



City of Culver City

Mike Balkman Council
Chambers
9770 Culver Blvd.
Culver City, CA 90232

Staff Report

File #: 22-610, **Version:** 1

Item #: A-1.

CC - (1) Consideration of a Request from Hackman Capital Partners, LLC to Place a Permanent Art Installation within the Town Plaza Expansion Area Subject to Cultural Affairs Commission Review and Approval of the Art Concept; and (2) Direction to the City Manager as Deemed Appropriate

Meeting Date: February 14, 2022

Contact Person/Dept: B. Christine Byers/Administrative Services - Cultural Affairs
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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:** To Be Determined

Commission Name: Cultural Affairs Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (02/09/2022)

Department Approval: Sol Blumenfeld, Community Development Director (02/03/2022); Jesse Mays, Assistant City Manager (02/08/2022)

RECOMMENDATION

Staff recommends the City Council: (1) consider a request from Hackman Capital Partners, LLC to place a permanent art installation within the Town Plaza Expansion Area subject to Cultural Affairs Commission review and approval of the art concept; and (2) provide direction to the City Manager as deemed appropriate.

BACKGROUND

Pursuant to Culver City Municipal Code (CCMC) Section 15.06.120, new commercial development projects with a building valuation of \$500,000 or more, and remodeling projects (tenant improvements) with a building valuation of \$250,000 or more, are subject to the City's Art in Public

Places Program (APPP) requirement.

Hackman Capital Partners, LLP (HCP), as sponsor of the ownership entities for The Culver Studios (Studios) and The Culver Steps (Steps), have elected to fulfill the APPP requirement for development of both sites with a single permanent public art commission for the Town Plaza Expansion area (Plaza). The combined 1% allocation is currently approximately \$1.9 million (this excludes most of the interior tenant improvements where the applicable 1% APPP in-lieu fee was paid in conjunction with Building Permit issuance).

DISCUSSION

The purpose of this item is to obtain City Council direction on the proposed location and related design of HCP's public art project for the Studios and Steps. City Council approval is required because the project is proposed to be located on City property.

HCP hired art consultant LeBasse Projects, and after conducting an extensive search, have elected to move forward with a US-based artist who has designed a sculptural element loosely resembling a cluster of trees. The desire to place the art within the Plaza serves several goals, including conforming with the City's access/visibility requirements for the art as well as providing enhancements to the area as a gathering place. In addition to serving as an iconic feature within the Plaza, the artwork could provide shade for visitors and also could accommodate performances and/or events.

The proposed location for the art is the flat portion of the green space, beneath "The Hill" that covers the parking structure tunnel entrance off Culver Boulevard and where the holiday tree is sited when on display (see attachments for site plan and renderings). The location is partly determined by the required emergency access lanes in the Plaza. The artwork's overall design measures approximately 25' at its highest point with a "canopy" measuring approximately 94' x 64' or approximately 6,016 square feet.

On December 21, 2015, the City Council approved a revised design for the Town Plaza Expansion that is based in part, upon a strong relationship of a grand outdoor stairway and elevated public plaza with improvements that include special paving, seating, planting, performance stage and canopy, related infrastructure, and other amenities.

Staff recommends the City Council consider the impact of the proposed artwork on the appearance and use of Town Plaza. The current draft design could accommodate events/gatherings and could serve as a performance stage with canopy, depending on the final design of the artwork. The art also will partly cover and modify the open space created at the Hill, which is currently used as seating and an overlook for the Plaza.

The City Council had previously given direction in 2015 that this space be used as a performance space. Use of the space covered by the artwork as a performance space may require adjustments to the artwork's current design. Since the design of the artwork is not finalized, and since the ability of the space to function as a performance space depends on the final design, if City Council still intends for this space to be used as performance space in addition to public art, staff recommends that City

Council provide that direction as part of the approval of this item.

The proposed location is within a parcel owned by the City and included under an easement and operating agreement between the City and HCP. City Council approval for use of the site is required because it is City property. Staff is requesting City Council consider whether to approve use of the site at this time, prior to HCP investing additional time and resources in vetting the art concept with City staff and the Cultural Affairs Commission (CAC) which includes the CAC's Public Art Subcommittee (Zoltan Pali and Brenda Williams). Pending Council approval and direction, HCP is ready to move forward immediately with the additional vetting and review process and is planning for CAC consideration of the concept in the coming months. HCP has conducted initial outreach to the owners of The Culver Hotel as well as the Downtown Business Association and will also be working with staff to ensure that the art poses no impacts to any adjacent historical resources.

The cost for design, fabrication and installation for the artwork is borne entirely by HCP. The responsibility and cost for future maintenance and restoration of the artwork is the responsibility of the property owner pursuant to CCMC Section 15.06.150 and will need to be addressed in the Operating and Maintenance (O&M) Agreement between the City and HCP.

FISCAL ANALYSIS

While there are currently no direct costs for the City in conjunction with this agenda item, there will be additional staff time required to address re-siting of the holiday tree and amendments to relevant agreements with HCP.

ATTACHMENTS

1. 22-02-14_ATT 1_CC_Site Plan Showing Artwork Tree Canopy and Structural Posts
2. 22-02-14_ATT 2_CC_Rendering of Proposed Site
3. 22-02-14_ATT 3_CC_Draft Rendering of Proposed Artwork

MOTION

That the City Council:

1. Authorize Hackman Capital Partners, LLC to place a permanent art installation within the Town Plaza Expansion Area subject to Cultural Affairs Commission review and approval of the art concept; and
2. Provide direction to the City Manager as deemed appropriate.