

The Culver Studios

Comprehensive Plan Amendment - Number 5

Revised June 15, 2006



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Documents under separate cover

- Traffic Study: Prepared by Kaku Associates
- 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.

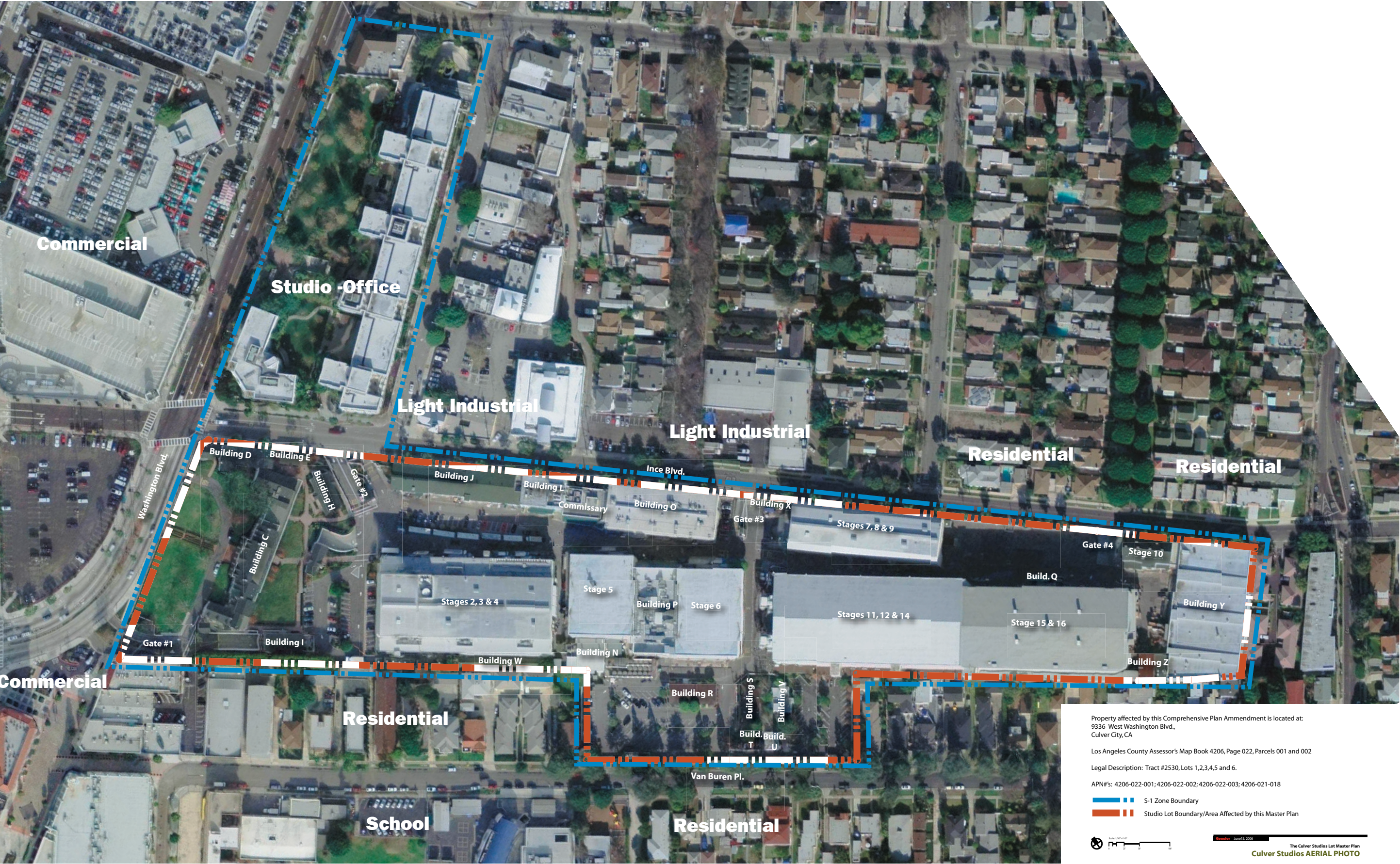
In addition, The Culver Studios will upgrade the Comprehensive Plan to update parking requirements to reflect the Citywide parking requirements adopted by the City Council in Fall 2005.

