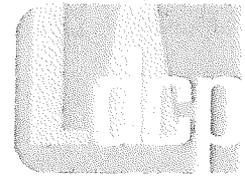




DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



ITEM 5

City Planning Commission

Date: April 23, 2015
Time: After 8:30 a.m.
Place: Van Nuys City Hall
Council Chambers, Second Floor
14410 Sylvan Street,
Room 201, Council Chamber
Van Nuys CA 91401

Public Hearing: February 17, 2015
Appeal Status: Appealable to City Council
Expiration Date: May 4, 2015
Multiple Approval: yes

Case No.: CPC-2014-3258-CU-SPR-ZV-ZAA
CEQA No.: ENV-2014-3259-MND
Incidental Cases: None
Related Cases: None
Council No.: 6 – Martinez (and adjacent to 7 – Fuentes)
Plan Area: Sun Valley – La Tuna Canyon
Specific Plan: None
Certified NC: Sun Valley and Foothill Trails District
GPLU: Open Space
Zone: A1-1XL-G

Applicant: Alton Butler,
Line 204, LLC
Representative: Brad Rosenheim/Erika Iverson, Rosenheim & Associates, Inc.

PROJECT LOCATION: 11038, 11070, 11100 W. Peoria Street

PROPOSED PROJECT: Construction, use, and maintenance a film and television production studio facility a having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse. The Studio Building will be approximately 110,040 square feet with a 3,465-square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. The overall floor area ratio (FAR) as proposed is approximately 0.57:1 over the site. A total of 320 vehicle parking spaces are proposed along with 21 short-term and 26 long-term bike parking spaces. The subject property consists of 9.98 acres (434,712 square feet), with approximately 623 linear feet of frontage on the south side of Peoria Street. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00am to 5:00pm Monday through Friday for production support offices

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.24.1, a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Section 12.24.F, incidental Determination for the following:
 - a. to permit a maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted,
 - b. to permit a minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required, and
 - c. to permit an accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0- foot setback, otherwise not permitted;

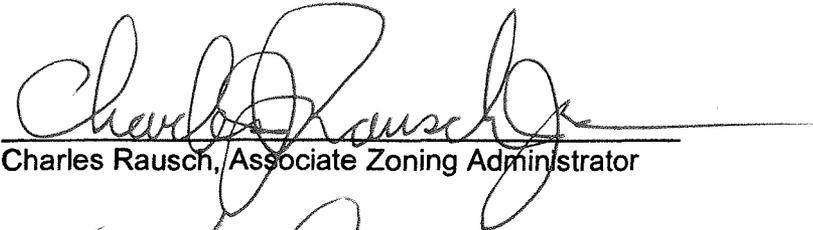
2. Pursuant to LAMC Section 12.27, a Variance from Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted.
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone;
5. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for ENV-2014-3259-MND; and
6. Pursuant to Section 21081.6 of the California Public resources Code, adopt the Mitigation Monitoring Program for ENV-2014-3259-MND.

RECOMMENDED ACTIONS:

1. **Approve a Land Use Determination** to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Section 12.24.F, incidental Determination for the following, with the attached conditions of approval:
 - a. a maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted;
 - b. a minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required, and
 - c. an accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted;
2. **Deny the Variance** from Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building;
3. **Approve a Zoning Administrator's Adjustment** from Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted; with the attached conditions of approval;
4. **Approve a Site Plan Review** for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone; with the attached conditions of approval;
5. **Adopt Mitigated Negative Declaration No. ENV-2014-3259-MND;**
6. **Adopt the Mitigation Monitoring Program** for Case No. ENV-2014-3259-MND;
7. **Adopt the attached Findings;** and

9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

MICHAEL LOGRANDE
Director of Planning



Charles Rausch, Associate Zoning Administrator



Jae H. Kim, Senior City Planner



Franklin N. Quon, City Planner
Telephone: (818) 374-5036

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The project involves the construction of a film and television production studio facility having a total of 222,185 square feet of floor area consisting of a Studio Production Building, Warehouse Building, and an accessory gatehouse. The 110,040 square foot studio production building will be up to 75 feet high, a 108,620 square foot warehouse building with a maximum height of 54 feet, a 60 square foot gate house building of 20 feet in height, and an over in height perimeter wall of 10-11 feet. In the process of preparing the project, the applicant has requested a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space and zoned A1-1XL-G in conjunction with Section 12.24.1 of the Municipal Code. Multiple entitlement requests filed along with this application include Conditional Use Determinations for a 54-foot high warehouse, a reduced front yard of 18 feet for an accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure with a 0-foot setback. A Variance to allow a total of 248 square feet of signage, where otherwise one identification sign of 20 square feet is permitted, is requested as well. This includes a monument sign of 48 square feet, two wall signs on the proposed Studio Building to be 40 square feet each, one identification wall sign on the proposed Warehouse Building also 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet. An Adjustment to permit an over-in-height wall of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls is requested. Site Plan Review is requested as well.

Testimony received during the public hearing includes several concerns including incompatible height and scale of buildings, traffic, and retention of open space amongst others that are addressed by the MND and clarified in the staff report. Though the project is rife with contention from local residents, two Certified Neighborhood Councils have recommended approval with various conditions.

The layout of the site and design of the buildings incorporating landscape details and reuse of the site, a former gravel mining and now closed landfill, are strong considerations for the proposed film and television studio. The applicant notes the positive economic benefit to the area as well as improving aesthetics from the public street (Peoria Street). Staff sees the proposal as a substantial image upgrade to an area currently associated with the heavy industrial uses. The project is a tremendous change from the typical rubbish disposal industry to a clean industry persona for the Sun Valley area that has been synonymously linked to Environmental Justice issues. The applicant's representative has also worked diligently with the Expedited Processing Section and the Hearing Officer over the past few months to improve the proposed project layout, architecture, and has agreed to some operating conditions.

