

1 RESOLUTION NO. 2015-R____

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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
4 CALIFORNIA, APPROVING COMPREHENSIVE PLAN AMENDMENT NO.6,
5 P2015-0069-CP/MAM, AND HISTORIC PRESERVATION PROGRAM
6 CERTIFICATE OF APPROPRIATENESS, P2015-0069-HPCA FOR THE
7 CULVER STUDIOS, LOCATED AT 9336 WASHINGTON BOULEVARD IN THE
8 STUDIO ZONE.

9 (P2015-0069-CP/MAM AND P2015-0069-HPCA)

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

12 WHEREAS, on August 4, 2015, The Culver Studios, (the "Applicant") filed an
13 application for a Comprehensive Plan Amendment for the Culver Studios to permit the
14 construction of three new production office buildings ranging in heights of 52.5' to 56' and
15 resulting in a net increase of 180,093 sq. ft. of office facilities (297,965 sq.ft. of office total);
16 the demolition of 41,096 sq.ft. of support and stage facilities (188,581 sq.ft. of stage and
17 support facilities to remain); the construction of a new 56' high multi-level (6 levels above
18 grade and 2 levels below grade) parking structure located off of Van Buren Place containing
19 1,408 parking stalls (total spaces onsite is 1,875 spaces) (the "Project"); and a Historic
20 Preservation Program Certificate of Appropriateness for the relocation of four historically
21 designated bungalows. This Project applies to the West Parcel (Lots 182 through 190 of the
22 Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington
23 Boulevard (80 feet side) street purposes and 1 through 6 of Tract 2530), addressed 9336
24 Washington Boulevard; and
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1 WHEREAS, on November 18, 2015, after conducting a duly noticed public hearing on
2 the subject applications, including full consideration of the application, plans, staff report,
3 environmental information and all testimony presented, the Planning Commission (i) adopted
4 a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act
5 (CEQA), finding the Project, as mitigated, will not result in significant adverse environmental
6 impacts; and (ii) adopted Resolution No. 2015-P008 recommending to the City Council,
7 approval of Comprehensive Plan Amendment No. 6, P2015-0069-CP/MAM, and Historic
8 Preservation Program Certificate of Appropriateness, P2015-0069-HPCA, (the adopted
9 Mitigated Negative Declaration and Resolution No. 2015-P008 are incorporated by this
10 reference as though fully set forth herein); and,
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13 WHEREAS, on December 14, 2015, after conducting a duly noticed public hearing on
14 the subject application, including full consideration of the application, plans, staff report,
15 environmental information, Planning Commission recommendation, and all testimony
16 presented, the City Council by a vote of ____ to ____ approved Comprehensive Plan
17 Amendment No. 6, P2015-0069-CP/MAM, and Historic Preservation Program Certificate of
18 Appropriateness, P2015-0069-HPCA, as set forth herein below.
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21 NOW, THEREFORE, the City Council of the City of Culver City, DOES HEREBY
22 RESOLVE as follows:
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24 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
25 Municipal Code (CCMC), the following findings are hereby made:

26 **Comprehensive Plan Amendment No. 6 for The Culver Studios:**

27 As outlined in CCMC Title 17, Section 17.560.025, the following required findings for a
28 Comprehensive Plan Amendment are hereby made:
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1. **The proposed changes are consistent with the intent of the approved Comprehensive Plan.**

Comprehensive Plan Amendment No. 6 will not modify the existing land use provisions for the site. The Studio zone, pursuant to the Zoning Code allows for motion picture and television studio facilities and related media support facilities. The Culver Studios includes uses such as office, stage and support space. Office uses generally involve spaces to accommodate producers, writers, and production teams; stage uses include all types of active entertainment production; and support uses range from utilities to props/grips/wardrobe to set construction to storage. Comprehensive Plan Amendment No. 6 will be in conformance with the Studio zoning district and General Plan Land Use designation for the property. All development will occur within the property boundary and will adhere to the restrictions and intent established under the original Comprehensive Plan and subsequent amendments. The proposed Comprehensive Plan Amendment will allow 138,997 square feet of net new floor area for studio related office uses that will accommodate producers, writers, and production teams as well as other office uses that provide support to studio uses such as studio legal and financing related uses. The new parking structure will accommodate existing and future studio employees and fleet vehicles and will also accommodate parking for live studio audiences furthering the original intent of the studio related Comprehensive Plan. The relocation of the historically designated bungalows, key historic structures used throughout the Project site's use as a motion picture production facility will continue to be used as studio related uses. Their relocation will be subject to approval of a Historic Preservation Program Certificate of Appropriateness to ensure consistency with the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