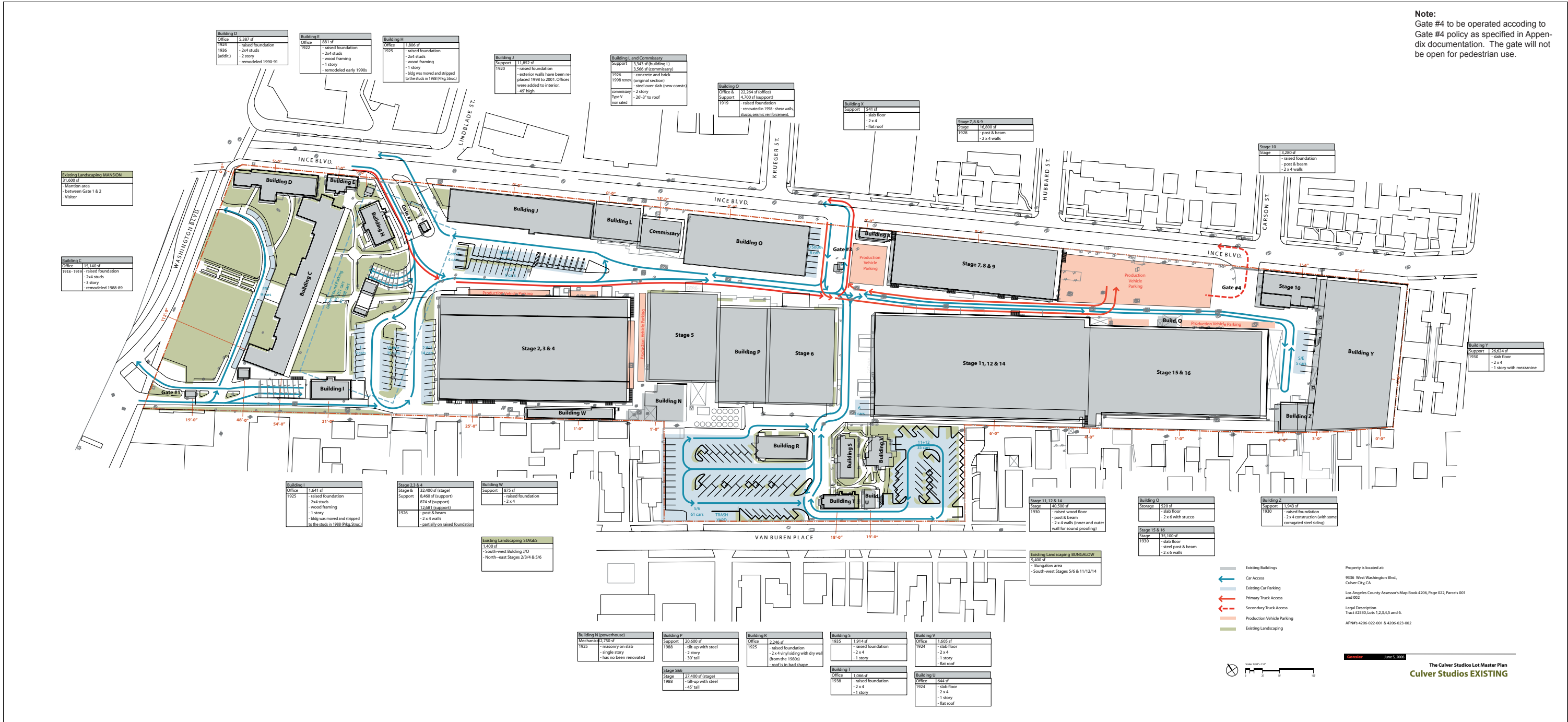
It should be noted that this Comprehensive Plan Ammendment #5 affects only the property currently owned and operated as a part of The Culver Studios main lot as identified on the following aerial photograph.