Background

The subject property is a gradually sloping rectangular shaped parcel of 9.98 acres (434,712 square feet square feet) that was formerly a gravel mining operation that was filled with inert material during 1974 and left to settle over the past several years. The site has been vacant over this duration and had been subject to several zoning and land use actions as noted below. This includes a general plan amendment to the Open Space designation and a zone change to the A1-1 zone during the Zoning Consistency Program. The property is designated Open Space by the Sun Valley – La Tuna Canyon Community Plan and is zoned A1-1XL-G. The site is identified as a Proposed Surface Mining Facility and located within the Special Boundary identified as the Existing Rock & Gravel Districts – 1977. The Plan also cites Footnote No. 6

which states, "Open Space Natural Resource Preserve designation upon private lands indicates that these areas are "desirable" open space and does not imply any intent of acquisition on the part of the City. The areas designated for Open Space Natural Preserve include areas generally bounded by Laurel Canyon Boulevard, Bradford Street, San Fernando Road and the Tujunga Wash Flood Control Channel, and the area north of Peoria Street and east of Glenoaks Boulevard. This privately owned property is to be retained for sand and gravel needs (see Resource Map and Plan text)." ¹ The site is also within the Los Angeles State Enterprise Zone (ZI-2374), Environmental Justice Improvement Area (ZI-2355), and is subject to Equine Keeping provisions of ZI-2374. The zone designation permits agricultural uses up to 30 feet in height, and imposes gravel mining controls. Though the Zone Map identifies that the property is affected by the San Gabriel/Verdugo Mountains Specific Plan, the property is actually not located within its boundaries. The property is also in a Very High Fire Hazard Severity Zone, the AE Flood Zone, Methane Buffer Zone, High Wind Velocity Area, Special Grading Area (BOE Base Grid Map A-13372), and within the Verdugo Fault Zone.

Surrounding properties are developed with the following: Gravel mining to the north, zoned A1-1XL-G, designated Open Space; the properties to the east are developed with single-family dwellings, zoned RA-1-K, designated Very Low Residential; to the south a 50-foot wide flood control channel borders the site to the south and is designated Open Space and zoned OS-1XL-G, with a warehouse complex and single-family dwelling on the south side of the channel, zoned (Q)M1-1-G, RA-1, and RE40-1-K. These properties are designated Limited Industrial and Very Low Residential, respectively; and the abutting westerly property is a freight trucking/transportation facility, zoned [T][Q]M2-1-G and designated Limited Industrial.

Street Designations:

Peoria Street is designated a Collector Street and developed to an existing right-of-way width of 52 feet, with an asphalt curb and gutter adjacent to the subject property.

Related Cases:

On-site:

CPC-2010-589-CRA: Proposed Amendment and expansion of the Redevelopment Plan within Arleta-Pacoima, Mission Hills - Panorama City- North Hills, North Hollywood- Valley Village, Sun Valley - La Tuna Canyon, Sunland - Lake View Terrace - Shadow Hills - East La Tuna Canyon, Sylmar, Reseda - West Van Nuys Community Plans. The City Planning Commission on July 12, 2010 approved the Preliminary Plan to amend the Earth Disaster Assistance Plan for portions of Council District Nos. 2, 6, and 7. No further information was recovered on the adoption of this amendment in Council and the Redevelopment Agency is now dissolved with minimal staff to implement its Redevelopment Plans.

CPC-1995-148-GPC: General Plan/Zone Consistency Program Plan Amendments and Zone Changes (public facilities, open space ii and clean up). On February 14, 1996 the City Council adopted zone change Ordinance No. 171,147, including Sub Area No. 160 affecting the subject property and the property to the north as Sub Area 150 by changing the zone from (T) M1-1-G# and (T) P-1-G# to A1-1-XL-G.

¹ The property is not included in the desired *Open Space Natural Preserve*. Although the site is designated Open Space and therefore inclusive of footnote no. 6, the actual language does not include the subject property in the desired *Open Space Natural Preserve* as it is further defined as being located north of Peoria Street. Thus, being privately owned land and not intended by the Community Plan as desired open space, there is no policy to hold or subject the site for acquisition by the City.

CPC-18707-A: Change of zone from RA-1, RA-1-G, R1-1, M1-1, M1-1-G, M2-1 and P-1 to zones M1-1, M2-1, M2-1-G, M3-1, P-1 and P-1-G on major portion of property generally bounded by Wicks St., Glenoaks Blvd., Randall St. (and its extension), Bradley Ave., Penrose St., Sunland Blvd. and Clybourne Ave. Council's own initiative. On July 21, 1966 the City Council approved Ordinance No. 132,785 changing multiple zoned properties including the zone of the subject property and other properties to the (T) M1-1-G and (T) P-1-G.

Off-site:

ZV-1981-58: On March 5, 1981 the Zoning Administrator granted a variance on the property to the north of Peoria Street to permit the development, use and maintenance of a nearly de-pleated sand and gravel quarry as a privately operated Class III inert material landfill disposal site, Monday through Friday, between the hours of 7a.m. and 5p.m., for a term period of 15 years with terms and conditions.

ZA-2009-527-ZV: On July 17, 2009, the Zoning Administrator granted a zone variance on the property to the north of Peoria Street for the continuation of a Class U Landfill for an additional 15-years.

CPC-1986-448-GPC: General Plan Consistency Program for the Sun Valley Community Plan which changed the Zone of the adjacent property to the west to [T][Q]M2-1-G and two properties south of the flood control channel to [T][Q]MR1-1-G and [T][Q]M1-1. The Q conditions are unique development requirements to the specific parcel where a floor area ratio limit of 0.5:1 and a height of 2 stories was required of Ordinance No. 164,673, Sub Area was adopted and became effective no May 10, 1989.

Reports Received:

The Bureau of Engineering recommends street dedications and improvements on Peoria Street and Elinda Place in accordance with their letter dated October 1, 2014 and included in the recommended conditions.

The Department of Transportation, after review of the traffic report, found no significant impacts and recommends their standard conditions along with a parking and driveway plan in accordance with their letters dated October 14, 2014 and August 12, 2014 and included in the recommended conditions.

The Fire Department recommends conditions of approval relative to projects within High Fire Danger areas in accordance with their letter dated September 23, 2014 and included in the recommended conditions.

