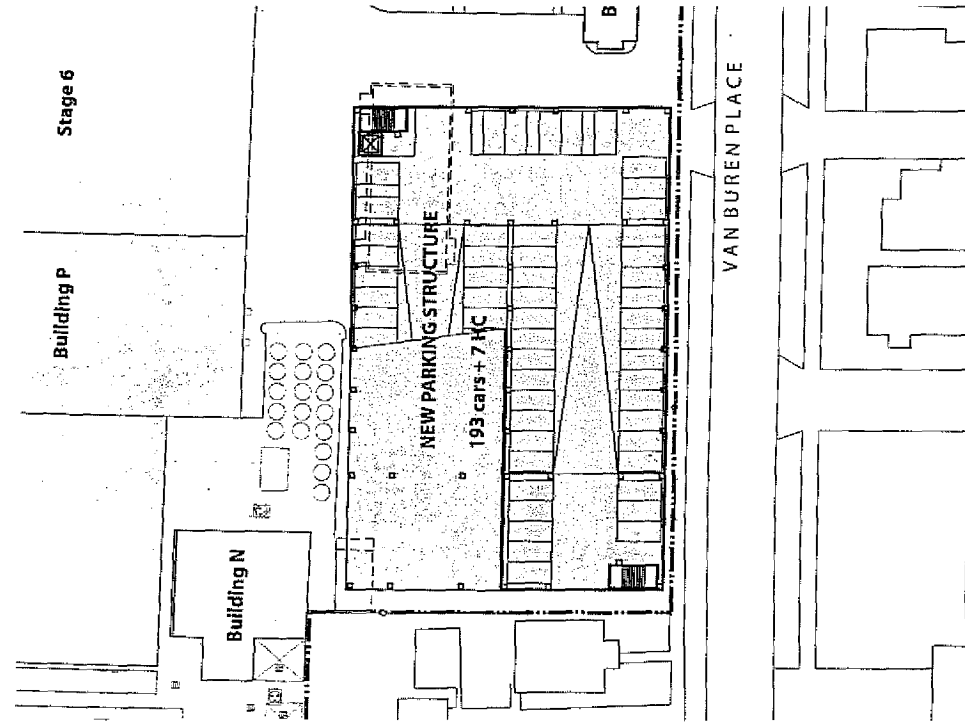
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Culver Studios Master Plan Parking Summary																							
Existing												Proposed											
Comprehensive Plan Entitled												Proposed Master Plan											
Existing Conditions (incl. Change of use since Comprehensive Plan)												Existing Conditions with New Parking Requirements											
Use												Use											
Parking Spaces Required												Parking Spaces Required											
Office												Office											
Support												Support											
Stage												Stage											
Ratio/1000												Ratio/1000											
GLFA												GLFA											
Existing												Existing											
Office												Office											
Support												Support											
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NOTES:
 (1) All numbers are rounded to the nearest whole number.
 (2) It is understood that CUP No. 27-11 provided a shared parking agreement that provided for the live audience parking requirement to be addressed through a shared parking arrangement.
 (3) It is understood that condition of approval No. 94 R065 deferred 100 spaces of required stage use parking with the understanding that the Studio could be required to provide those spaces if a parking deficiency was found to be impacting traffic flow and/or safety in the adjacent neighborhood.
 (4) Buildings A, B, F, G, K, P, M, and Q as well as the Paint Shop, Water Tower and Stage 1 no longer exist. The buildings listed above in the "Existing" columns represent the total existing building SF on the Studio Lot.

Culver Studios Comprehensive Plan #5

05.5049.000 Master Plan

Parking Summary -Requirements

Gensler June 13, 2006

Page 28

Parking Summary

The proposed Master Plan includes the addition of a parking structure in order to accommodate the parking requirements on the Studio Lot.

As a part of the Comprehensive Plan Amendment, the Master Plan will update the parking requirements on the studio lot to reflect the City-wide parking requirements adopted by the City Council in late 2005.

The following calculations are based on the new parking requirement ratios (see chart on previous page for details).

Previous Comprehensive Plan Entitled
Total parking requirement: 920 cars
Parking required on-site: 620 cars
Parking provided: 615 cars

New Master Plan
Total parking requirement: 1052 cars
Parking required on-site: 752 cars
Parking provided: 754 cars

Parking Area Drawings

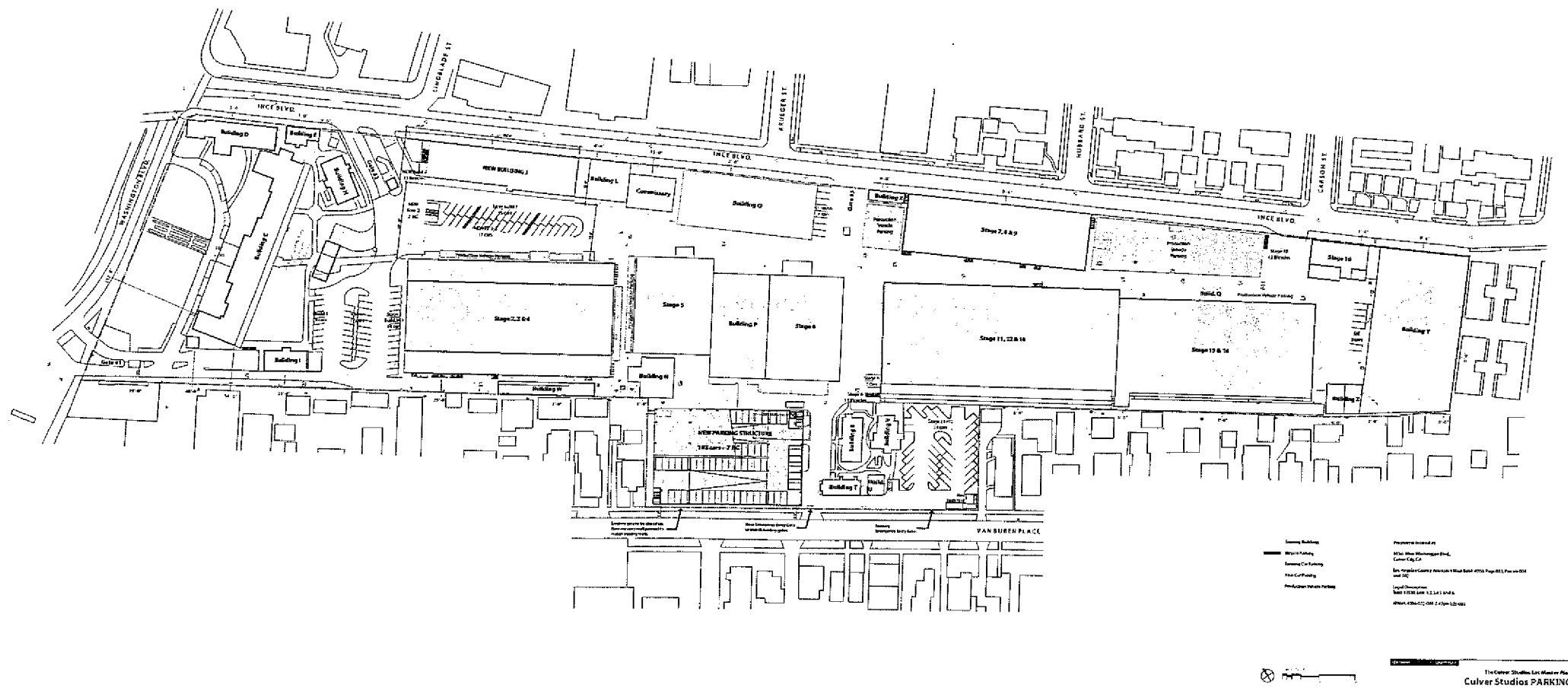
The following pages (pp.30-36) include drawings of the changes to surface parking in front of Building J/Stage 2-3 as well as the new parking structure. The drawings do not include the existing underground parking structure, since there will be no changes made to that structure.

Proposed Parking Supply

Parking Areas	Existing	Proposed Master Plan
5&6	61 cars	0 cars
11&12	35 cars	34 cars
O South	8 cars	8 cars
J	20 cars	15 cars
FT2-3	9 cars	17 cars
2-WL	14 cars	14 cars
VIS	19 cars	19 cars
I	9 cars	9 cars
P/S	251 cars	251 cars
P/T	168 cars	168 cars
S/E	5 cars	5 cars
FRT	9 cars	9 cars
Gate #2	4 cars	2 cars
New Stage 6	3 cars	3 cars
New Parking Structure	0 cars	200 cars
Total	615 cars	754 cars

Required	752 cars
----------	----------

hh



INCE BLVD.
205'-0"

PROPOSED
BUILDING J

(E) GATE 2

(E) BUILDING L

32'-2"
9'-0" 8'-0" 9'-0"

17'-0" C.R.

16'-0"

21'-0" T.P.

