NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING/COMMUNITY MEETING

NOTICE IS HEREBY GIVEN to all responsible agencies and interested parties that the City of Culver City, as the Lead Agency, will be preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082. This Notice of Preparation (NOP) has been prepared to describe the Project and identify the scope of environmental issues recommended to be addressed in the EIR, and to seek your comments on what environmental effects and alternatives the EIR should study. You are being notified of the City of Culver City’s intent, as Lead Agency, to prepare an EIR for this Project, as it is located in an area of interest to you and/or the organization or agency you represent. The EIR will be prepared by consultants under direction of the City and submitted to the Planning Division for independent review and certification.

PROJECT TITLE: The Culver Studios Innovation Plan - Comprehensive Plan Amendment No. 7
APPLICANT/OWNER: The Culver Studios Owner, LLC
PROJECT ADDRESS: 9336 Washington Boulevard, Culver City, CA 90232
DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M. on Wednesday, December 21, 2016
SCOPING MEETING/COMMUNITY MEETING: 6:00 P.M.–8:00 P.M. on Thursday, December 8, 2016

PROJECT LOCATION: The Project Site encompasses approximately 14.3 acres at 9336 Washington Boulevard in downtown Culver City. The Studio is generally bounded by the vacated portion of Washington Boulevard to the north, Ince Boulevard to the east, Van Buren Place to the west, and Lucerne Avenue to the south.

PROJECT DESCRIPTION: The Culver Studios Innovation Plan (the “Project” or the “Innovation Plan”), which is reflected in the proposed Comprehensive Plan Amendment No. 7 (CPA No. 7), proposes to technologically update and expand the facilities within the existing 14.3-acre Studio Campus, while retaining the Studio’s unique ambiance and prominent place in the community. CPA No. 7 includes some, but not all, of the improvements approved as part of CPA No. 6 but not yet constructed, including new Building Y, the Van Buren Parking Structure near Van Buren Place, and the relocation of the historically significant bungalows to the area south of the Mansion. Discretionary entitlements, reviews, and approvals required or requested may include, but are not necessarily limited to: 1) an amendment to the existing Comprehensive Plan, superseding all previous amendments; 2) approval of a Development Agreement; 3) a Certificate of Appropriateness under the City’s Historic Preservation Ordinance; and, 4) certification of the EIR.

No major exterior changes are proposed to the Mansion or adjacent Buildings D, E, H, and I under the Innovation Plan. Interior rehabilitation of the Mansion would be undertaken in a manner that would protect the building’s eligibility as a historical resource under the City’s preservation ordinance. The four existing bungalow Buildings S, T, U, and V, presently located along the western edge of the Studio Campus, would be relocated to a site immediately south of the Mansion. The Culver Studios Innovation Plan proposes to modernize and expand the existing Central Area, encompassing the portion of the Studio Campus south of the Mansion and proposed Relocated Bungalow Area just south of the Mansion. Proposed improvements include the construction of five New Media buildings consisting of a flexible mix of creative space, production space, and digital media stages. The New Media buildings would replace six existing buildings consisting of offices and support services (Buildings L, O, X, Y, Z, and the Commissary) and four existing buildings consisting of sound stages, which would be demolished. Existing Stages 11/12/14 and Stages 15/16, all of which are contained in a single interconnected building in the southwestern portion of the Studio Campus, would remain in place for continued use. The buildings consisting of Stages 2/3/4, Stages 5/6, Stages 7/8/9, and Stage 10 would be demolished. Eight new digital media stages would be provided within the Central Area of the Studio Campus, co-located with media office and support uses. Buildings to be demolished
would total approximately 236,293 square feet and new construction at Project buildout would total approximately 649,420 square feet, for a net new square footage total of approximately 413,127 square feet Campus-wide.

Two new parking structures are proposed as part of the Innovation Plan. The proposed below-grade Central Parking Structure would be located south of the Mansion and existing Rear Lawn Parking Structure, within the existing Central Area of the Studio Campus and, as described under Subsection 3.a, Vehicular Access and Circulation of the Initial Study. The Central Parking Structure consists of two parking levels totaling 836 parking spaces and would accommodate Studio employee, VIP, and visitor parking. The Van Buren Parking Structure would be constructed on the western edge of the Studio Campus on the site of an existing above-grade parking structure, existing surface parking lot, and the Bungalow Area containing Buildings S, T, U, and V. The Van Buren Parking Structure would include two below-grade, one at-grade, and five above-grade levels and would provide 1,109 parking spaces. A total of 2,537 parking spaces would be provided Campus-wide, including the two new proposed parking structures and the existing below-grade Rear Lawn Parking Structure. Construction is anticipated to start in the first quarter of 2018, provided Project entitlement approvals. The anticipated Project completion date is mid-2020.

ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIR: The Culver City Planning Division has determined based on an Initial Study that an EIR will be required to analyze the environmental effects of the proposed Project. Environmental issues identified as having the potential to result in significant impacts that require further evaluation in the EIR include: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police Protection), Transportation and Circulation, and Utilities and Service Systems (Water, Wastewater, and Solid Waste). The Initial Study is available for review on the Culver City Planning Division website (http://www.culvercity.org/city-hall/city-government/city-departments/community-development/planning), City Hall at the Planning Division counter, and the Culver City Julian Dixon Library.

PUBLIC REVIEW PERIOD: The Planning Division welcomes and will consider all comments regarding the potential environmental impacts of the Project and issues and alternatives to be addressed in the EIR. All comments will be considered in preparation of the EIR. The comment period for the NOP begins on Thursday, November 17, 2016 and ends on Wednesday, December 21, 2016. Written comments should be received on or before Wednesday, December 21st at 4:00pm. Written comments should refer to the Project by name and and be addressed to:

Susan Yun, Senior Planner
City of Culver City Planning Division
9770 Culver Boulevard, Culver City, CA 90232
Phone: (310) 253-5755  Email: susan.yun@culvercity.org

SCOPING MEETING/COMMUNITY MEETING: A Community Meeting and Scoping Meeting will be held on the proposed Project and the scope of environmental documentation on Thursday, December 8, 2016, in the Culver City Senior Center at 4095 Overland Ave, Culver City, CA 90232. The purpose of the Community Meeting is for the Applicant to present CPA No. 7, solicit the community’s comments on the Project, and receive feedback on the Project prior to submitting entitlement applications to the City. The purpose of the Scoping Meeting is for the City to solicit input and written comments from agencies and the public on environmental issues or alternatives they believe should be addressed in the EIR. The Community Meeting will start at 6:00 P.M. and will be followed by the Scoping Meeting at approximately 7:00 P.M. The meetings will be open to the public and all stakeholders. No RSVP is required. Copies of the documentation can be reviewed in the Planning Division Office, City Hall, Second Floor, 9770 Culver Boulevard, Culver City, CA 90232-0507 (handicapped accessible location). City Hall business hours are 7:30 am – 5:30 pm, Monday through Friday, except alternate Fridays. Please telephone in advance to assure staff availability at (310) 253-5710.

Sincerely,

Susan Yun, Senior Planner

Date
Scoping Meeting:
Culver City Senior Center
(4095 Overland Ave
Culver City, CA 90232)
Note: Individual building square footages indicated are approximate and may shift as designs are refined, but will not exceed the total shown here and indicated in Table 2-2 of the Project Description.

SOURCE: Gensler, 2016