The Bureau of Street Services, Urban Forestry recommends submittal of a tree report and their standard conditions to providing street trees in accordance with their letter dated October 1, 2014 and included in the recommended conditions.

Hearing Officer Comments:

The requested Land Use Determination is to permit a film and television studio facility for a 434,712 square foot property designated by the Sun Valley Community Plan as Open Space. The site is a former gravel mining operation from the 1950s that was remediated by filling its gravel pit with sand, rock and other inert fill via "hydraulic placement of the tailing" (sluicing) commenced in 1973 and was completed in 1994. This is noted in the Geotechnical Report as non-engineered fill. Although the report states that it is impractical and uneconomical to remove

and recompact the large volume of the fill, it recommends that habitable structures can be supported on end-bearing pilings driven or drilled into the underlying native soil approximately 86 feet below the surface. The geotechnical report has been prepared by a licensed engineer and the MND recommends mitigation measures contained in the report. Additionally, staff notes that a haul route that was analyzed by the MND will be requested to the Department of Building and Safety for review and approval at a later date.

Staff's site visit showed that the parcel is vacant and graded with an approximate 4 – 5 foot high earth berm that is at the front property line. The property is situated on the south side of Peoria Street, between Glenoaks Boulevard and Stonehurst Avenue. The site currently is the transition property between existing industrial uses and an established single family neighborhood. The adjacent neighborhood to the east is composed of single story ranch style homes that developed during the 1950s. The subject property directly abuts three properties developed with single-family dwellings. From the residential side, Elinda Place terminates into the easterly side of the site. The area to the west is used by industry, though the site to the north is operated by Vulcan Industries as a gravel mine in its remedial stage.

Review of the plans and application show a film and television production studio facility having a total of 222,185 square feet of floor area consisting of a Studio Production Building, Warehouse Building, and an accessory gatehouse. Once graded and prepared for development, the proposal includes an 11-foot high masonry wall along Peoria Street with three entry gates. The central or main entry gate will incorporate a 23-foot high, approx. 33 foot x 75 foot canopy, and a 60 square foot gate house that will be used as a security guard station. Ten foot high masonry walls are proposed around the side and rear yards of the facility in conjunction with landscape treatment. The landscape plan identifies approximately 160 trees to be planted, including approximately fifty-two (52) 36-inch box size trees along the southerly and easterly property lines.

The Studio Building will be approximately 110,040 square feet in size with a 3,465-square foot covered loading dock and a maximum building height of 74 feet at its ridge point, however, the bulk of the building will be approximately 55 feet high at its sides.² The interior of the Studio Building will include eight soundstages, ranging in size from 5,600 to 13,840 square feet. Incorporation of moveable demising walls on the interior of the Studio Building will provide the flexibility to offer a sound stage up to 27,440 square feet. Production support facilities will be provided at two locations within the Studio Building. Production Support Area #1, as shown on the enclosed plans, will be situated centrally within the Studio Building and provides two levels, with wardrobe, dressing, make-up and green room facilities on the ground floor and offices, conference rooms, a dining area and outdoor patio on the mezzanine level. Production Support Area #2 will be located along the north building elevation, fronting Peoria Street. This two-story support space includes wardrobe, dressing, make-up, and screening room facilities on the ground floor, with office and meeting room space on the mezzanine level.

The Warehouse Building will be approximately 108,620 square feet in size, with a maximum building height of 54 feet at the ridge of its pitched roof, with the building's sides at approximately 40 feet high. The Warehouse Building includes approximately 95,880 square

² Section 12.21.1.B.1 of the LAMC provides an exemption for a property within Height District No. 1 for motion picture sound stage buildings up to a height of 125 feet that comply with a setback requirement of 1 foot for each 4 feet of building height exceeding 3 stories or 45 feet. This set back is in addition to any other yards and setbacks required by the Municipal Code. Note: for the A1 zone, setbacks for a lot of the subject property's dimensions are 25 feet for front, side, and rear yards. Since the proposed studio building height is 74 feet the difference between 45 feet is 29 feet which will require 7.25 additional feet of setback ($29/4=7.25'$). Therefore, the total setback for each yard will require a minimum of 32.25' ($7.25'+25'$).

feet of storage area on two levels. Production equipment, sets and lighting will be stored in the warehouse building for use on the soundstages. A two-story support space will be located along the north building elevation fronting Peoria Street. The ground floor will provide 6,370 square feet of open showroom space and laundry facilities related to the production equipment in the Warehouse Building. The second level will provide 6,370 square feet of office space for the overall facility operations.

Particular attention has been paid to the development of the site layout and building architecture in consideration of the adjacent uses. A unified design theme is proposed for the two buildings and entry gatehouse to create a contemporary campus environment, unlike typical tilt-up warehouse box structures utilized in studio production facilities and industrial park developments. Building materials include painted smooth plaster, stone veneer, corrugated metal, metal canopy, concrete tilt panels, and brick veneer. The lower profile Warehouse Building will be positioned along the easterly portion of the site, nearest to the residential uses, while the taller Studio Building will be located adjacent to the freight truck storage yard to the west. With respect to residential uses to the east, access to the Warehouse Building for loading and unloading activities will be provided along the west elevation facing the interior of the site and the south elevation facing the LACFCD Channel. There are no openings proposed along the east elevation of the Warehouse Building other than exit doors required by the Fire Department. Recessed panels along the east elevation will be equipped with green screens to allow vine growth on the building façade. A 10-foot landscaped planter and a 28-foot wide drive aisle with two-foot vine pockets along the base of the building buffer the Warehouse Building from the residential uses to the east, providing an overall building setback of approximately 40-feet. The easterly drive aisle will be utilized only for site egress and will not allow for parking or loading activities along the eastern property. The widths of this and other drive aisles were designed to meet fire lane standards as well.