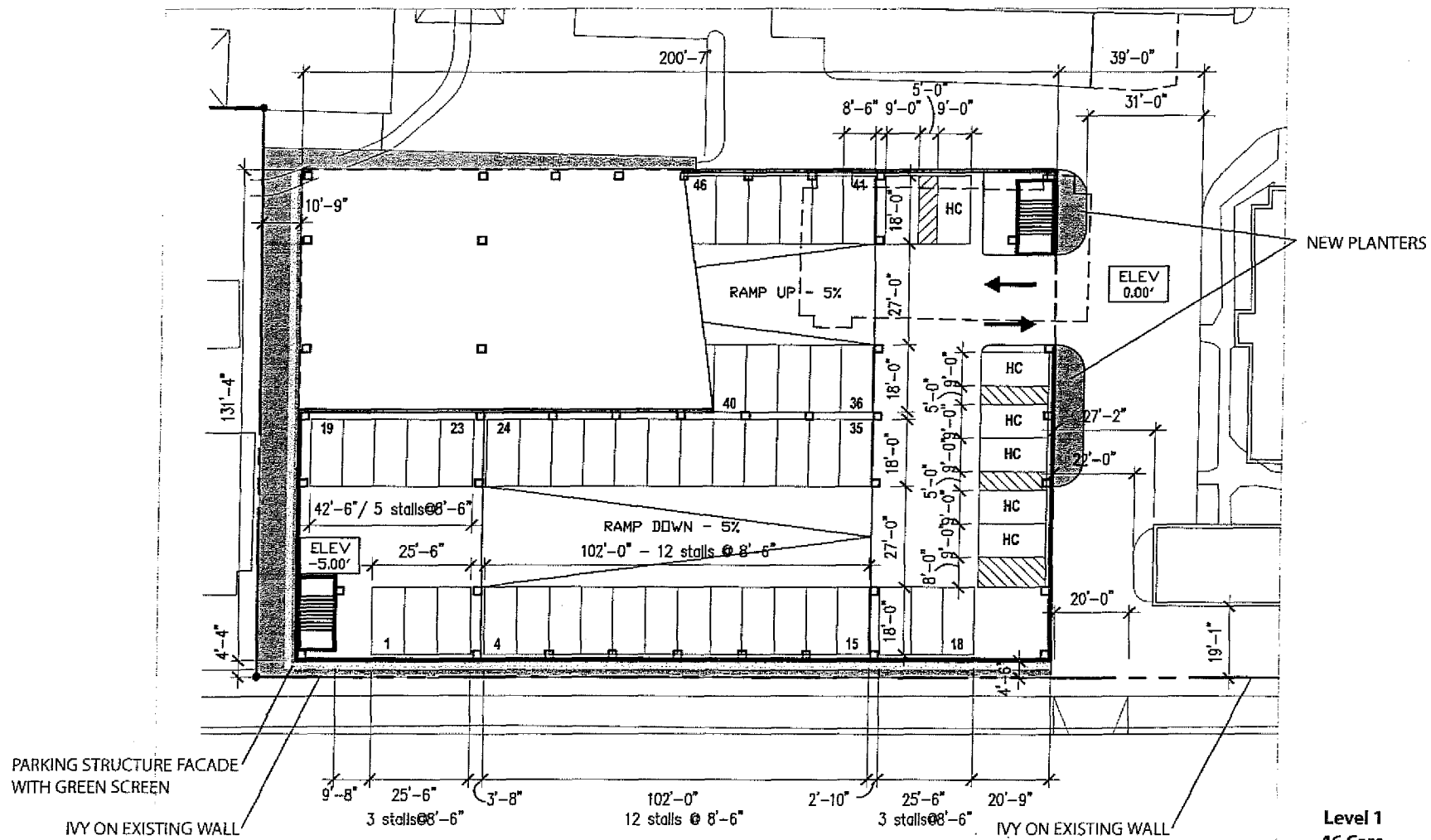
8'-0" T.P.

17'-0" C.R.

17'-0" C.R.

20'-0" C.R.

21'-0" T.P.



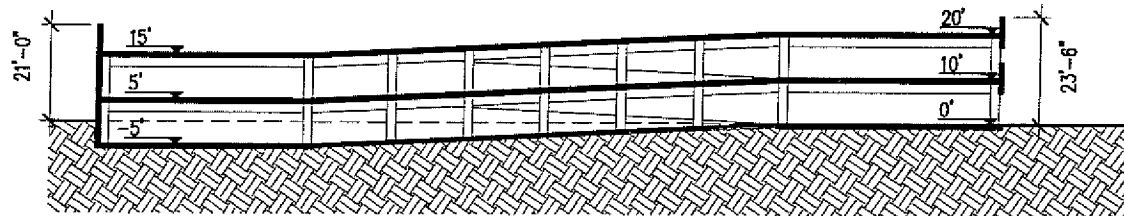
Level 1
46 Cars
+ 7 HC



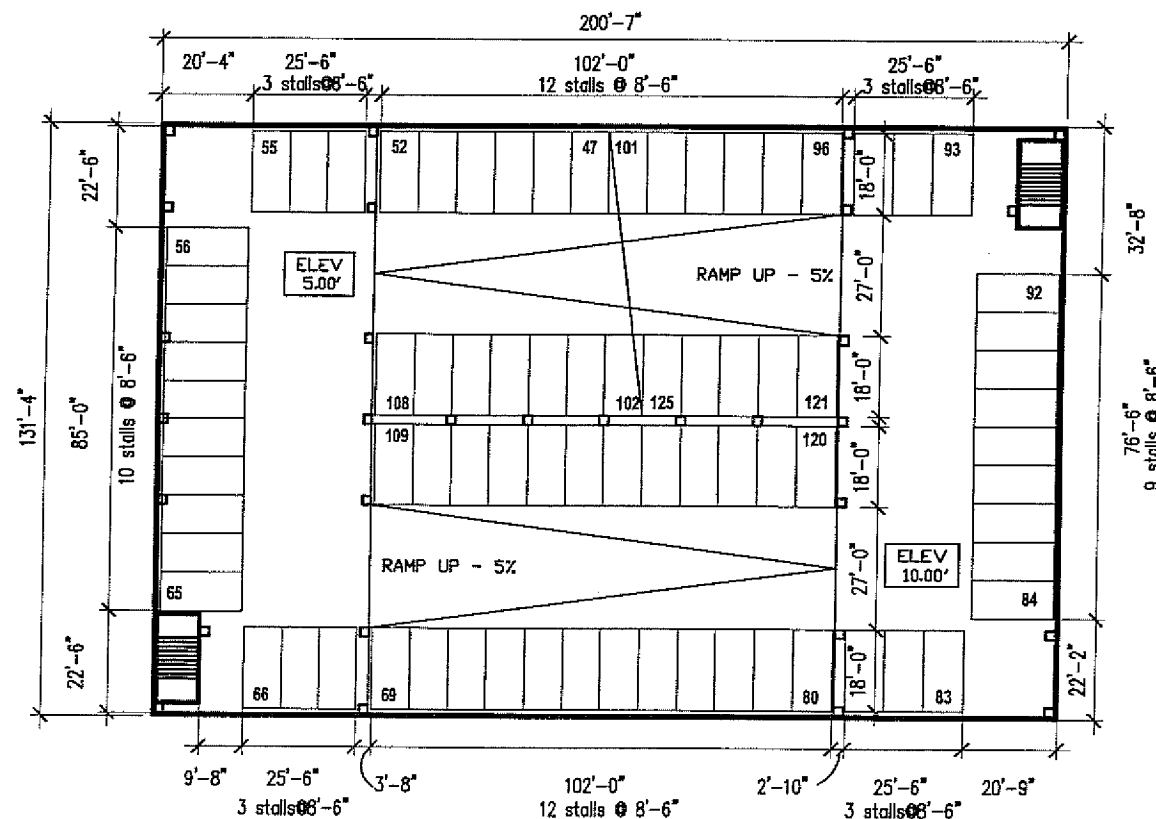
Scale: 1/32" = 1'-0"



Parking Structure



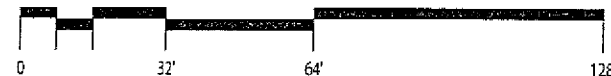
Level 3 68 Cars
 Level 2 79 Cars
 Level 1 46 Cars + 7 HC



Level 2
 79 Cars



Scale: 1/32" = 1'-0"

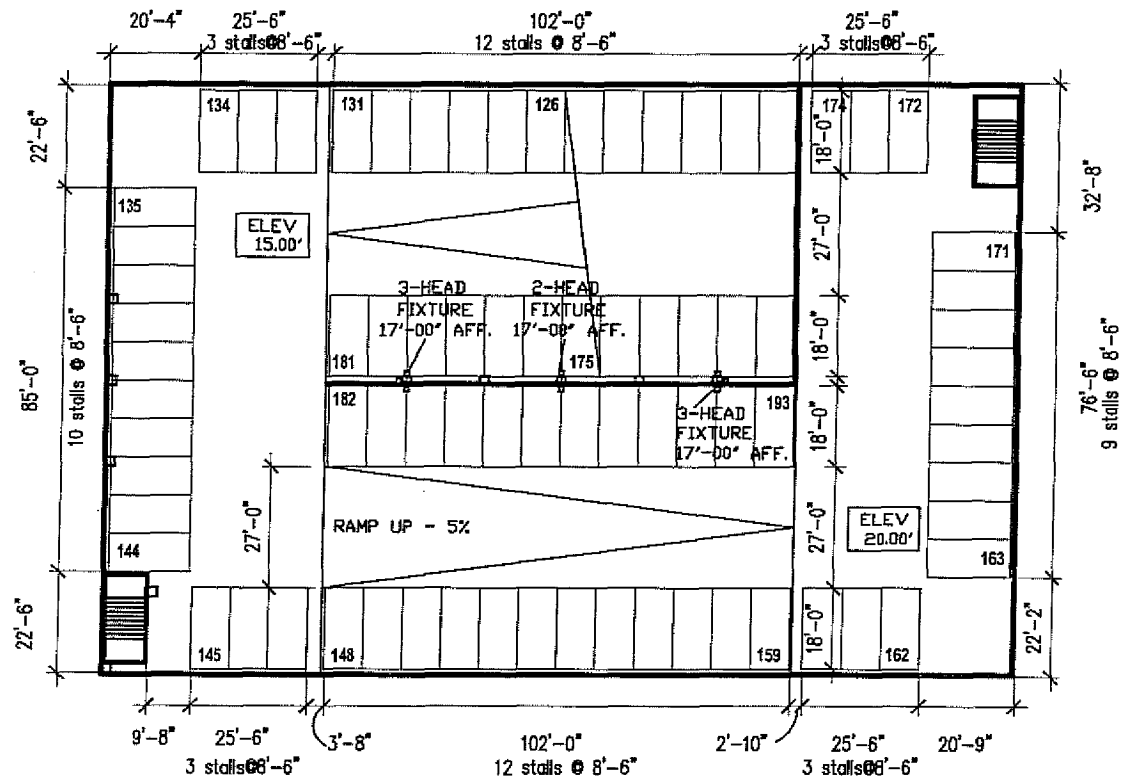


Parking Structure

Culver Studios Comprehensive Plan #5

05.5049.000 Parking Layout

47



Level 3
68 Cars



Scale: 1/32" = 1'-0"

