



City of Culver City

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Staff Report

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Item #: A-1.

CAC - Consideration of a Concept for a Permanent Art Installation by Marc Fornes/THEVERYMANY Toward Fulfillment of the City's Art in Public Places Program Requirement for The Culver Studios and The Culver Steps

Meeting Date: October 18, 2022

Contact Person/Dept: B. Christine Byers / City Manager - Cultural Affairs

Phone Number: (310) 253-6003

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☐

Public Hearing: ☐

Action Item: ☒

Attachments: ☒

Public Notification: (E-Mail) Meetings and Agendas - Cultural Affairs Commission (10/13/22)

Department Approval: Jesse Mays, Assistant City Manager (10/13/22)

RECOMMENDATION

Staff recommends that the Cultural Affairs Commission (CAC) consider the information provided, together with the recommendation of the CAC Public Art Subcommittee, and approve Marc Fornes/THEVERYMANY's concept for a permanent art installation toward fulfillment of Culver City's Art in Public Places Program (APPP) requirement for a development project at The Culver Studios and The Culver Steps.

BACKGROUND

Hackman Capital Partners, LLC (HCP) is the developer (Applicant) of a project at The Culver Studios (CPA No. 7) and The Culver Steps. For The Culver Studios, the project comprises substantial infrastructure upgrades to the studio lot, including new subterranean parking and tunnel, several new production and administration buildings, sound wall, relocation and rehabilitation of four historic bungalows, and rehabilitation and upgrades to the Mansion Building and front lawn. The Culver Steps project includes a new 4-story building for office and retail and the Town Plaza Expansion Area (Plaza).

Pursuant to 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. To date, the 1% APPP allocation HCP is required to fulfill is \$1.9 million. This amount is based on the 1% APPP allocation associated with more than two dozen Building Permits which, for the most part, include the subterranean parking structure, tunnel, core and shell of new buildings, the new Town Plaza deck and improvements, and revitalization of historically significant front lawn at The Culver Studios. The APPP requirement for permits associated with the majority of the interior buildouts (also referred to as tenant improvements or TIs) of new and existing structures was satisfied with an in-lieu payment to the Cultural Trust Fund at the time of permit issuance. A final accounting of the cost for the art and the 1% APPP allocation is completed toward the end of the project and also reflected in the covenant for the art.

DISCUSSION

HCP hired Beau Basse of LeBasse Projects (LBP) to serve as art consultant for the project. LBP worked with the Applicant in identifying locations for art and completing a search for the appropriate artist or artist team.

HCP and LBP conducted an extensive international search before electing to move forward with New York-based artist studio/team THEVERYMANY led by Marc Fornes who has designed a sculptural element loosely resembling a cluster of trees for the Town Plaza Expansion Area (Plaza). The Plaza site serves several goals, including conforming with the City's access/visibility requirements for the art as well as providing enhancements, including shade, to the area as a gathering place. The exact 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. The location is partly determined by the required emergency access lanes in the Plaza.

Because the proposed site is located on City property, City Council approval was required prior to presenting the concept to the CAC. On February 14, 2022, the Council considered the item related to the siting of the art and unanimously passed a motion authorizing 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.

The art concept comprises a cluster of tree-like shapes made from color coated aluminum whose canopy measures approximately 60' x 55'. The interior of the individual components will be hollow and up lit at night. Durability, maintenance requirements, climbing hazards, and potential direct and indirect impacts to nearby historically significant structures and features have been considered together with structural requirements of the general Plaza area. The majority of fabrication will take place off-site with approximately one month of on-site assembly and installation, currently scheduled for October 2023.

The attached art plan includes more information on the search for an artist/artist team, THEVERYMANY, the concept, engineering, as well as the proposed project budget which totals \$1.9 million and covers the artist's fee, fabrication, installation, etc.

The CAC Public Art subcommittee (Vice Chair Williams and Commissioner Mesghali) met with the Applicant, LBP and staff on September 27, 2022 to review the materials. The subcommittee supports THEVERYMANY's concept as presented and recommends the CAC approve it toward fulfillment of the APPP requirement for HCP's project at The Culver Studios and The Culver Steps.

FISCAL ANALYSIS

The cost for design, fabrication and installation for this project is borne entirely by the Applicant. The responsibility and cost for future maintenance and restoration of the artwork is the responsibility of the property owner pursuant to Section 15.06.150 of the CCMC. There are, however, City staff costs associated with project coordination, preparation of a covenant, other documentation and outreach materials.

ATTACHMENTS

1. 22-10-18_ATT_Art Plan by THEVERYMANY for The Culver Steps

MOTION

That the Cultural Affairs Commission:

1. Approve an art concept by THEVERYMANY toward fulfillment of the APPP requirement for a project by Hackman Capital Partners, LLC at The Culver Studios and The Culver Steps.