Area Summary of Proposed Master Plan

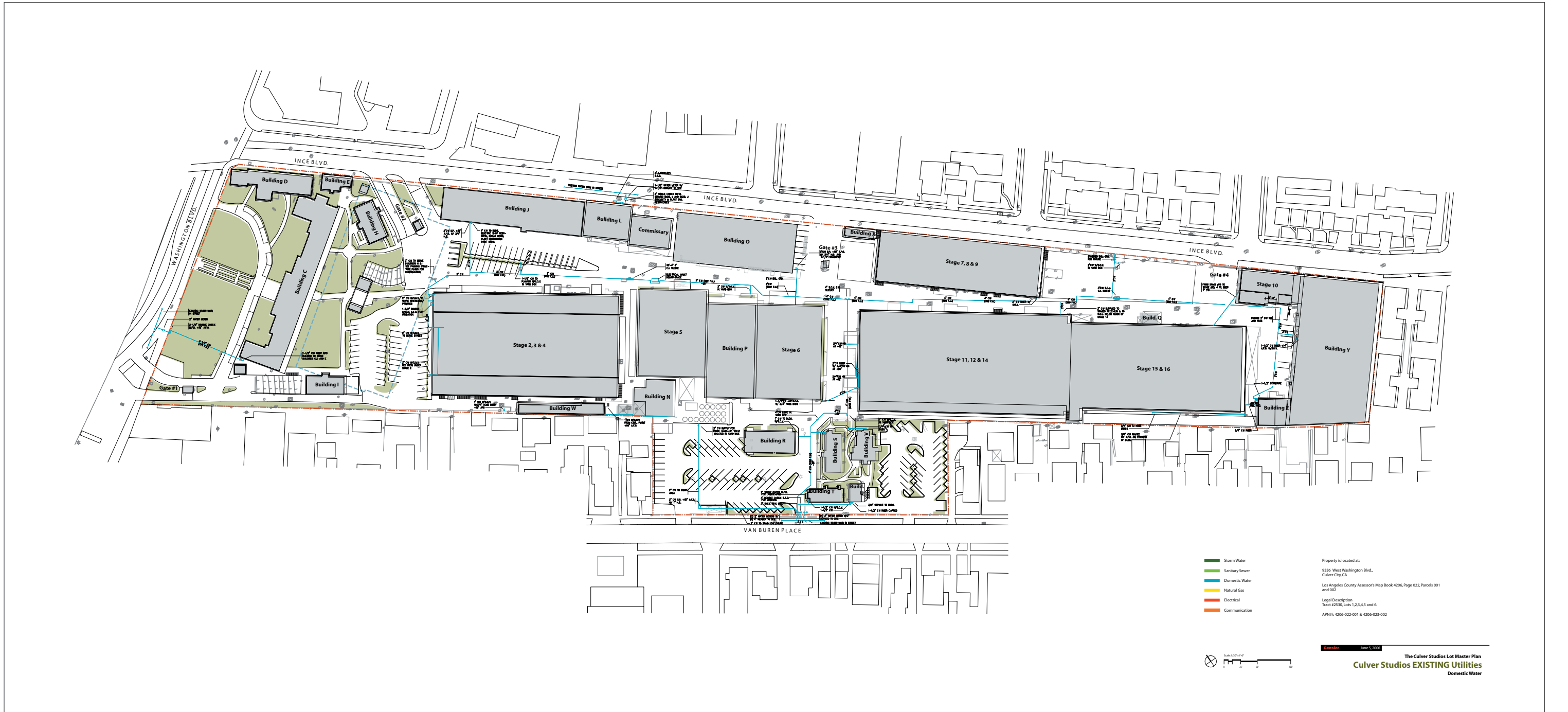
BUILDINGS	
Existing	
Office	70,618 sf
Support	86,049 sf
Stage	155,480 sf
TOTAL	312,147 sf
Proposed	
Office	117,872 sf
Support	74,197 sf
Stage	155,480 sf
TOTAL	347,549 sf