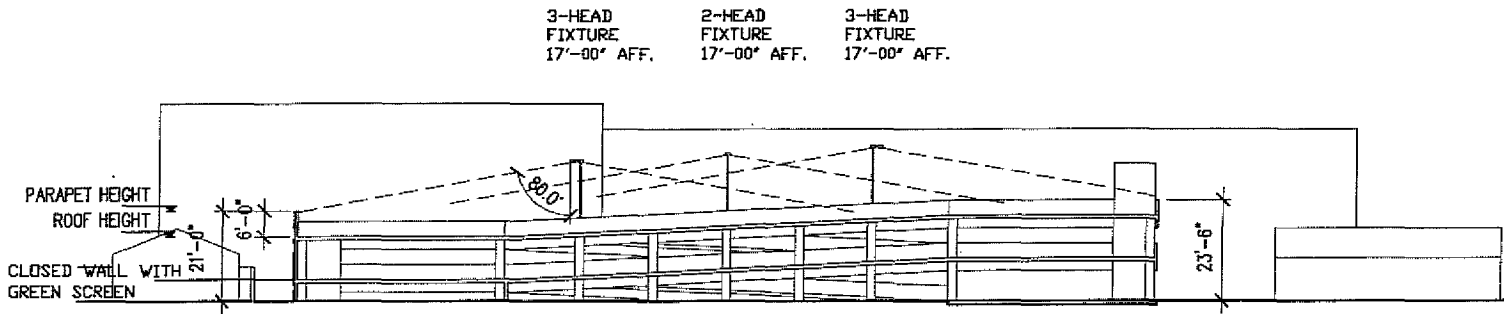


Parking Structure

Parking Structure Lighting

Lighting in the parking structure has been designed to minimize impacts on the surrounding neighborhood.

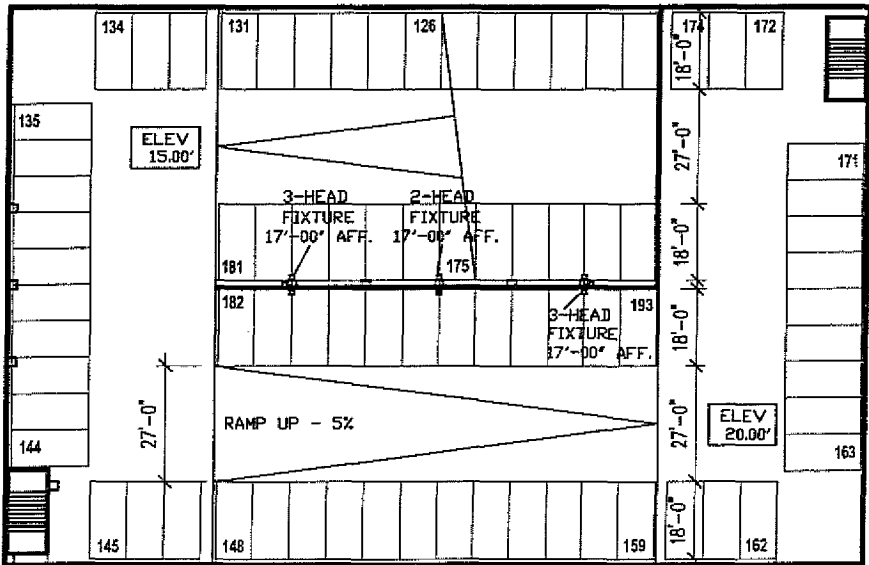
The floors of the parking deck have a high parapet (6-foot high on the top deck facing Van Buren Pl.) designed to prevent any light spills either from deck lighting or auto head-lights into the residential neighborhood. Special deck lighting has been selected and sited in order to avoid any light spill over this parapet height, while still providing the security necessary in a parking facility. These light fixtures were selected to maintain a controlled, downward angle of light that will illuminate the parking structure ground surface without allowing direct light to be emitted into the neighboring parcels.



The light fixtures are mounted at 17'-0", with a fixture cut-off angle of 80 degrees, and a 6'-0" high parapet wall. All the lighting from these fixtures will not fall outside of the garage to the neighborhood.

Parking Structure Landscaping

See pages 34-36 for images. See page 38 for more description.



Notes:

Job:

Type:

FORM 10 SQUARE

EH/H/HT ARM MOUNT

GENERAL DESCRIPTION: The Gardco arm mounted Square Form 10 products are sharp cutoff luminaires for high intensity discharge lamps up to 1000 watts. The EH units are manufactured from mitered extruded aluminum and finished in an Architectural Class 1 anodizing. The H and HT style luminaires are dieformed aluminum with a thermoset polyester finish. Both products can accept one of eight (8) interchangeable and rotatable precision segmented optical systems.

ORDERING *Flat glass lens luminaires meet IESNA Full Cutoff criteria. Sag lens luminaires meet IESNA Cutoff criteria.*

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

EH14	14" Square Extruded Luminaire
EH19	19" Square Extruded Luminaire
H14	14" Square Fabricated Luminaire
H19	19" Square Fabricated Luminaire
HT19	19" Tall Square Fabricated Luminaire
H26	26" Square Fabricated Luminaire

CONFIGURATION

1	Single Assembly	3@120	Triple at 120°
2	Twin Assembly	4	Quad Assembly
2@90	Twin Assembly at 90°		
3	Triple at 90°		

DISTRIBUTION

Horizontal Lamp	Vertical Lamp
1 Type I	VS Type V
3 Type III	14" and 19" supplied with acrylic sag lens. 26" supplied with sag glass lens. Medium base, 250w max on 14" units.
4X Type IV (19"/T19" only)	
FM Type IV	
Q Type V	

Type 4X optics supplied with sag glass lens standard.

FC3V" Full Cutoff Type III

FCVS" Full Cutoff Type V

19" 320PSMH only. Supplied with MS320BLUE320LLCPS lamp.

WATTAGE

14"	19"	T19"	26"	1. Medium base lamp
100W/14"	250W/19"	750PSMH*	1000W/26"	2. Available with vertical lamp optics only.
150W/14"	400W/19"	875PSMH*		3. Operated 32V lamp
175W/14"				4. M150 or M155
200W/14"	250PSMH*	750HPS	750PSMH*	5. M132 or M154
250W/14"	320PSMH*		1000PSMH*	6. M132 or M155
	350PSMH			7. M137 or M142
	400PSMH*			8. Available with horizontal optics only.
	450PSMH*			9. M149 only. Horizontal optics require MS320PSMH-VISOR-26" lamp
100HPS			750HPS	10. Required Sag Glass Lens.
150HPS*	250HPS		1000HPS	
	400HPS			

VOLTAGE

120	240	347	QUAD
208	277	480	

120/208/240/277, Factory set to 277V.

14H	14H/19H
PSMH	PSMH
HPS	HPS

14H/19H Metal Halide
PSMH Pulse Start Metal Halide
HPS High Pressure Sodium

FINISH

EH and HPS
BLA Black Anodized
BRA Bronze Anodized
NA Natural Aluminum Anodized
OC Optional Color Paint SpecifyRAL designation etc OC-RAL7024
SC Special Color Paint Specify. Must supply color chip.
HT and HT
BRP Bronze Paint
BLP Black Paint
OC Optional Color Paint SpecifyRAL designation etc OC-RAL7024
SC Special Color Paint Specify. Must supply color chip.

OPTIONS

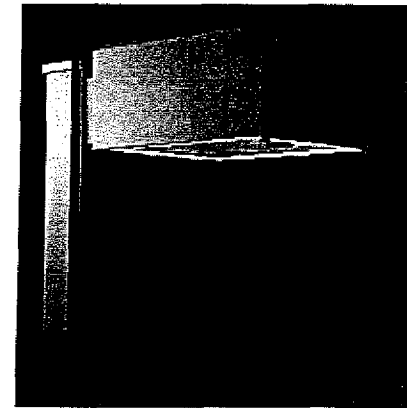
F Fusing in Head	CD Clear Drop Diffuser <i>EH Style only</i>
LF In-Line/in-Pole Fusing	MF Mast Arm Fitter
PC Photocontrol and Receptacle N/A with 480V.	MU 10" Uplift Bracket
PCR Photocontrol Receptacle only	UB Quick Disconnect for Ballast Tray
POLY Polycarbonate Sag Lens In lieu of flat glass. N/A with 4X optics. 450w maximum.	AP Adjustable Knuckle - Pole Mount Only available with 1 way and 2 @ 180° mounting
HS Internal Houseside Shield Supplied standard with FM optics.	AT Adjustable Knuckle - Tenon Mount Fits 2 3/8" tenon. N/A with 14" units
QS Quartz Standby	PTF2 Pole Top Filter - 2 3/8" Dia. Tenon
SG Sag Glass LENS In lieu of flat glass Supplied standard with 4X optics and 26" V/S	PTF3 Pole Top Filter - 3-3 1/2" Dia. Tenon
	PTF4 Pole Top Filter - 3 1/2-4" Dia. Tenon

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The 4X optical system is protected by U.S. patent number 5690422.

