

1 RESOLUTION NO. 2018-_____
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY,
4 CALIFORNIA, APPROVING HISTORIC PRESERVATION PROGRAM
5 CERTIFICATE OF APPROPRIATENESS, P2016-0208-HPCA LOCATED AT
6 9336 WASHINGTON BOULEVARD.

7 (P2016-0208-HPCA)

8 WHEREAS, on November 16, 2016, The Culver Studios Owner, LLC (the
9 "Applicant" or "Developer") filed an application for a Comprehensive Plan Amendment (CPA
10 No.7) to permit the construction, as modified, of five new buildings resulting in a net increase
11 of 345,007 sq. ft. of development; the demolition of 12 buildings and stages; the construction
12 of a new multi-level parking structure located off of Van Buren Place and a below grade
13 parking structure; the retention of 12 buildings and stages; and a Historic Preservation
14 Program Certificate of Appropriateness for the rehabilitation of four historically designated
15 bungalows, the Mansion (Building C), and the Front Lawn (the "Project"); and
16

17
18 WHEREAS, in accordance with the California Environmental Quality Act
19 (CEQA), the City prepared a Draft Environmental Impact Report (Draft EIR) on the Project
20 which was made available for a 46-day public review period commencing on September 22,
21 2017 and ending on November 6, 2017. Comments on the Draft EIR were received with
22 responses provided in the Final Environmental Impact Report (Final EIR). Project impacts
23 were identified and mitigation measures provided as contained in the Mitigation Monitoring
24 Program; and
25

26 WHEREAS, on December 13, 2017, after conducting a duly noticed public
27 hearing on the subject applications, including full consideration of the applications, plans,
28 staff report, environmental information and all testimony presented, the Planning
29

Commission (i) by a vote of 4 to 0, recommended to City Council Certification of the Environmental Impact Report, adoption of the Mitigation Monitoring Program and adoption of a Statement of Overriding Considerations, in accordance with the California Environmental Quality Act (CEQA), including findings required by CEQA, P2016-0208-EIR; and (ii) by a vote of 4 to 0, recommended to the City Council approval of Comprehensive Plan Amendment No. 7, P2016-0208-CP, and Historic Preservation Program Certificate of Appropriateness, P2016-0208-HPCA; and (iii) by a vote of 4 to 0, recommended to the City Council approval to enter into a Development Agreement with The Culver Studios Owner LLC, as set forth herein below.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City Municipal Code (CCMC) Chapter 15.05, Historic Preservation Program, the following findings are hereby made for this application as required by CCMC Section 15.05.035, Certificate of Appropriateness:

Historic Preservation Program Certificate of Appropriateness

- 1. The proposed alteration would not detrimentally change, destroy, or adversely affect any exterior feature or appurtenance of the landmark or significant structure upon which the work would be done; and,**
- 2. In the case of any proposed alteration that includes construction of new improvements on the site of a designated structure or district, the exterior features of such new improvements would not adversely affect or be incompatible with the exterior features of the designated cultural resource.**

1 Comprehensive Plan Amendment No. 7 includes implementation of minor exterior
2 alterations to Building C (Mansion) and Building D for enhanced accessibility,
3 rehabilitation of the Front Lawn and installation of a new entrance at Gate 1.

4 Exterior alterations to Buildings C and D would impact only the secondary (south
5 facing) facades and consist of the addition of a wheelchair lift to each building
6 adjacent to an existing doorway, realignment of existing entry stairs and platforms (to
7 accommodate the lifts), and regrading of pathways (DeMille Theatre). The proposed
8 alterations pertaining to accessibility would be reversible and conform with the
9 Secretary of the Interior's Standards for Rehabilitation (Standards) so that the
10 eligibility of the historical resources would be retained.

11 The Front Lawn is part of the Culver City Landmark Structure designation of Building
12 C and contributes to the eligibility of the Mansion for listing in the National and
13 California Registers. Existing original character-defining features of the Front Lawn
14 landscape from ca. 1919 – 1920, installed shortly after the Mansion was completed,
15 include the front brick steps to the Mansion's front portico, an earthen berm along the
16 front of the Mansion's foundation sloping down to a broad manicured lawn, circular
17 driveway (resurfaced), and six existing sycamore trees dotting the manicured Front
18 Lawn, of which five are remaining original plantings. Although generally unchanged,
19 the condition of the Front Lawn landscape has declined over the years due to
20 maturation, alteration, and addition of landscape materials and structural
21 improvements to the Mansion and grounds. Rehabilitation of the Front Lawn area
22 includes repaving of the circle drive in front of Building C, and replacement of the
23 existing sycamore trees with healthier specimens. The ephemeral nature of
24 landscapes is unavoidable and replacing plantings and trees is necessary in order to
25 maintain the original setting of the landscape design. Work to the Front Lawn would
26 comply with the Secretary of the Interior's Guidelines for the Treatment of Cultural
27 Landscapes.

28 The existing structure at Gate 1 was constructed in the 1980s and will be replaced
29 with a new entryway to the Project site at that location. While the existing gatehouse
is outside the period of significance (1918-1956), it marks the western edge of the
Front Lawn area and is incorporated into the character-defining brick and lattice
perimeter wall. The massing, size, scale and architectural features of a replacement
structure have been evaluated against the Standards to ensure no impacts to the
overall setting of the Mansion and its Front Lawn.

The proposed improvements affecting Buildings C and D have been developed in
consultation with a qualified preservation consultant and treatment of historic fabric
would be undertaken by a qualified restoration contractor in conformance with the
Standards.

1 SECTION 2. Pursuant to the foregoing recitations and findings, the City
2 Council of the City of Culver City, California, hereby approves Historic Preservation Program
3 Certificate of Appropriateness, P2016-0208-HPCA, subject to the conditions of approval as
4 set forth in Exhibit A attached to City Council Ordinance No. 2018-____(approving
5 Comprehensive Plan Amendment No.7, P2016-0208-CP), and incorporated herein by this
6 reference.
7

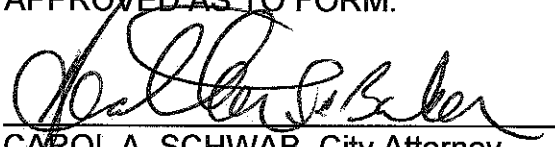
8
9 APPROVED and ADOPTED this 8th day of January 2018.
10
11

12
13 _____
14 JEFF COOPER, Mayor
 City of Culver City, California

15 ATTEST:

16 APPROVED AS TO FORM:

17 _____
18 JEREMY GREEN, City Clerk

19 for 
20 CAROL A. SCHWAB, City Attorney
21
22
23
24
25
26
27
28
29