A total of 320 vehicle parking spaces are proposed along with 21 short-term and 26 long-term bike parking spaces. This exceeds the Municipal Code requirement of 268 parking spaces. Parking will generally be located in the central portion of the Project site. Site ingress/egress will be provided from Peoria Street by way of three new, gated driveways. The main gate will have a 2-way driveway and will have a manned gatehouse that will direct users to access the parking area. This large central parking area will serve the circulation and staging needs of the larger celebrity coaches and equipment trailers. Parking has been designed to accommodate both standard passenger vehicles and the larger coach vehicles. Additional parking spaces for standard passenger vehicles will be located along the front of each building, and for larger coach vehicles along the west property line (adjacent to the freight trucking storage yard). The two secondary driveways will be provided at the northwest and northeast corners of the Project Site and will serve as site egress. In order to limit truck and automobile traffic through the residential neighborhood, staff recommends "left turn only" signs be posted at each of the 3 driveway exits.

The overall floor area ratio (FAR) as proposed is approximately 0.57:1 on the site by comparison to the maximum 3:1 permitted by the A1-1XL Zone. The height of the proposal will however, exceed the maximum height of 30 feet permitted. Accordingly, the applicant has requested relief through various entitlements. The proposed floor area ratio of 0.5:1 and 2 stories is similar to the Shadow Hills Industrial Park to the southwest, except for the difference in story heights and overall building height of approximately 30 – 35 feet. A sound stage building will require taller ceilings that would accommodate set equipment including background apparatus, scaffolds, and the like.

Operational hours will be 24 hours a day, 7 days a week for the production activities, and the production support offices would be open Monday through Friday during regular business hours. The Production Support facility will also provide rental of equipment to primarily on-site users,

however, it has been clarified by the applicant that off-site users may rent equipment as well. Stakeholders had expressed concerns that this second business would generate more traffic added to that of the studio facility. Though the warehouse portion is an ancillary portion of the studio, the traffic study had addressed this issue by basing trip calculations upon the individual portions of the proposed uses including Soundstage with support; Warehouse, showroom, laundry/cleaning; and Production Support (warehouse bldg.) as independent uses in order to evaluate the worse-case-scenario of vehicle trip impacts. Therefore, the scope of the Traffic Study, by Overland Traffic Consultants, Inc. dated May 2014, had evaluated the warehouse (production support) related trips that may occur with the off-site rental studio equipment.

One comment was that production studio recordings with a live audience would generate additional traffic. This issue was not mentioned or analyzed in DOT's analysis letter or included as a part of the project description and therefore, staff recommends a condition prohibiting live studio audiences.

Staff is concerned with the noise generating activity at the easterly portion of the site, adjacent to the warehouse, and recommends that the loading dock and driveway/gate (at the easterly property line) be prohibited from use before 8 am and after 4 pm Monday through Saturday, and all day on Sunday and holidays. Although the applicant volunteered that the use of the easterly drive aisle will be limited to the hours of 7:00AM – 11:00PM (similar to Commercial Corner Ordinance), staff recommends otherwise. Noise, vibrations, and light that will be created by loading/unloading as well as truck traffic exiting the facility would become an issue if not limited to certain hours of the day – especially adjacent to residential uses which abut the site. Staff further recommends that the operation of the easterly driveway be prohibited from filming, staging or parking and idling of trucks at all times.

As a result of the potential impacts of the use, staff also recommends the inclusion of standard conditions for a plan approval as well as the requirement for a complaint hotline phone number for immediate action by the applicant to rectify any operational issues that may arise. Moreover, a Plan Approval Condition is recommended to review the project's compliance after two years of operation from acquiring the Certificate of Occupancy.

Summary of Public Hearing and Correspondence

The public hearing was held on February 17, 2015. Although the original time announced was 11:00 am, previous cases on the agenda caused the subject hearing to commence at 12:30 pm. There were 35 people in attendance. Twenty-nine individuals spoke; including the applicant, his representative, and a representative of Council District No. 6. Of these speakers, nine were in favor of the project, two had general comments, and 17 were in opposition.

Correspondence received includes approximately 37 letters in opposition including one from the Shadow Hills Property Owners Association recommending denial. There were 11 letters of support received. These letters included communications from the Sun Valley Neighborhood Council and the Foothill Trails District Neighborhood Council who reviewed, requested changes and, supported the project.

The primary concerns raised by those opposed include the following:

- Excessive height and scale of the warehouse building
- The site being required as a "Permanent Open Space" parcel
- Shade/Shadow impacts
- Traffic impacts including pedestrian conflicts (children going to school)
- Additional and separate rental business not identified
- Public notification of the hearing is improper and failed to notify residents

- Safety and stability of building structure on the site.

During the public hearing a representative of Council District No. 6 identified their support; however, they asked for an additional 30 days for which to discuss other issues with the parties involved. The Hearing Officer announced that the record would be kept open for an additional week to receive new information not presented yet and closed the public hearing.

Land Use Determination

The project is located on a landfill site that was filled prior to remediation requirements of the Surface Reclamation and Mining Act of 1975. It is unique that there has been a feasible construction method that will accommodate a building for the property. Through the instant land use determination, there is a high level of scrutiny exercised to exhaust all health & safety, environmental, and regulatory requirements to establish the proposed Studio. The area is overlaid by the once slated Expanded East Valley Community Redevelopment Area, Los Angeles State Enterprise Zone, and Environmental Justice Improvement Area. With the landfill sites that have been remediated and closed, more land owners will be seeking development or reuse. The applicant notes the positive economic benefit to the area as well as improving aesthetics from the public street (Peoria Street). Staff sees the proposal as a substantial image upgrade to an area currently associated with the heavy industrial uses. The project is a tremendous leap from the typical rubbish disposal industry that was synonymously linked to Environmental Justice issues to a clean industry persona for the Sun Valley area. Supporters of the project view this as a positive outlook to the future evolution of their community image.