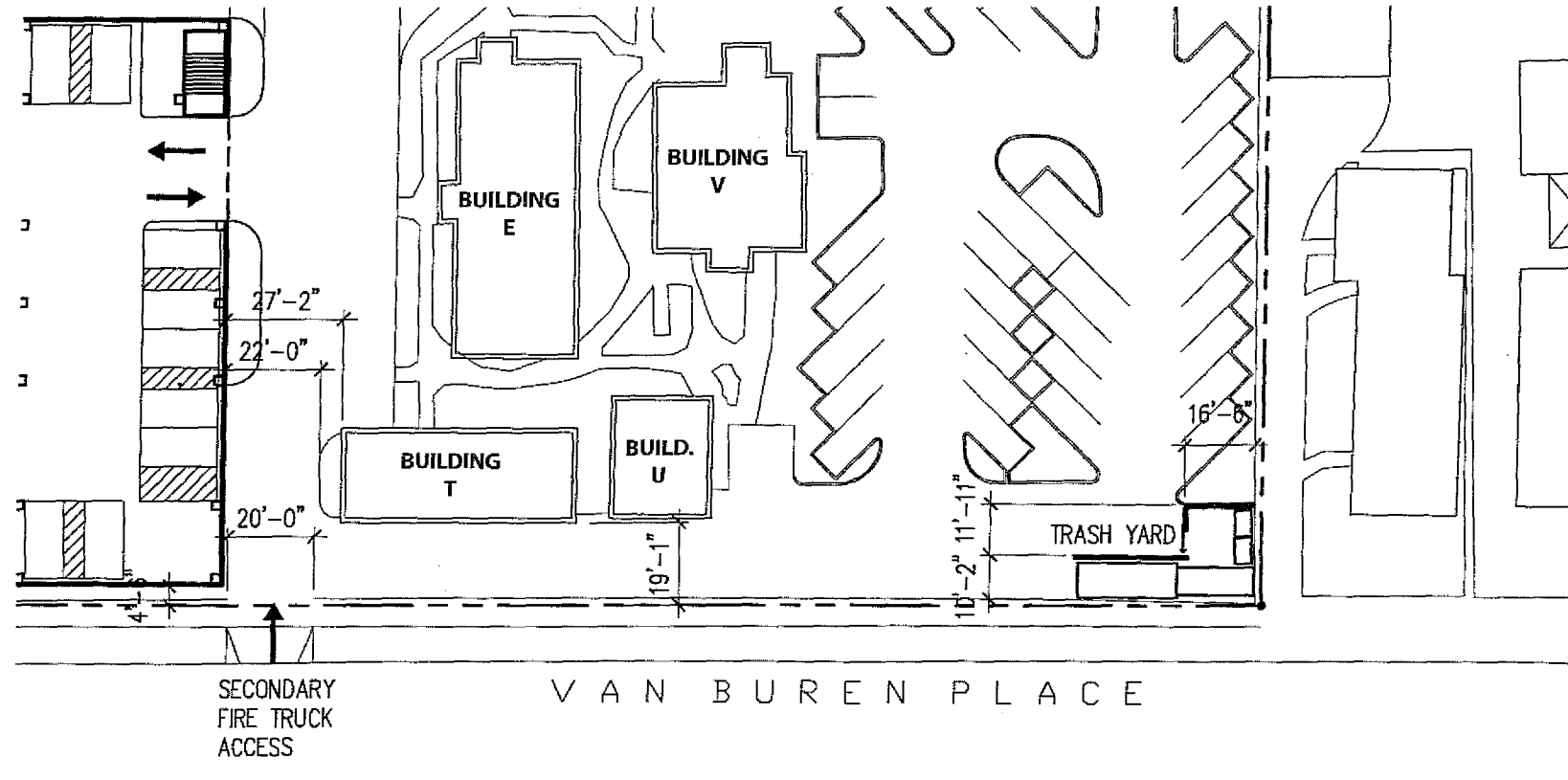
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A Gensler Company

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San Leandro, CA 94577
800/227-0758
510/357-6900 in California
Fax: 510/357-3068
www.snelighting.com



Example of light fixture for use in parking structure.



Scale: 1/32" = 1'-0"



Studio Lot Landscaping

As noted on the site plans, the Master Plan calls for only a slight (100 SF) decrease in the square-footage of landscaped area on the Studio Lot. The majority of existing landscape (including the areas adjacent to the Mansion building and the historic landscaping in the bungalow courtyard) will remain as is.

The biggest change in on-site landscaping will occur around the new parking structure. Special attention will be paid to using climbing vines, and other plants to shield the parking structure from the residential neighborhood on VanBuren Pl. The south- and west-facing facades will be designed to create a "green screen" of climbing plants that will cover the structure's concrete exterior. In addition this Master Plan calls for the planting of bushes in the setback between the perimeter wall along VanBuren Pl. and the parking structure, as well as the replacement of landscaping along the Van Buren Pl. wall.

Plant Selection

Plants will be selected to fit with the existing landscaping on the Studio Lot. Following is a partial listing of plants currently being used by the Culver studios. The Culver Studios intends to use these or similar plants as part of the landscaping around the parking structure and the bungalow courtyard.

GATE 1

- Iceberg Roses
- Bird of Paradise
- Santa Barbara Daisys
- Hybiscus
- Rapheolepsis
- Juniper
- Day Lilies
- Iris
- Camphor
- Xylosma
- Purple Princes
- Boxwood
- Ficus
- Azaleas

GATE 3

- Iceberg Roses
- Boxwood
- Sycamore trees
- Bronze Flax
- Lantana
- Day Lilies
- Morea
- Star Jasmine
- Rapheolepsis
- Natal Plum
- Agapanthus
- Xylosma
- Axaleas
- Breath of Heaven

FRONT OF MANSION

- Privets
- Sycamore tree
- Sword fern
- Rapheolepsis
- Agapanthus
- Day Lilies
- Pigmy Palms
- Peach Tree
- Hybiscus
- Roses
- Junipers
- Eugenias
- Tree Roses
- Azaleas
- Boxwood
- Gladiolas
- Breath of heaven
- Hydrangea
- Camellias
- Euonymous
- Society Garlic
- Brich Trees
- Star Jasmine
- Spider Plants
- Margarita Daisy
- Capanella



Existing landscaping in front of Mansion



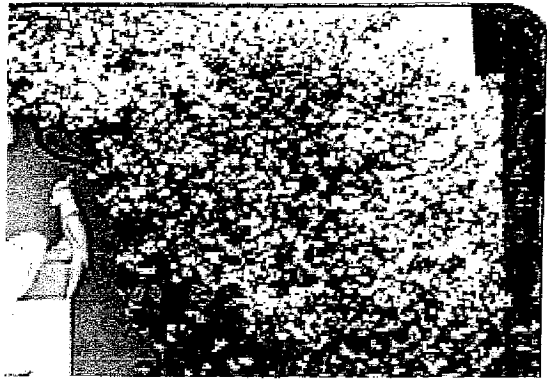
Existing landscaping at Gate 2

Parking Structure Green Screen Type Planting

The images on this page illustrate the effective use of green screen type planting to create a lush, green cover for a utilitarian parking structure. While the scale of the structures in many of these images is larger than the new Culver Studios parking structure, the technique used to create the green screen will be similar.

Green Screen type planting utilizes a wire mesh armature attached to the surface of the parking structure as an armature for planted vines to grow on.

The parking structure green screen will be planted with either Star Jasmine (the same material that is used on the De Mille theater) or Creeping Fig, which provides a lush green look year-round. Both of these are fast growing vines, and can be anticipated to fully cover the wire mesh with greenery within a year of planiting.



