



City of Culver City

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Staff Report

File #: 18-0795, **Version:** 1

Item #: A-2.

CC: Approval of an Amended and Restated Design for Development for The Culver Studios at 9336 Washington Boulevard.

Meeting Date: March 26, 2018

Contact Person/Dept: Glenn Heald/CDD
Todd Tipton/CDD

Phone Number: (310) 253-5752
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Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐

Action Item: ☒

Attachments: Yes ☒ No ☐

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

Public Notification: (E-Mail) Meetings and Agendas - City Council (03/21/18); (E-Mail) The Culver Studios (03/23/18); (Mail) Residents within 500 foot radius including the end of the block (03/13/18).

Department Approval: Sol Blumenfeld, Community Development Director (02/05/18)

RECOMMENDATION

Staff recommends the City Council approve an Amended and Restated Design for Development for The Culver Studios ("Studio") at 9336 Washington Boulevard (the "Property").

BACKGROUND/DISCUSSION

A Design for Development ("DFD") is a unique economic development tool that allowed redevelopment agencies to overlay design and use criteria beyond development restrictions found in the municipal code in order to satisfy specific redevelopment goals. A DFD also allows for greater control over land use and maintenance standards.

On December 1, 1986, the former Culver City Redevelopment Agency ("CCRA") adopted a DFD for the Property. The DFD describes the uses and development acceptable to the City in accordance with planning and environmental considerations. Over the past years, the DFD has been amended

several times to respond to evolving Studio needs.

On February 1, 2012, the state legislature dissolved redevelopment agencies, but left in place much of the California Health and Safety Code statutes concerning redevelopment plans, redevelopment projects, and the former redevelopment agencies' police powers to control, direct and implement development within a redevelopment project. In 2012, the City Council adopted Resolution No. 2012-R098 transferring to the City of Culver City all land use related plans and functions of the former CCRA, including, but not limited to, designs for development.

On January 22, 2018, the City Council adopted ordinances approving Comprehensive Plan Amendment No. 7 (P2016-0208-CP), and a Development Agreement (P2016-0208-DA), which allowed the Studio to respond to industry changes and remain economically viable. The proposed Amended and Restated DFD (the "Amended DFD"), amends certain development standards to comport with Comprehensive Plan Amendment No. 7.

Environmental Review

The proposed Amended DFD meets the requirements of the California Environmental Quality Act ("CEQA"). Pursuant to CEQA, on November 2, 1998, the Culver City Redevelopment Agency adopted Resolution No. 98-A015, and on November 16, 1998, the City Council adopted Resolution No. 98-R107. Said resolutions certified the Final Program Subsequent Environmental Impact Report for the Merged Culver City Redevelopment Project (the "Final SEIR"), adopted a Statement of Overriding Considerations and adopted a Mitigation Monitoring Program. The Final SEIR considered future build out of the Project Area at the maximum levels permitted under the City's General Plan. Moreover, the City Council certified a Project Environmental Impact Report ("Project EIR") including adopting the Mitigation Monitoring Program and Statement of Overriding Considerations on January 8, 2018 in connection with Comprehensive Plan Amendment No. 7, in accordance with CEQA. The Final SEIR and the Project EIR satisfy CEQA requirements with regard to the DFD, the circumstances under which the FSEIR and Project EIR were prepared and certified have not significantly changed, and no new significant information has been found that would impact the FSEIR or Project EIR. Therefore, no additional environmental analysis is required.

FISCAL ANALYSIS

There is no fiscal impact related to approval of the proposed Amended and Restated Design for Development.

ATTACHMENT

1. Proposed Amended and Restated Design For Development for The Culver Studios at 9336 Washington Boulevard.

MOTION:

That the City Council:

Approve and Adopt the Amended and Restated Design For Development for The Culver Studios at 9336 Washington Boulevard.