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

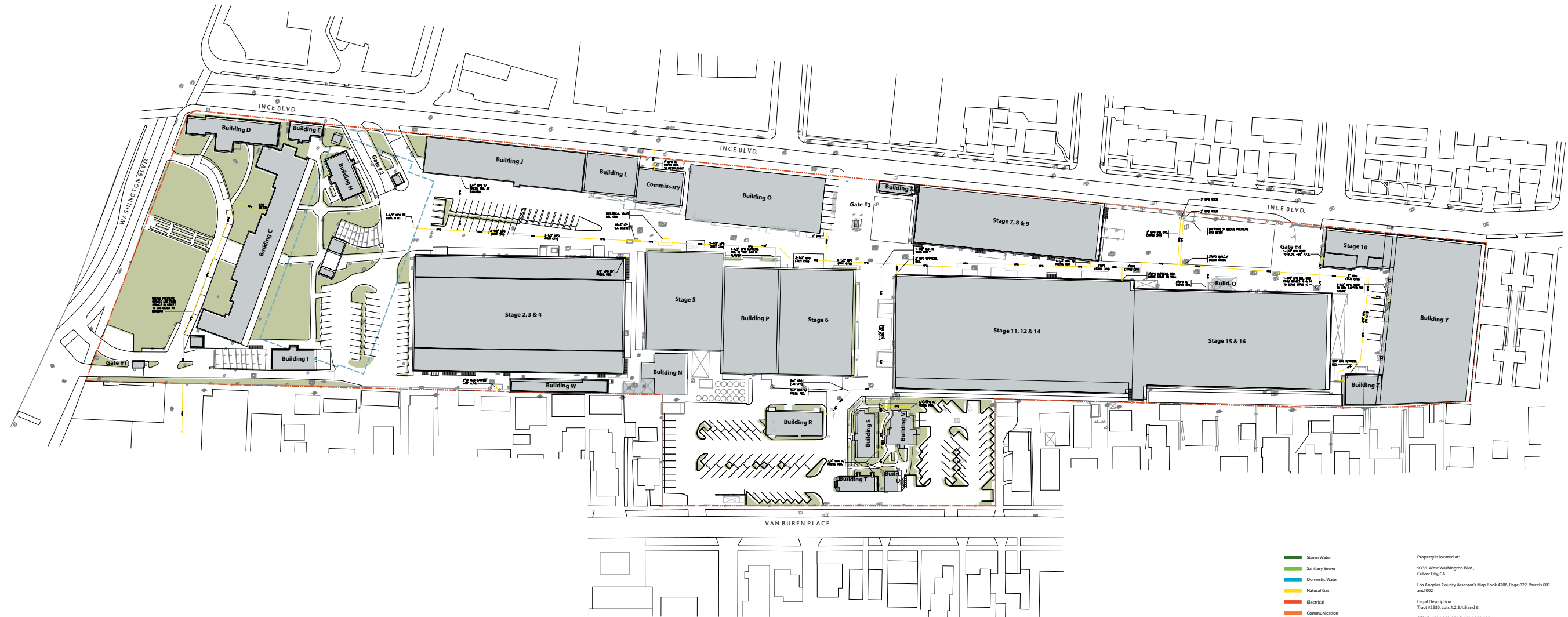




Proposed Master Plan







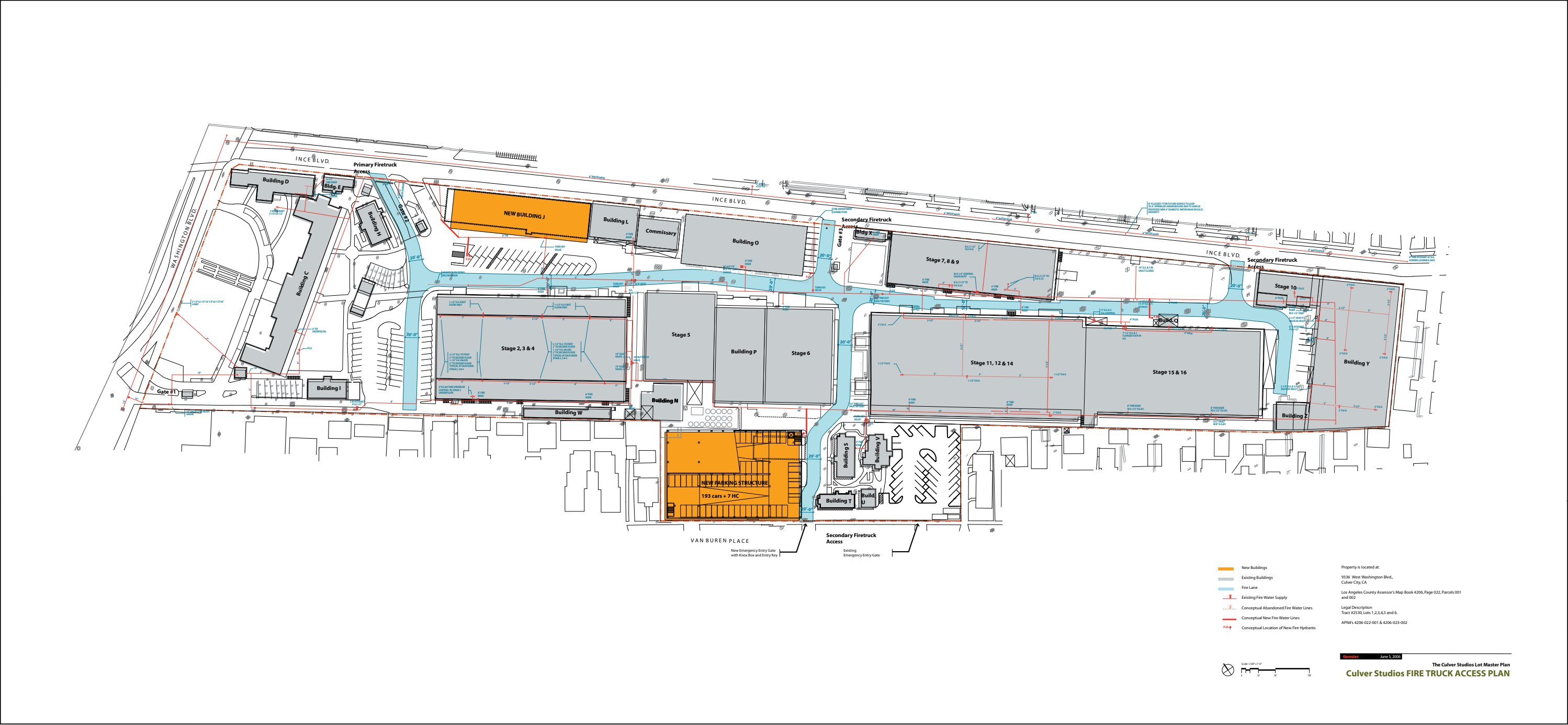
- Storm Water
- Sanitary Sewer
- Domestic Water
- Natural Gas
- Electrical
- Communication

Property 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 #2530, Lots 1, 2, 3, 4, 5 and 6.
 APNs 4206-022-001 & 4206-023-002



Gensler June 15, 2006
 The Culver Studios Lot Master Plan
Culver Studios EXISTING Utilities
 Natural Gas





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.

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.