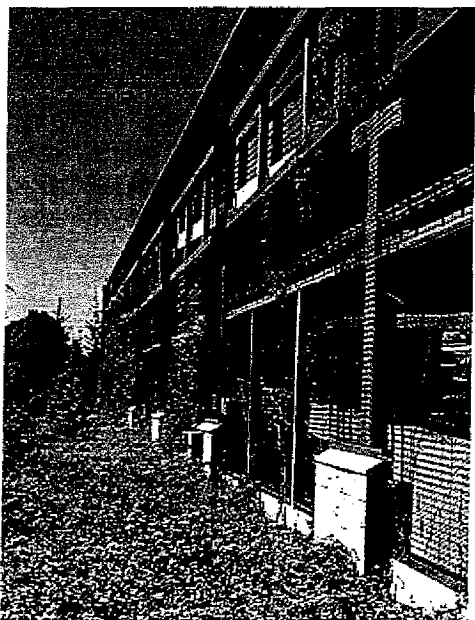
Star Jasmine



Creeping Fig



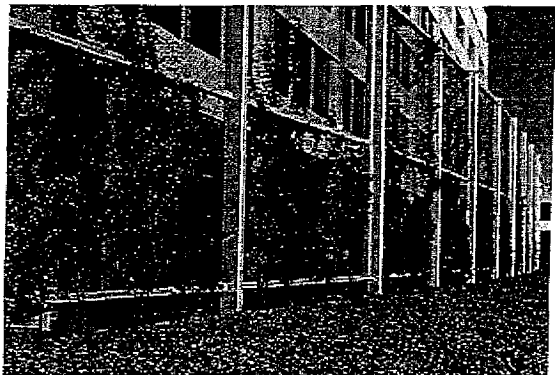
Parking Structure - Aptos, CA



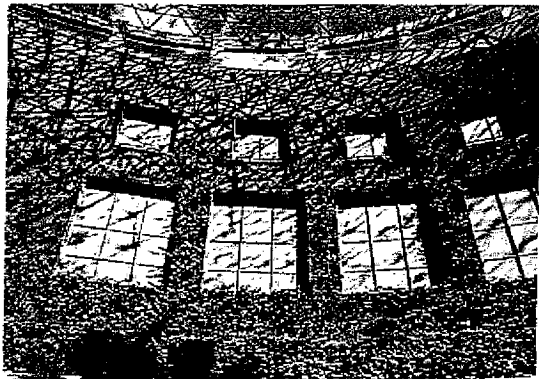
Parking Structure - Mountain View, CA



Parking Structure - Palo Alto, CA



Parking Structure - Tustin, CA



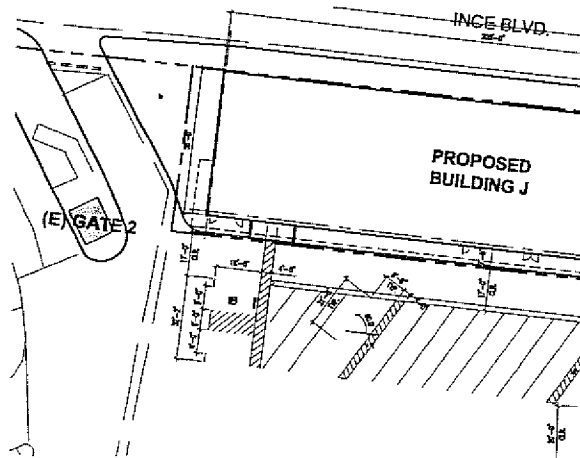
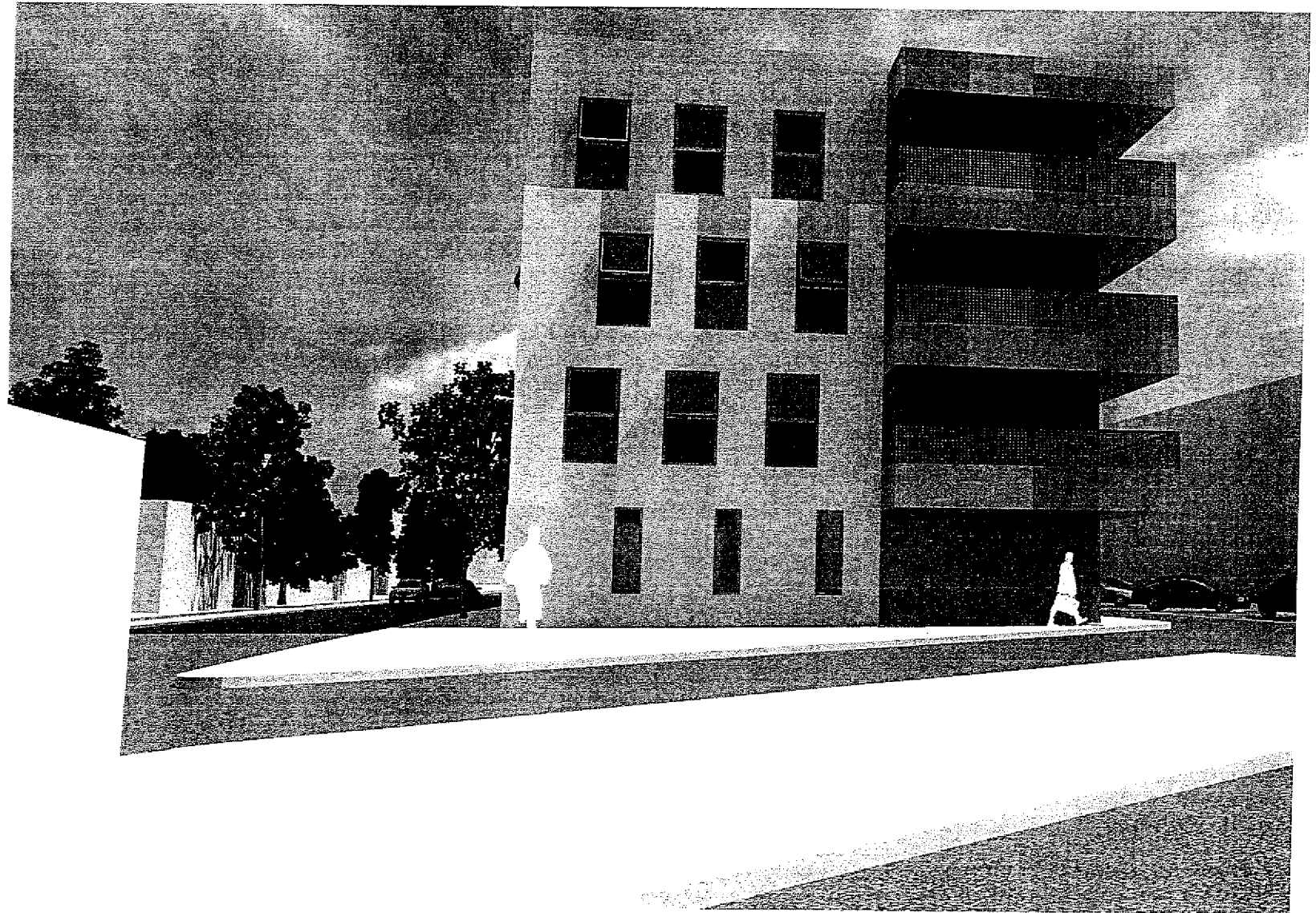
Universal City, CA



Universal City, CA

Public Art

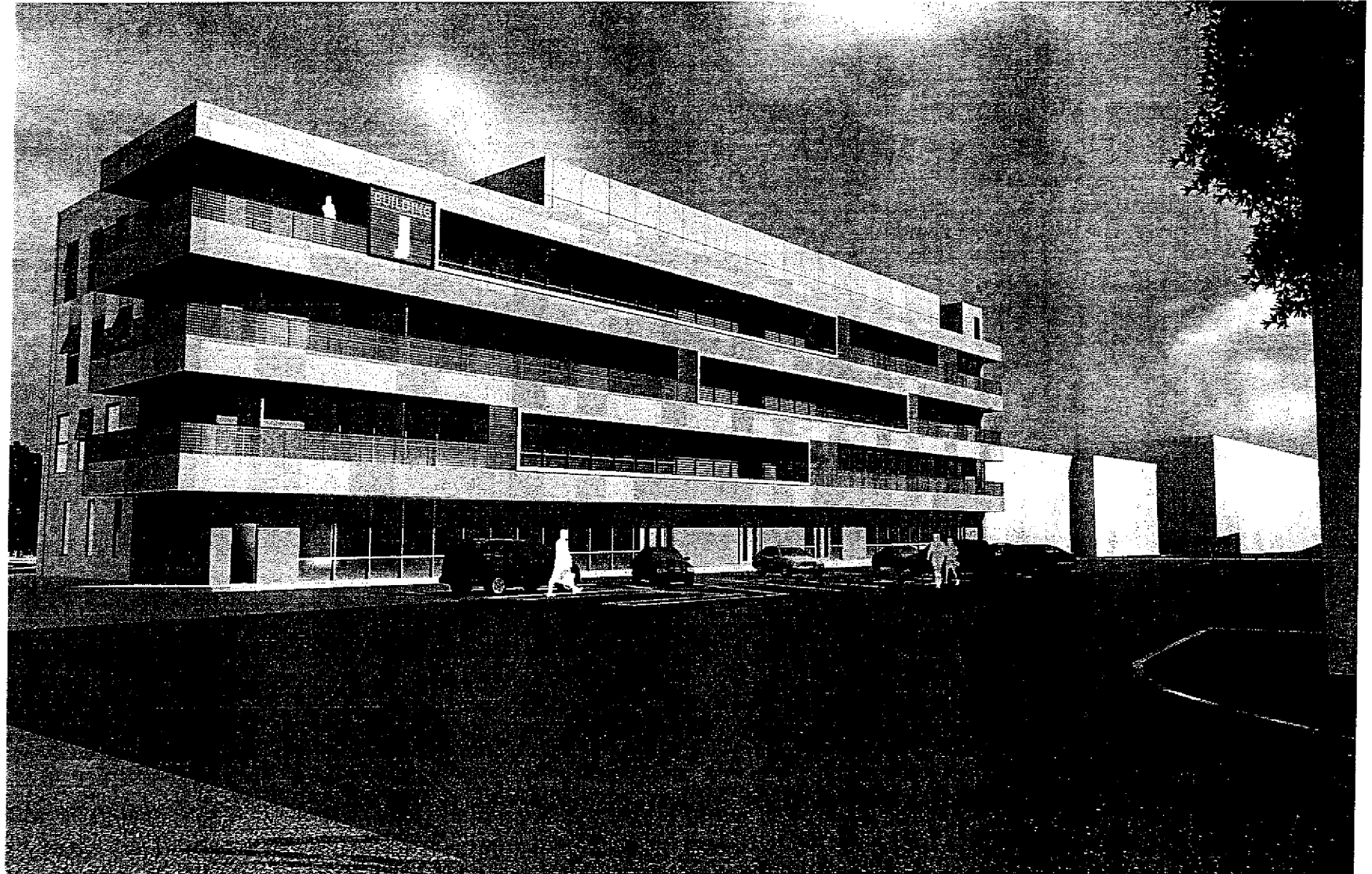
As a part of the City of Culver City's Art in Public Places program, the Culver Studios design team proposes to work with the City of Culver City to develop publically visible art located adjacent to the North-west facade of Building J facing the Gate #2 entrance. The art will be visible to the public from the street and will add to the character of the Studio Lot.



Building J Signage

Signage will be incorporated onto the lot facing (interior) facade of Building J. The signage will be used to identify Building J and will be of a consistent look and feel as the existing signage on the Studio Lot.

The location of this signage on the Building J facade is identified by the red square on this building image.



Shade & Shadow Study

In the shade and shadow study the effects of the new construction were studied at three times of day during Winter Solstice, Summer Solstice and the Spring/Fall Equinox. The study looks at the shade and shadow effects at the completion of the Master Plan.

The results are illustrated by the drawings on the following pages and summarized as follows:

1. Existing Building J

2. Winter Solstice

9:00 AM – Additional shadow from J cast onto Culver Studios Lot (entry Gate #2)

12 Noon – Some additional shadow cast onto Ince Ave and the street side of the commercial buildings on Ince.

4:00 PM – Some additional shadow on the commercial properties along Ince and minimally on the the back portion of some residential properties. These properties are already largely in the shade from the existing sound stages and evening twilight.

3. Summer Solstice

9:00 AM – Some shadow cast onto Culver Studios Lot

12 Noon – Minor shadow on Ince

4:00 PM – Some shadow cast onto Ince Blvd, but not onto the Commercial properties

4. Spring/Fall Equinox

9:00 AM – Some shadow cast onto Culver Studios Lot

12 Noon – Some shadow cast onto Ince Blvd.

4:00 PM – Some additional shadow on the commercial properties along Ince (not on the residential areas.)

5. Existing Parking Structure Location

6. Winter Solstice

9:00 AM – Minimal shadow cast onto Culver Studios Lot

12 Noon – Minimal shadow cast onto Culver Studios Lot

4:00 PM – Minimal additional shadow cast onto Culver Studios Lot. Studio and residential properties are already largely in the shade from existing trees and the evening twilight.