2. **The proposed changes will not adversely impact the environment.**

The proposed Comprehensive Plan Amendment is in compliance with the California Environmental Quality Act (CEQA) as more fully detailed in the Project's environmental documentation, including, but not limited to, the Initial Study, Mitigated Negative Declaration and Project traffic study. Potential impacts to various environmental factors including aesthetics, biology, cultural resources, geology and soils, hazardous materials, noise, and traffic, as reviewed in the Initial Study will be mitigated. In accordance with CEQA, these environmental impacts were reviewed and found to have a less than significant impact on the surrounding area with implementation of mitigations which have been incorporated as Project conditions.

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

CEQA related mitigations will be implemented to lessen aesthetic, hazardous materials, noise, and traffic related impacts to surrounding uses.

Carbon filter tanks will be installed or maintained in order to remove contaminants from the groundwater prior to discharge of groundwater into the storm water system.

1 The studio will continue to comply with Los Angeles County and Culver City Fire
2 Department regulations regarding the CUPA/Hazardous Materials Disclosure
3 Reporting Program and will continue to obtain permits as required by Federal, State,
4 County, or City authorities for the regulated use and disposal or emission of
hazardous materials and groundwater for as long as the site is used for studio
purposes.

5 In order to ensure construction related noise impacts to surrounding residential uses
6 are minimized the Project will utilize quiet air compressors and similar equipment,
7 where available. Further, twelve (12) foot tall noise barriers such as noise blankets
8 with a noise reduction coefficient to block the line-of-site between the construction
9 equipment and residential areas during construction will be utilized. Noise blankets
10 will be placed around all construction fencing or in various sections of the construction
11 site wherein there is line-of-site between construction equipment and residential
12 areas.

13 In order to address possible noise impacts from the proposed parking structure a
14 concrete wall shall be placed along level 1 of the new parking structure that extends
15 from the ground up to the underside of the Level 2 slab and the concrete wall shall be
16 free from gaps or penetrations. The pre-cast concrete panels at the north and south
17 side of the parking structure shall weigh at least 4 lbs per square foot, form a
18 continuous façade with no gaps between precast concrete panels. All parking
19 structure exhaust or ventilation systems shall be designed, through the use of quiet
20 fans and duct silencers or similar methods, to not exceed 55 dB(A) Leq from 7:00 AM
21 to 10:00 PM and 50 dB(A) Leq from 10:00 PM to 7:00 AM at the neighboring property
22 lines including the west property line per sound level limits of the Culver City Noise
23 Element.

24 Several traffic related mitigations will be implemented including lane reconfigurations,
25 added vehicle storage capacities on certain lanes, installation of additional lanes;
26 roadway widening, cost reimbursements to the City of Los Angeles Department of
27 Transportation (LADOT) to upgrade signal controllers, and installation of LADOT
28 Close Circuit Television (CCTV) cameras at two intersections. These mitigations will
29 improve overall traffic flow thereby easing traffic impacts to surrounding areas caused
by the Project.

30 The Project design will incorporate setbacks and step backs, building articulation, and
31 green screen features where possible in order to lessen massing impacts to
32 surrounding areas. The Project will be subject to standard conditions of approval for
33 discretionary projects that include standard construction conditions which limit hours of
34 construction and address construction related noise. The Project will not exceed the
35 code established height limit for studios uses.

36 These various CEQA mitigations and standard Project conditions along with the noted
37 design features will ensure the Project is not detrimental to surrounding uses.

1 **4. The proposed changes will not significantly increase the traffic levels on**
2 **existing streets and thoroughfares within and surrounding the development.**

3 The proposed changes will result in increased traffic levels on existing streets within
4 surrounding areas. However several traffic related mitigations will be implemented
5 including lane reconfigurations, added vehicle storage capacities on certain lanes,
6 installation of additional lanes; roadway widening, cost reimbursements to the City of
7 Los Angeles Department of Transportation (LADOT) to upgrade signal controllers, and
8 installation of LADOT Close Circuit Television (CCTV) cameras at two intersections.
9 These mitigations will improve overall traffic flow thereby easing traffic impacts to
10 surrounding areas.