There is a particular height exception under Section 12.21.1-B,1 that allows a studio building up to a maximum of 125 feet within Height District 1 – the project height is proposed at 74 feet. Staff believes that findings in favor of the studio use can be made. The 13 qualifying provisions of Section 12.24.1 can be met along with reasonable findings of approval. The studio use is desirable in this area that is close to a concentration of entertainment industries in the Hollywood, North Hollywood and Burbank area. Los Angeles seeks to retain businesses and promote the City as a prime entertainment town. The property is the transitional lot that will be crucial to developing with appropriate use, scale, and treatment at the site periphery to attain sensitivity to the neighboring uses. The uniqueness of the studio use, the proposed project's improvements and the required environmental mitigations and conditions of approval allow for consistency with surrounding uses. For the transitional improvements, the site plan identifies the taller studio building at least 350 feet away from the residential uses. Height of buildings and structures will transition lower towards the warehouse building and to the landscape buffer and 10 foot high perimeter wall. Appropriate landscape materials will be reviewed and implemented throughout the property to ensure compatibility.

Staff notes that the Conditional Use Core Findings do not apply with the Commission Land Use Determination of Section 12.24.1 due to the inadvertent omission from that particular code amendment. Therefore, the findings do not reflect the latest Conditional Use finding language.

Conditional Use Determination

For the Conditional Use Determination, the applicant is seeking an overall height of 54 feet for the warehouse building which cannot be considered a part of the studio building in order to benefit from the height exception of Section 12.21.1-B,1. Staff notes that the eave portions on either side of the warehouse building will be at 40 feet and taper up to the 54 foot ridge that will be 100 feet from the property line. The line of site diagram (Exhibit No. B6.0) will better illustrate this gradual transition. With the required landscape buffer materials and substantial setback of 40 feet, the upper edge of the roofline will be well screened.

The second conditional use determination request relates to the reduced front yard of 18 feet in the A1 Zone that normally requires a minimum 25 feet. This is due to the parking use within the front yard that normally is not permitted. The setback is necessary and will complement the overall scheme of the studio's site layout in functionally allowing parking facilities to be within visual contact of security personnel as well as keeping visitor traffic manageable. Location of the parking is key to the function of the overall studio campus design/layout which will contribute to the enhancement of the built environment relative to the adjacent uses.

The reduction of setback for the security kiosk is necessary to maintain security presence at the main entrance. The kiosk located close to the front property line provides additional neighborhood watch from this vantage point as well as being set back far enough to provide stacking for approximately 2 cars. The security kiosk will provide a multitude of functions including directions for on-site visitors and neighborhood contact. The canopy covering the front entry driveway will provide necessary weather shelter for security purposes as well as creating an architecturally unique studio entry. The shelter canopy will be properly located and its room will be cantilevered up to the front property line. These components, similar to the overall layout of the studio campus, will contribute to the enhancement of the built environment relative to the adjacent uses.

Variance

Should the Commission determine the land use as appropriate for the site, the Studio Facility, as a whole, is in conformance with the intent of the LAMC Sign Regulations for wall signs under Section 14.4.10 and monument signs under Section 14.4.8. The Project Site has frontage along Peoria Street totaling 623 linear feet. The maximum sign area for all Studio Facility signs will not exceed four square feet for each linear foot of Project Street frontage ($4 \text{ SF} \times 623 \text{ LF} = 2,492\text{SF}$). As shown on the enclosed elevations and in the table below, the total combined sign area for the Studio Facility is 248 square feet, significantly less than would be permitted if the Studio Facility were built in the "M" Zone. By comparison, the A1 zone would permit 2 signs of 20 square feet and a 3 square foot sign for each of the three buildings, all for a total of 49 square feet over the site. Directional signs within the campus are permitted as well. Signage in the A1 zone may not be illuminated.

In evaluating the necessary findings, however, staff believes that the project's characteristics do not meet all of the variance findings. Therefore, staff must recommend disapproval of the requested sign variations.

Adjustment

The necessity for additional levels of security to protect the surrounding uses as well as the proposed film studio will elevate the need for proper security devices including exterior walls. The film industry is known to work with celebrity circles that draw attention from individuals and therefore require barriers that effectively work with other security measures to ensure safety of workers. The perimeter wall at 10 and 11 feet high would be an appropriate deterrent. Treatment of the wall would include a variety of masonry and wood material to break up the monotony of the plain wall face. These edges would be landscaped with appropriate plants and trees to soften and beautify the perimeter of the site. Staff believes that appropriate findings can be made in favor of this grant.

Site Plan Review/Plot Plans

In addition to the standard site plan issues and findings reviewed, staff also reviewed the plans for compliance with the Walkability Checklist and Citywide Design Guidelines, as well as review before the Professional Volunteer Program (PVP).

With respect to the several entitlement requests, the plans submitted are in compliance with the requirements of the LAMC. As noted above, the provided parking will exceed the minimum requirements. Further, required setbacks are also in compliance with the Municipal Code relative to the A1 zone (25 feet on the front, side and rear yards) and the additional setback distance required by the additional height of building (1 foot of setback for every 4 feet of height above 45 feet). Moreover, the reduced setbacks are requested by the Adjustment only on the front yard side.

Site Plan Review findings can be made due to the nature of the surrounding area and the adjacent zoning and height districts that will permit building heights that will be comparable to and consistent with adjacent developments. For example, the adjacent [T][Q] M2-1-G Zone permits unlimited height within a 3:1 floor area ratio; the (Q)M1-1 permits unlimited height within a 3:1 floor area ratio; and the RE40-1-K will permit a building height of 36 feet. With the proposed warehouse building at 40 feet at the eave, rising up to 54 feet at the ridge, it will disperse the scale of the structure. Compatibility with existing or future developments along with substantial setbacks and the necessary landscape buffer treatment, findings can be made to support Site Plan Review.

Staff reviewed the project for compliance with the "Walkability Checklist". Building orientation, façade treatment and signage criteria is within the guidelines as conditioned. The applicant has noted on their landscape plan a 19-38 foot wide landscape planter area along the street property line and a 10-foot wide landscape buffer along the easterly property line. Parking area landscape includes the necessary number of trees distributed appropriately to provide the optimum shade canopy. Walking paths are marked with decorative concrete paving between buildings and access from the public right-of-way.