7. Summer Solstice

9:00 AM – Minor shadow cast onto Culver Studios Lot

12 Noon – No Shadow

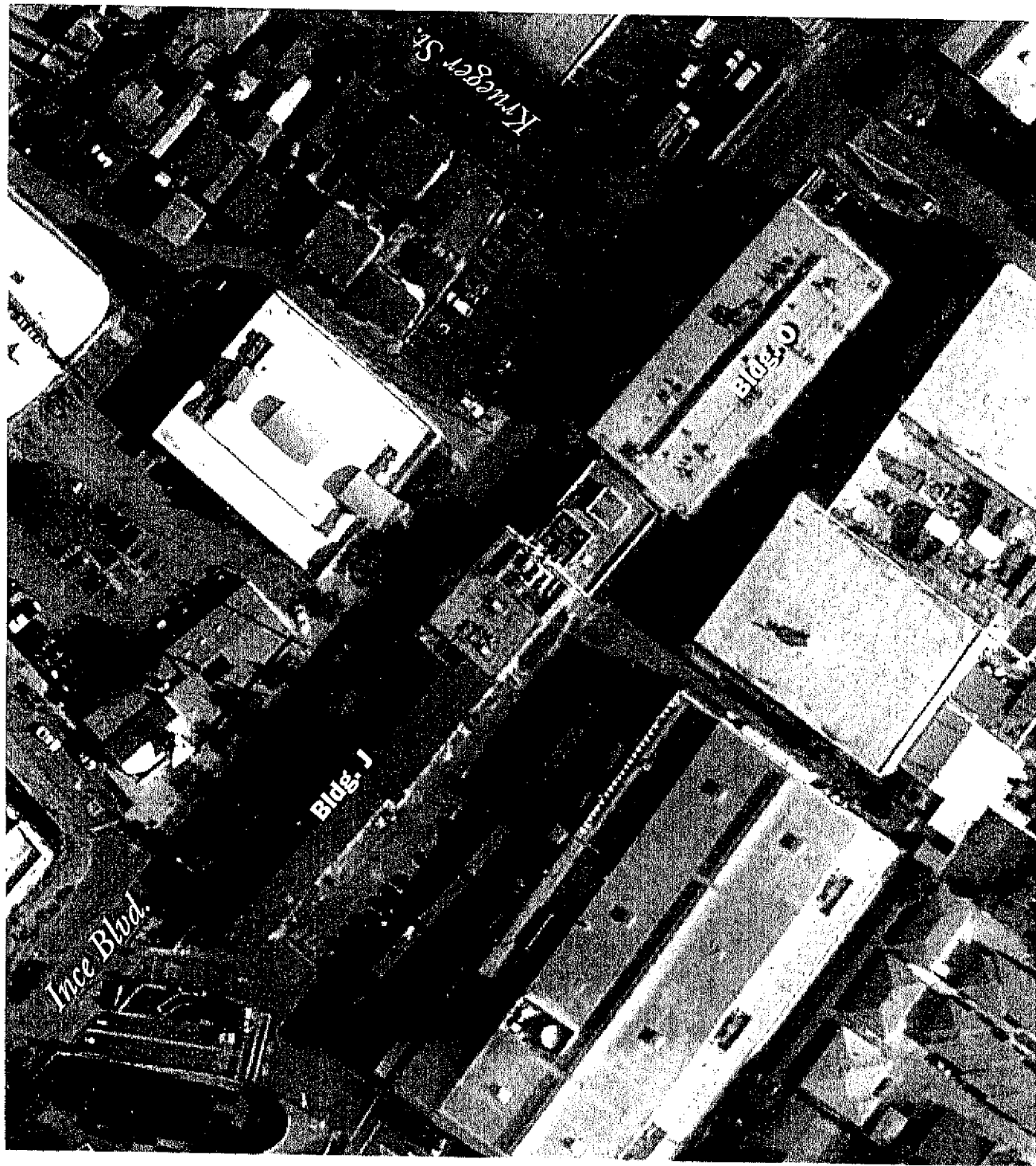
4:00 PM – Some Shadow cast partially onto Culver Studios Lot

8. Spring/Fall Equinox

9:00 AM – Minor shadow cast onto Culver Studios Lot and partly onto edge of residential area

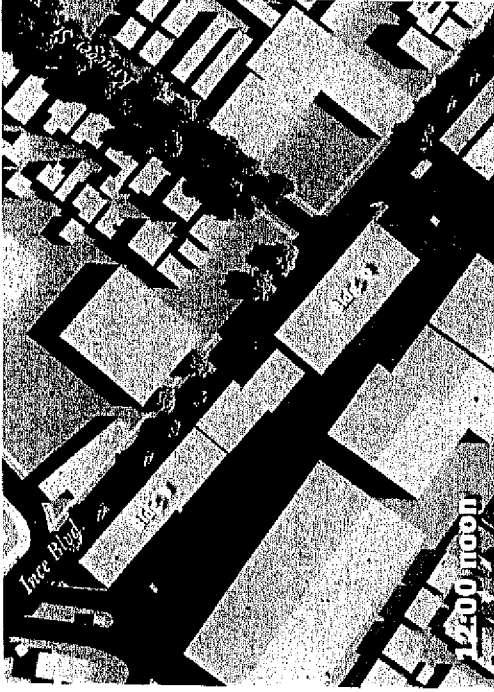
12 Noon – Minor shadow cast onto Culver Studios Lot

4:00 PM – Shadow cast onto Culver Studios Lot

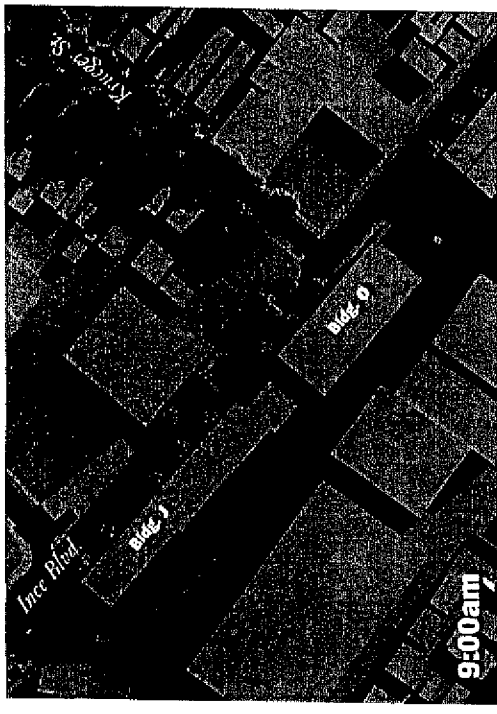
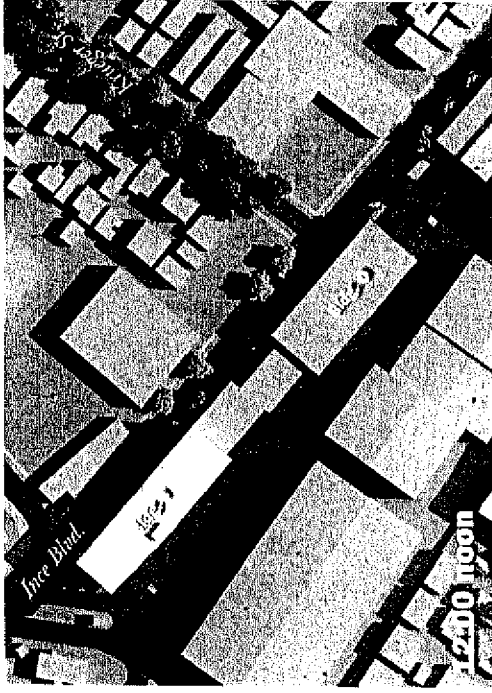




Existing

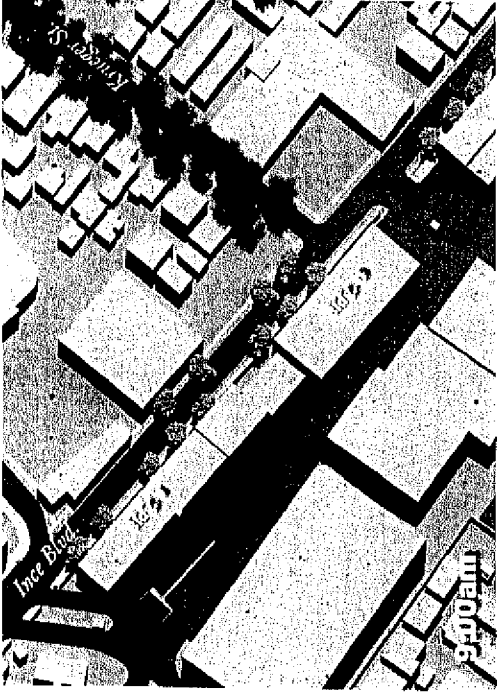
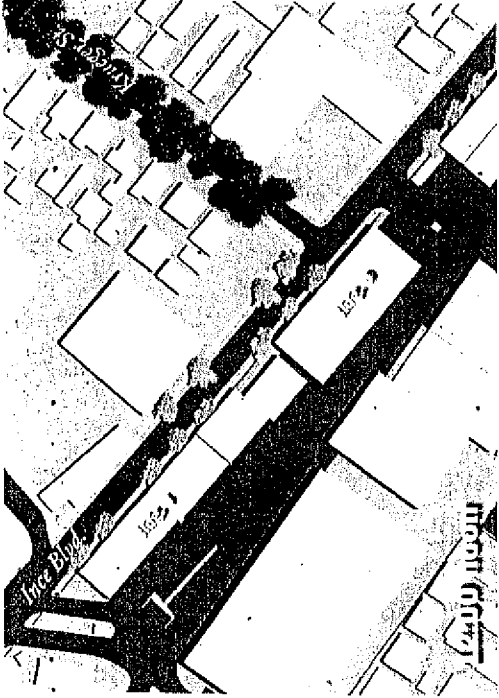