11 **5. Any proposed change which requires exception from standard ordinance**
12 **requirements, is warranted by the design and amenities incorporated into the**
13 **approved Comprehensive Plan.**

14 The Zoning Code establishes that all development standards in the Studio zone be
15 established in a Comprehensive Plan. The three new office buildings and new Van
16 Buren parking structure will not exceed the maximum height permitted in the Studio
17 Zone of 56 feet. Setbacks for structures are established in the Comprehensive Plan
18 to allow for flexibility in site planning and design for specific or special land uses and
19 locations. The location of the proposed parking structure and office buildings are
20 appropriate for placement within the Studio lot and as conditioned will have less than
21 significant impacts on surrounding adjacent uses.

22 **Historic Preservation Program Certificate of Appropriateness**

23 The following finding has been made for this application which is included in the findings
24 required in Section 15.05.035, Certificate of Appropriateness, of Chapter 15.05, Historic
25 Preservation Program, of the Culver City Municipal Code (CCMC):

26 **1. The proposed alteration would not detrimentally change, destroy, or adversely**
27 **affect any exterior feature or appurtenance of the landmark or significant structure**
28 **upon which the work would be done.**

29 With implementation of Comprehensive Plan Amendment No. 6, the four bungalows
(Buildings S, T, U and V) will be removed from their historic setting in proximity to Stage
11/12/14 and within the residential corridor on Van Buren Place. The bungalows were
originally laid out following the development of the site with the older structures to the
front (northeast) and the newer structures to the rear (southwest). The bungalows are
currently located in a cluster of four, with each bungalow's setting partly comprising its
relationship to the surrounding buildings. The rectilinear configuration and layout of
Buildings S, T, U and V under the Project would retain the historic grouping of the four
bungalows within the studio lot, including the existing architectural hierarchy and elements
of the bungalows' original setting. Other than relocation, Comprehensive Plan
Amendment No. 6 does not include any plans for alterations to the four bungalows.

1 With implementation of mitigation measures the exterior features and appurtenances of
2 the four bungalows would be preserved and the relocated structures would be integrated
3 into the new site in a compatible manner adjacent to Building I and the Mansion (Building
4 C), and just to the north of Stage 2/3/4. Relocation within the studio lot preserves the
5 relationship of the bungalows as talent facilities to the other extant essential physical
6 features of the major motion picture studio property type: administration facilities, sound
7 stages, power house and distinctive landscaping. The four bungalows would retain their
8 historical significance and integrity as well as eligibility for listing as individual structures
9 on the National Register, the California Register and as Significant Cultural Resources
10 under Culver City's Historic Preservation Program.

11 The Mansion (Building C) is designated a Landmark Culver City Cultural Resource and is
12 also eligible for listing on the National Register and the California Register While the
13 Mansion's immediate surroundings would be changed on the south side, a secondary
14 elevation, the surroundings would not be materially impaired by the relocation of the
15 bungalows and Building C would continue to convey its historical significance. Under the
16 Project, the Mansion (Building C) would not be physically demolished, relocated or
17 altered, including the primary view looking south into the studio from the public right of
18 way directly at the front of the Mansion.

19 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the
20 City of Culver City, California, hereby adopts Comprehensive Plan Amendment No. 6,
21 P2015-0069-CP/MAM, and Historic Preservation Program Certificate of Appropriateness,
22 P2015-0069-HPCA, subject to the conditions of approval as set forth in Exhibit A of Planning
23 Commission Resolution No. 2015-P008, incorporated herein by this reference as though fully
24 set forth herein.

25 APPROVED and ADOPTED this 14th day of December, 2015.

26 MICHEAL O'LEARY, MAYOR
27 City of Culver City, California

28 ATTESTED BY:

29 APPROVED AS TO FORM:

30 MARTIN R. COLE, City Clerk
31 A15-00862

32 CAROL A. SCHWAB, City Attorney