The project's design adheres to the Citywide Design Guidelines and exceeds some areas of its intent. Entering the site will be from the secured main gate which will accommodate pedestrians with of all mobility levels as well as a multitude of vehicles. This includes the long and short term bike parking areas near the front property line and within close proximity to the Studio building and the Warehouse building entrances. Massing and scale of the buildings are articulated at the points of entry and architecturally treated throughout to mitigate what could be monotonous walls with green screens and grates and a variety of color and materials. Planting areas will create buffers along Peoria Street and the east property line to green and defray the hard edges of buildings and walls. The campus employs a consistent distinguishable design theme that carries through each of the buildings and the exterior security walls. The arch feature enhances and defines the front gate as well as the 2 main buildings.

The Professional Volunteer Program (PVP) on January 6, 2015 convened to review the Line 204 Studio plans. Their pertinent design comments were as follows:

- Why not flip the location of the warehouse and the long drive aisle (adjacent to the single family residential neighborhood) to minimize impact and maximize compatibility?
- Wall height of 10 feet adjacent to residential is a good feature.
- Find out how access drive adjacent to single family residential will function, to get an understanding of the level of ongoing activity that will occur within the access drive. Loading area for the warehouse is a potential concern.
- Vehicular circulation pattern seem odd, from the entrance/frontage.
- Suggest flipping the orientation of the buildings to place the main building closest to and parallel with the street frontage, with the warehouse building aligned across the rear of the parcel. This would accomplish integration of the proposed buildings with the adjacent residential uses, and break up the massing along the interface.

- Site plan layout is traditional, and oddly configured. It doesn't acknowledge adjacent residential development layout of streets and building placement.

While staff did spend several intake meetings discussing the general layout and design of the structures prior to arriving at the present layout and aesthetics, it was agreed that the present design attained several benefits to the neighborhood. The site arrangement of buildings provided better building articulation from Peoria Street. The longer warehouse elevation provided more optimal buffering for any noise, light and other activities that may occur with productions. The siting of the Studio Production building is intentionally located 350 feet away from the residential neighborhood to provide less impact to height and scale.

Issues

From the public hearing testimony and correspondence received from stakeholders, the height and scale of the proposed warehouse building is a major point of contention. In tandem with this looming issue, is the Shade Shadow impact of the building height and mass, and the loss of viewing the horizon or "silhouetting" effect of the large building. Staff provided as thorough a review as possible to bring the points to the surface. Ultimately, it was determined that there is no shade/shadow impact. The Mitigated Negative Declaration studied impacts to the environment including any shade/shadow impacts. The overall height of 54 feet does not reach the normal environmental threshold of significance for a shade/shadow study, however, the Planning Department requested that the study be performed to verify that no impact will be created. The study did analyze the Winter and Summer Solstice times and shadow casts that resulted in no impacts in accordance to the City acceptable thresholds. During the Winter solstice, less than 2 hours of shadow cast on the adjacent single family dwelling lots during the 3pm period. Further, the building will be buffered from adjacent residential uses by the 10-foot high decorative masonry wall, the 10 foot high landscape buffer, overall 40 foot setback, green-screen on the exterior wall of the warehouse, and the transition of building height from 40 feet high at the eave up to 54 feet at the ridge 100 feet from the common property line. The applicant's plan for transitioning the size of the building to the single family uses is appropriate. On the west and southwest sides of the site, industrial types of uses and buildings would be consistent with the proposed studio buildings. Staff spent extensive time considering this matter and came to the conclusion that the height and scale is intricately tied to the proposed use as required by the necessary findings. Conversely, the physical size of the warehouse building of 54 feet high is 3 times as high as the existing neighborhood of single-family dwellings

Claims of the site being required as a "Permanent Open Space" parcel recurred. Upon researching the General Plan/Zoning Consistency Program activity and background as to the subject property's history, it was found that the site was planned for Open Space from the earlier adopted Sun Valley Community plan. The City took action on the Consistency Program in accordance with State Law at the time under Case No. CPC-1995-148-GPC. The zone designation of A1-1XL-G was selected instead of OS zoning due to the private property ownership status. A privately owned parcel cannot be zoned to remove all development rights from its owner. The property owner may then propose a project that the LAMC may permit by right in the A1 (Agricultural Zone) and may avoid filing a discretionary case. Conversely, the applicant chose to request the procedures involved with the case herein to achieve the film and television studio facility.

Some individuals testified that the public hearing is invalid due to improper noticing that excluded several individuals who were not mailed a copy of the hearing notice. After staff reviewed these particular names and addresses with the mailing list on record, it was discovered that these individuals were either included in the proof of mailing affidavit or were outside of the 500' notification radius. One address was not legally identified on any public record. Therefore, the standard required protocol for processing notification of public hearing

was performed in full compliance with the Municipal Code and City policy. The following list identifies the addresses that are outside the radius and within the 500 foot radius (that is legally required to be notified that were listed by the mailing affidavit on file):

- Arnold of 10962 Peoria St. – Outside the 500' radius
- Culbertson of 10975 Peoria St. - Outside the 500' radius
- Wotherspoon of 10972 Peoria St. – Outside the 500' Radius
- John Barrale of 9503 Clybourn Ave. – Address does not exist on County Assessor Rolls or City of LA data base, and was not identified on the tenant list.
- Vanbeek of 11014 Peoria St. - #16 on Radius Map
- Christine Eick of 10923 Elinda Pl., - #21 on Radius Map
- Schad of 10986 Elinda Pl. - #30 on Radius Map
- Acton of 10972 Elinda Pl. - #32 on Radius Map

Multiple comments indicated that the warehouse should be moved to another site or moved much further to the west to avoid becoming a visual impact to the residential neighbors. Additionally, one comment noted that arrangement of buildings can still be shifted west a few feet to enhance the landscape buffer between the single-family zones. Staff agrees that slight adjustments can be made; however, other city requirements may hinder such movements due to fire and life safety standards. Fire lane widths of 28 feet are necessary.