Proposed

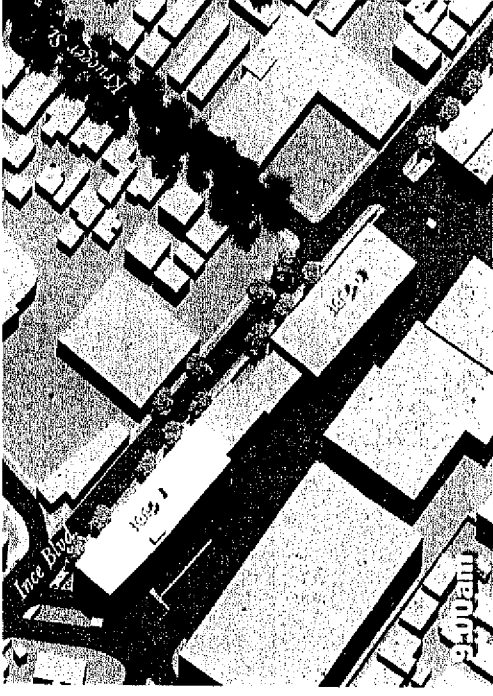
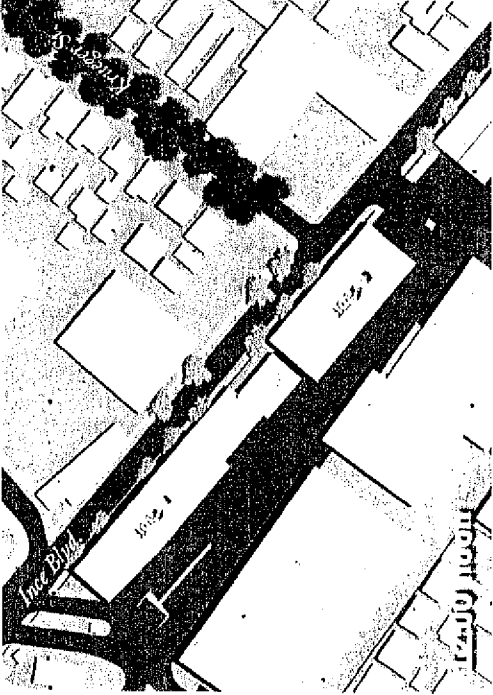




Existing

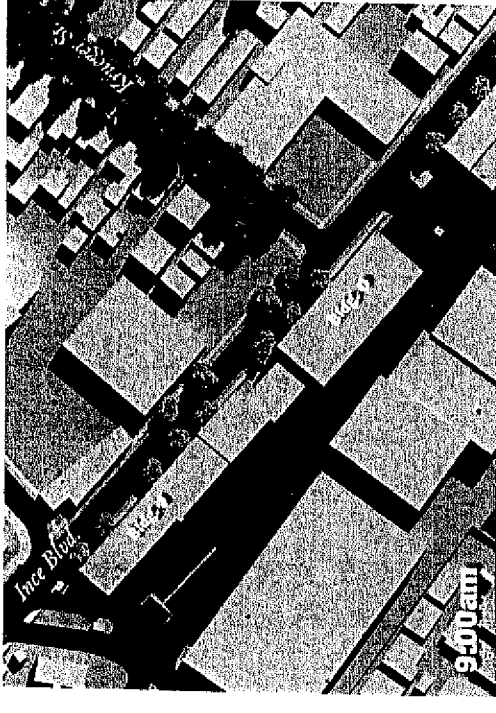
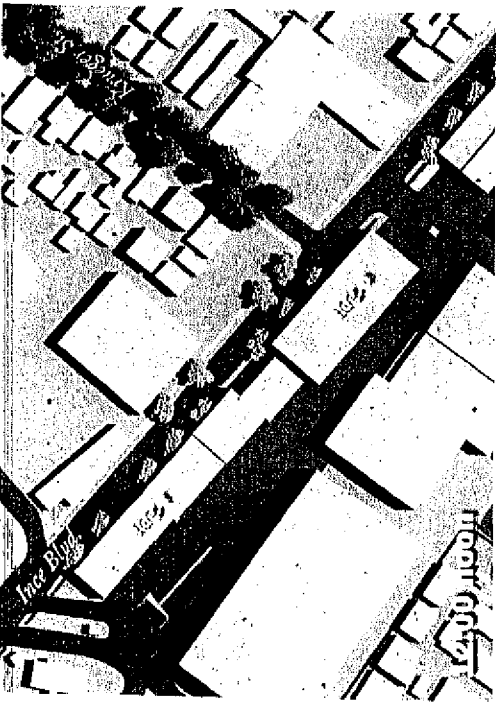


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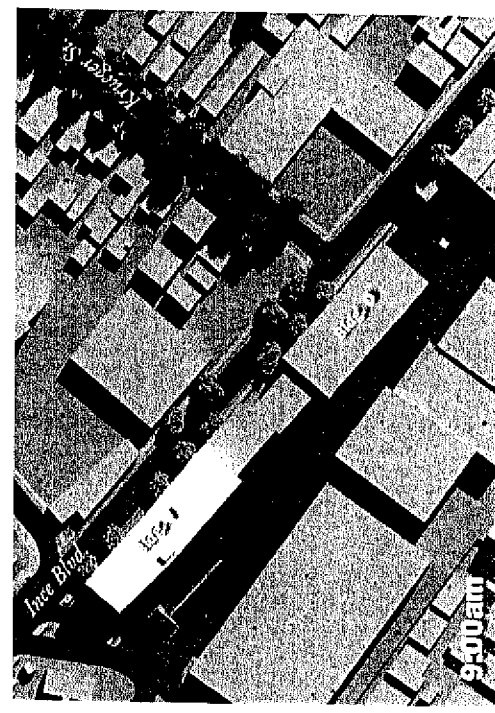
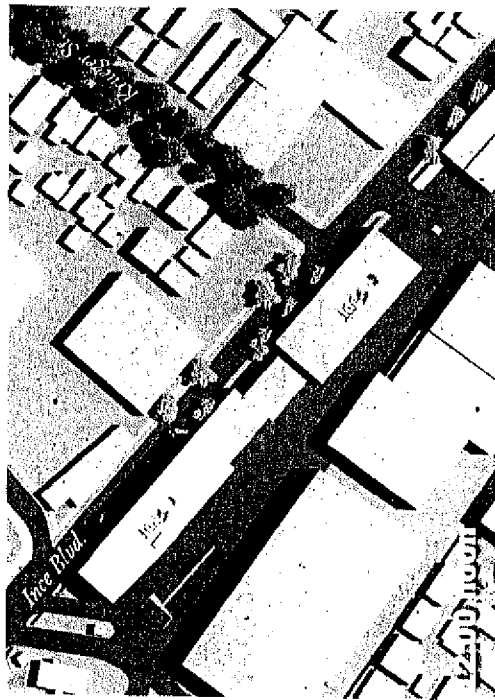




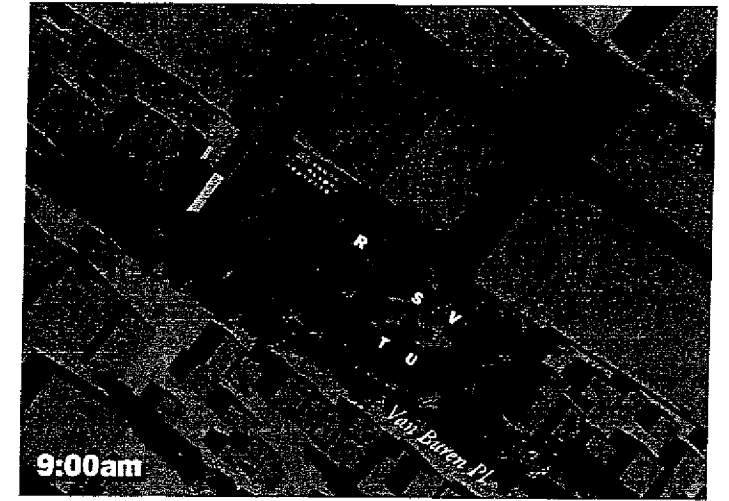
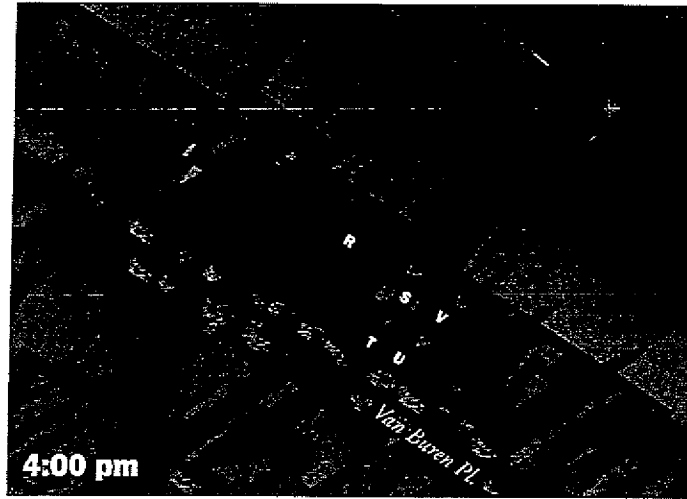
Existing



Proposed

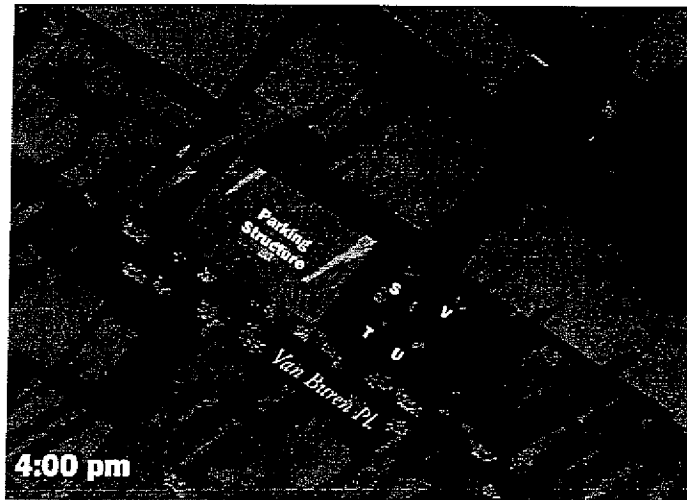






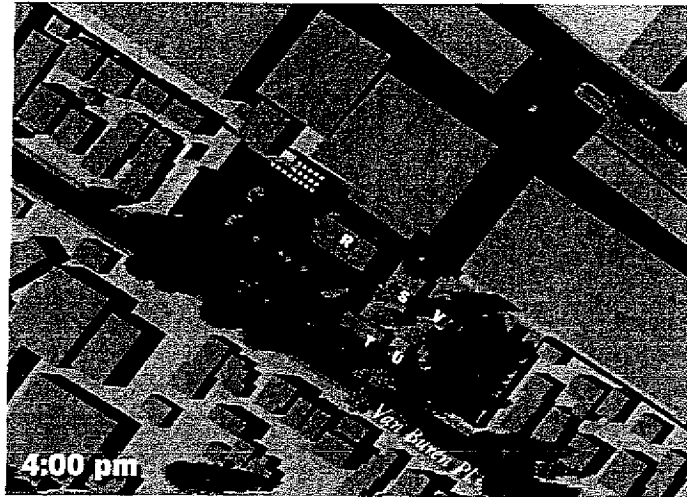
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Proposed

