



City of Culver City

Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851

Staff Report

File #: 18-0702, **Version:** 1

Item #: C-15.

CC - (1) Adoption of an Ordinance Approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP); and (2) Adoption of an Ordinance Approving Development Agreement (P2016-0208-DA), to Update and Expand Facilities within The Culver Studios, 14-Acre Campus Located at 9336 West Washington Boulevard.

Meeting Date: January 22, 2018

Contact Person/Dept: Sol Blumenfeld / Community Development Director
Michael Allen / Planning Manager

Phone Number: 310-253-5727

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Commission Action Required: Yes ☒ No ☐ **Date:**

Public Notification: (Mailed) Property owners and occupants within a 500-foot radius of the Project site (12/18/2017), (E-mail) Master Notification List (12/18/2017), (Posted) City website (12/18/2017), (Sign) Posted on the site (12/18/2017), (Published) Culver City News on 12/21/2017, (E-Mail) Meetings and Agendas - City Council (1/17/2018); City Council 1st Reading and Introduction (1/08/18).

Department Approval: Sol Blumenfeld, Community Development Director (01/11/18)

RECOMMENDATION

Staff recommends the City Council (1) adopt an Ordinance (Attachment 1) approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP), and (2) adopt an Ordinance (Attachment 2) approving a Development Agreement by and between the City of Culver City and the Culver Studios owners LLC related to Comprehensive Plan Amendment No. 7 (P2016-0208-DA)

BACKGROUND/DISCUSSION:

The Culver Studios (Applicant) is requesting approval of CPA No. 7 (Project) in order to update and modernize their facilities and operations on the Project site. The Applicant has prepared a master plan for facilities development that has informed CPA No. 7. The Project consists of the following

elements as further described in Attachment No. 6, The Culver Studios Comprehensive Plan Amendment No.7:

- New digital media office and stage facilities: 564,500 square feet.
- Demolition of office, support, and stage uses: 219,493 square feet.
- New parking garages and surface parking: 2,370 parking spaces
- New access and gate realignments
- Additional Bicycle Parking
- Utility upgrades
- New landscape within and surrounding the Project site
- Minor Tenant Improvements to Buildings C and D

The Project is described as “Alternative 6” in the Final EIR and incorporates the historic preservation alternative retaining sound stages 7/8/9 and removes the proposed Building M included in the original Project proposal described in the Draft EIR. This “Modified Project” now includes a net new buildout of 345,007 square feet, a reduction from the 413,127 net new square feet previously proposed. Other elements of the Project are unchanged.

On December 13, 2017, the Planning Commission held a public hearing on the Project to review and make a recommendation on the proposed Comprehensive Plan. After the receipt of public comment, and Commission discussion, the Planning Commission by a vote of 4 to 0, (1 absent) adopted Resolution No.2017-P021, recommending to the City Council approval of the proposed Comprehensive Plan Amendment No. 7, and Resolution No. 2017-P022, recommending City Council approval of the Development Agreement.

On January 8, 2018, the City Council held a public hearing to review and introduce the proposed Comprehensive Plan and Development Agreement. After the receipt of public comment, and City Council discussion, the City Council by a vote of 5 to 0, introduced the proposed Ordinances.

The proposed Ordinances are being brought back to City Council for adoption.

Environmental Determination

Comprehensive Plan Amendment No. 7 is in compliance with the California Environmental Quality Act. Potential impacts to various environmental factors such as traffic, historical resources, noise, and air quality, have been analyzed and are included in the Project's Final Environmental Impact Report approved by City Council on January 8, 2018. Conditions of Approval require that the Applicant implement the Mitigation Measures as contained in the Mitigation Monitoring Program.

FISCAL ANALYSIS

There are no fiscal impacts related to the adoption of the proposed Ordinances.

ATTACHMENTS

1. Comprehensive Plan Amendment No. 7 Ordinance
2. Development Agreement Ordinance

MOTION

That the City Council:

1. Adopt an Ordinance approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP) related to Comprehensive Plan Amendment No. 7; and
2. Adopt an Ordinance approving a Development Agreement by and between the City of Culver City and the Culver Studios owners LLC related to Comprehensive Plan Amendment No. 7. (P2017-0208-DA).