The Sun Valley Neighborhood Council is concerned with the mounting height of the wall signs proposed on the buildings (should be no higher than 15 feet) and the immense scale of the monument sign. Visual blight of signage is usually addressed by reducing the sign area and numbers of signs in order to limit clutter. This no longer becomes an issue with the recommended disapproval of the variance.

One point that was brought up during the public hearing was the potential of live studio tapings with audience participation. Such use would potentially create greater vehicle trips that the traffic appears not to have been addressed. Staff suggests that the Commission impose a prohibition on such activities.

Traffic impacts were brought up by several individuals concerned with both the additional impacts of vehicle trips and pedestrian/vehicle conflicts (safety). However, after review of the traffic the Department of Transportation has concluded that there will be no significant impacts with the mitigations required. Additionally, the standard traffic conditions required for all projects are included in the recommended conditions.

Conclusion

Staff is supportive of the request due to its location, the many design features and operational conditions that would lend the project to be safe, and respectful to the surrounding neighborhood. The conditions imposed will protect the adjacent residential neighborhood while transitioning between industrial uses. The applicant has worked with staff by providing a high level of compliance with the Municipal Code. Although variance findings for signage cannot be made, other entitlements of the request stand alone.

With the recommended conditions of approval, the proposed project will coexist with the surrounding industrial and residential uses. The compliance review condition with the recommended conditions of approval will assure appropriate operation of the use in conjunction with the community. As conditioned, the project will meet the goals of the Community Plan.

CONDITIONS OF APPROVAL

A. Entitlement Conditions: Land Use Determination Sec. 12.24.1.

1. **Grant.** Pursuant to Section 12.24.1 of the Municipal Code, a Land Use Determination is granted to permit a film and television studio facility for a property designated by the Community Plan as Open Space.
2. **Use.** The use and development on the subject lease space shall be permitted for a film and television studio facility, as noted by Sections 12.14.A.45, 12.17.5.B.5.e, and 12.21.1.B.1 of the LAMC, and shall be in substantial conformance with the project plans submitted marked **Exhibit Nos. "B", and dated November 24, 2014**, with the exception of the revised plans prepared in conformance with the requirements of these conditions, herein, and of the LAMC to the satisfaction of the Department of City Planning.
3. **Plot Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled **Exhibit Nos. "B", and dated November 24, 2014**. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
4. **Height.** The Studio Production Building (Building No. 1) shall be limited to a height of 74 feet in compliance with the subject Land Use Determination and with Section 12.21.1.B.1 of the Los Angeles Municipal Code, as shown on the project plans submitted marked **Exhibit Nos. "B", and dated November 24, 2014**.
5. **Public Street Dedications and Improvements:**
 - a. Dedications Required:
 - i. Peoria Street (Collector Street) – A 12-foot wide strip of land along the entire property frontage to complete a 32-foot wide half right-of-way in accordance with Collector Street standards.
 - ii. Elinda Place (Local Street) – A 60-foot and variable width right-of-way, including a 45-foot radius property line cul-de-sac per City Standards. The applicant shall obtain prior approval for the configuration of the cul-de-sac from the Valley District Office B-Permit Section of the Bureau of Engineering and prepare legal description for the cul-de-sac to be submitted with the dedication application.
 - b. Improvements Required:
 - i. Peoria Street – Construct additional to join the existing improvements to provide a 22-foot half roadway in accordance with Collector Street Standards, including asphalt pavement, integral concrete curb, 2-foot gutter and a 10-foot concrete sidewalk. These improvements should suitably transition to join the existing improvements.
 - ii. Elinda Place – Construct a 40-foot roadway in accordance with Local Street Standards, integral concrete curb, 2-foot gutter and a 10-foot and variable width concrete sidewalk, including a 35-foot curb radius cul-de-sac at the terminus of Elinda Place. The applicant shall obtain prior approval for the configuration of the cul-de-sac from the Valley District Office B-Permit Section of the Bureau of Engineering.
 - c. Install tree wells with root barriers and plant trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public

Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

- d. Trees: That Board of Public Works approval shall be obtained, prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way. The Bureau of Street Services, Urban Forestry Division is the lead agency for retaining Board of Public Works approval for the removal of such trees.
 - e. Removal of street trees is required in conjunction with the street widening for this project.
 - f. Notes: Street lighting and street light relocation will be required satisfactory to the Bureau of Street Lighting (213) 847-1551.
 - g. Department of Transportation correspondence dated September 9, 2014 concurs with the dedication and improvement requirements for Peoria Street. Department of Transportation may have additional requirements offsite for dedication and improvements.
 - h. A storm drain easement and construction of public storm drain may be required on the new cul-de-sac on Elinda Place. Submit hydrology and hydraulic calculations to the Valley District Office B-Permit Group.
 - i. Sewerlines exist in Peoria Street. Extension of the 6-inch housing connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - j. An investigation may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Valley District Office Sewer Counter of the Bureau of Engineering (818) 374-5090.
 - k. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- 6. Department of Transportation.**
- a. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permits plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street, Suite 400, Station 3.
 - b. For all two-way driveways, a width of $W=30'$, exclusive of side slope shall be provided.
 - c. For all one-way driveways, a width of $W=16'$, exclusive of side slope shall be provided.
 - d. A minimum required reservoir space between the new property line and the first parking stall or security gate shall be provided for all driveways.
 - e. Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street, sidewalk or alley.
 - f. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site and driveway plans with a minimum scale of $1"=40'$, to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys CA 91401.
- 7. Right Turns Prohibited.** The applicant shall post "left turn only" signs at each of the 3 driveway exits onto Peoria Street to the satisfaction of the Department of Transportation and the Department of City Planning.
- 8. Urban Forestry:**
- a. The applicant shall submit a tree report and a landscape plan prepared by a Tree Expert, as required by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division, Bureau of Street Services.

The Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable (eight inches diameter or greater) trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 1:1 tree replacement shall be required for the unavoidable loss of any desirable on-site trees.

Note: Removal of Protected Tree requires the Board of Public Works approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information.