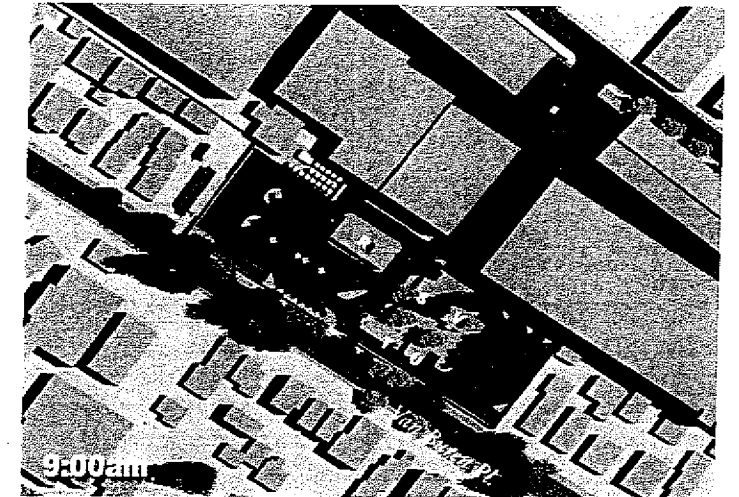
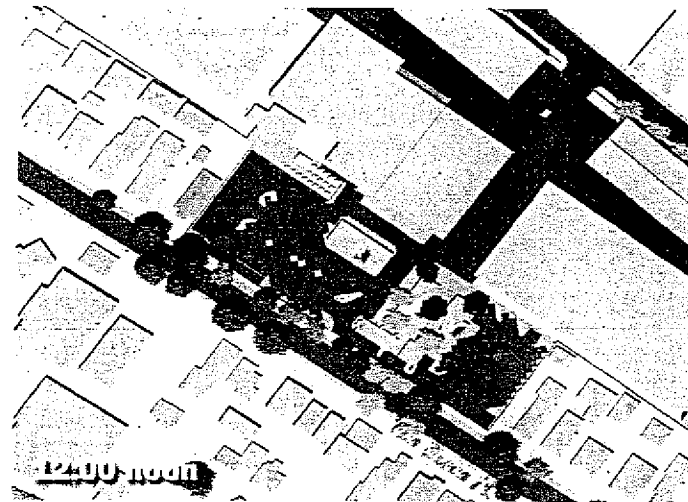


**Parking Structure
WINTER SOLSTICE**

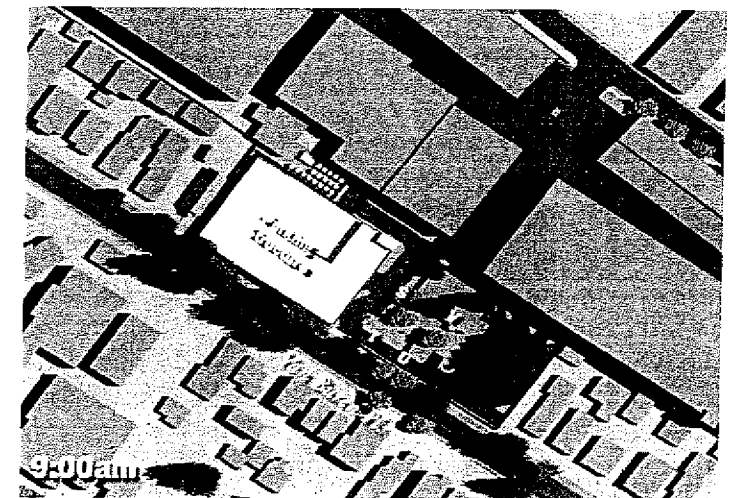
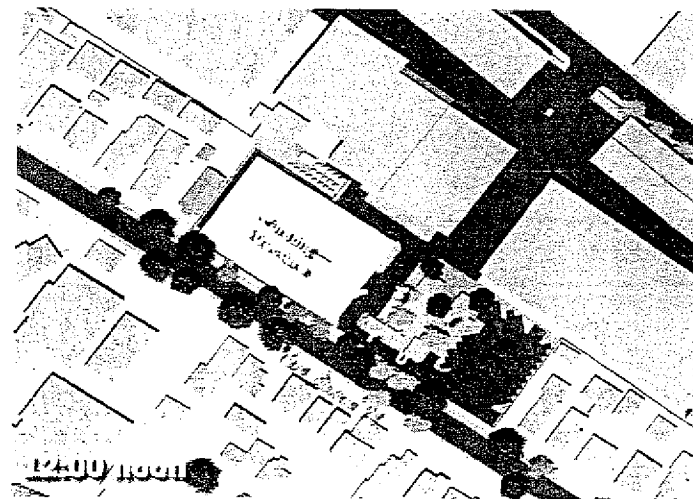
62



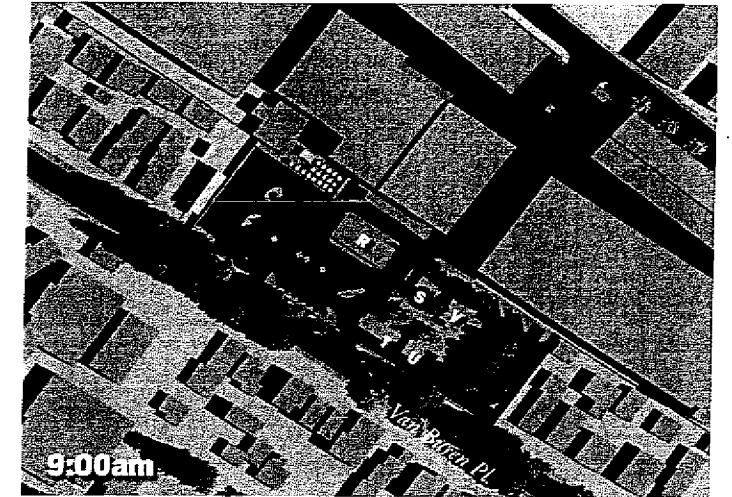
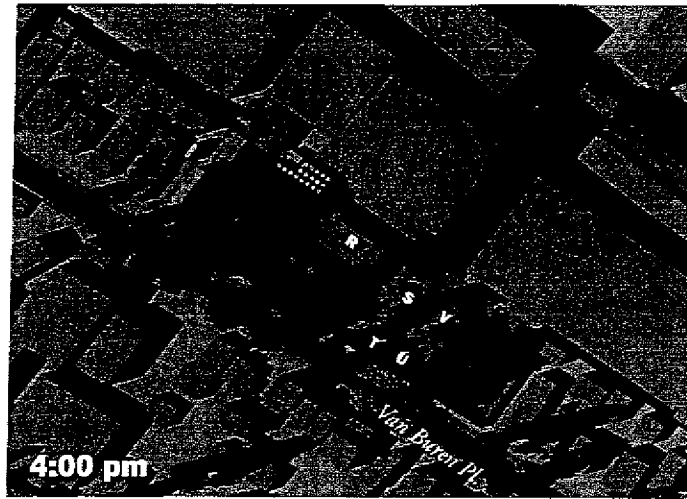
Existing



Proposed

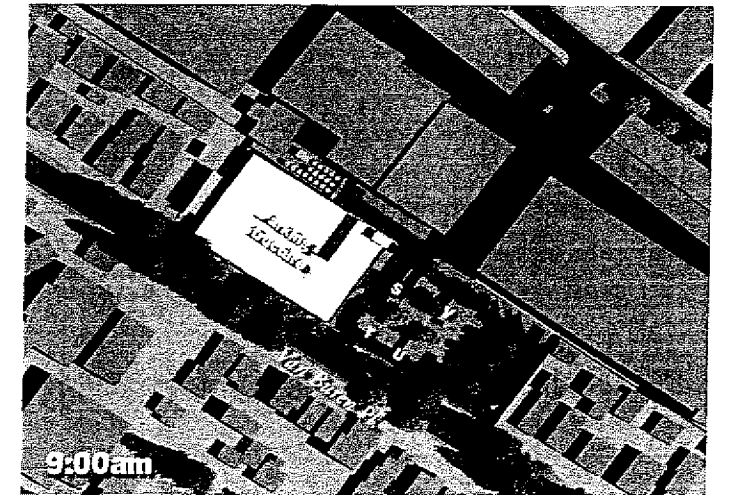
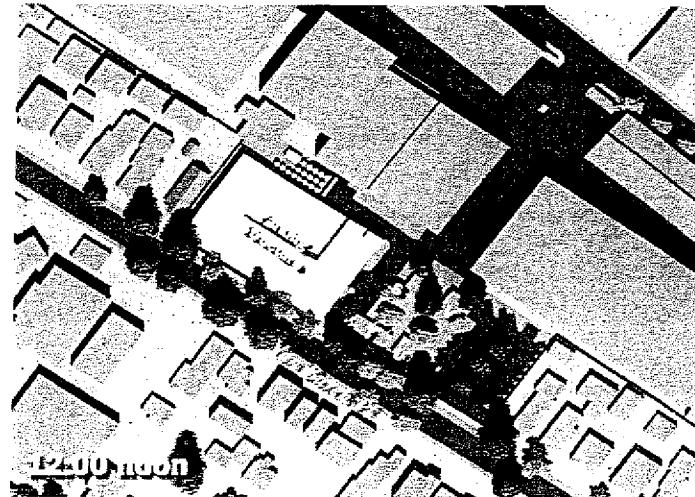


**Parking Structure
SUMMER SOLSTICE**



Existing

Proposed



**Parking Structure
SPRING/FALL EQUINOX**