- b. The developer shall plant a maximum of (11) 24-inch box California Sycamore (*Platanus racemosa*) trees in the public ROW. The actual number and location of new trees shall be determined at time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for the marking of the tree(s) locations and species.
9. **Fire Department.** This project is located in the very high fire hazard severity zone and shall comply with the requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- a. Submit plot plans for Fire Department approval and review prior to recordation of CPC Action.
 - b. The following conditions shall be considered. These measures shall include, but not be limited to the following:
 - i. Boxed-in eaves.
 - ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - iii. Non-wood siding.
 - iv. Exposed wooden members shall be two inches nominal thickness.
 - v. Noncombustible finishes.
 - c. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
 - d. All structures shall have noncombustible roofs. (Non-wood).
 - e. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - g. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - h. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - i. Submit plot plans indicating access road and turning area for Fire Department approval.
 - j. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - k. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
 - l. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - m. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
 - n. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - o. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - p. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

- q. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.
10. **Landscape Buffer.** A minimum 10-foot wide landscaped buffer shall be provided along the easterly property line. The landscaped buffer shall be open to the sky with no projections into the landscaped buffer. No walls or signs shall be located within the buffer. Driveways are not permitted to cross or encroach into the buffer.
- a. The buffer shall be planted with a variety and species of materials including, but not limited to a minimum of 36 trees, and a variety of shrubs and ground cover in accordance with the following:
- i. Trees shall be a minimum 36-inch box and 14 feet high at the time of planting and may include the following species: Coastal Live Oak, Swan Hill Olive, African Sumac, and Australian Willow.
 - ii. Shrubs shall be a minimum of 5 gallon and 3 feet high at the time of planting
 - iii. Ground cover shall include a variety of drought tolerant, California native and non-native plant materials.
11. **Landscape Plan.** The site shall be attractively landscaped and maintained in accordance with the landscape and irrigation plans including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.
12. **Council Office Review of Plans.** Prior to submittal of the landscape plan to the Department of City Planning, the applicant shall meet with the Council Office of the District to review the landscape plan.
13. **Plan Approval – Review of Conditions.** In order to provide for reexamination of the matter two (2) years after the issuance of the Certificate of Occupancy and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, a "Plan Approval" shall be filed. Said application must be filed no later than three months prior to the initial 2 year period and said application must be made on the appropriate forms and fees paid. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-I of the LAMC, and must be accepted as complete by the Planning Department Public Counter. The completed application shall be accompanied by owner notice labels for abutting properties include the Council District, and individuals on the interested parties list related to the subject authorization. The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. An application without such documentation shall be accompanied by a fee payment governed by Section 19.01-C of the LAMC. Further, any requested modification to the discretionary action shall also result in the increased fee. The applicant shall submit proof that at least a summary of the compliance documentation was mailed to address labels noted above which included a statement that:

"In compliance with the conditions of approval, the attached documentation is mailed to interested parties. To assist the Planning Department in determining if a public hearing shall be held, interested parties should contact the Planning Department."

The Director of Planning (or designee) may elect to waive the public hearing if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy. If a public hearing is required, the Director reserves the right to either modify the conditions of approval of the Conditional Use Permit by imposing new and/or different substitute conditions or revoke the Permit if, in the Director's opinion, its revocation is necessary for the protection of persons in the surrounding neighborhoods or occupants of adjacent properties.

14. Hours of Operation:

- a. The film and television studio facility may operate 24 hours a day, 7 days a week.
- b. The easterly driveway shall be limited to the hours of operation between 8am to 4 pm Monday through Saturday and no Sunday or Holiday use, and the following prohibitions:
 - i. Staging, parking, and idling of trucks on the easterly driveway are prohibited at all times.
 - ii. No filming shall be prohibited at any time.
 - iii. No loitering or gathering shall be permitted at any time.
- c. Loading and unloading at the warehouse building loading area shall be limited to the hours of operation between 7am to 7pm Monday through Saturday and no Sunday or Holiday use.

15. No Live Audience. Any production(s) which will include a live audience are prohibited.

16. Complaint response/community relations:

- a. Monitoring of complaints. The property owner shall coordinate with the local division of the Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility.
- b. Complaint monitoring. A 24-hour "hot line" phone number for the receipt of complaints from the community regarding the subject facility shall be:
 - i. Posted at the entry and exit gates.
 - ii. Posted at the reception desk.
 - iii. Provided to the immediate neighbors and local neighborhood association, if any.
 - iv. Mailed at least once a year to all property owners of property located within 500 feet of the subject property.
 - v. Log. The property owner shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for a minimum of one year and shall be made available on request to the Planning Department for review.
- c. The property owner shall designate a community liaison. The liaison shall meet with representatives of the neighbors and/or neighborhood association, at their request, to resolve neighborhood complaints regarding the subject project.

17. Security Guards. At least 2 licensed security guards shall patrol the subject property, including associated on- and off-site areas, 24-hours a day so as to discourage loitering rowdiness, public drinking and criminal activity in and around the site. At least 1 of the 2 licensed security guards shall be stationed at the Front Gate Security/Guard Office.

18. Security Video Cameras. The applicant shall install and maintain security cameras and a three-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Security cameras shall operate 24 hours, 7 days a week. The videotapes shall be made available to police upon request.

Location and areas covered by video cameras shall be to the satisfaction of the Department of City Planning.

19. **Safety Hazards.** The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
20. **Vector Control.**
 - a. The property shall be maintained in a neat, attractive, and safe condition at all times.
 - b. On-site activities shall be conducted so as not to create noise, dust, odor or other nuisances to surrounding properties.
 - c. Trash and garbage bins shall be maintained with a lid in working condition; such a lid shall be kept closed at all times.
 - d. Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
 - e. Trash and garbage collection containers shall be emptied a minimum of once per week.
 - f. Trash and garbage bin collection area shall be maintained free from trash, litter, garbage, and debris.
21. **Noise/Machinery.** Trash compactors, cardboard bailing machinery and the like shall be installed within the interior of the structure, and must be shielded from the adjacent single family zone to the east to the satisfaction of the Department of City Planning.

B. Environmental Conditions:

1. **Aesthetics (Construction).**
 - a. During construction, the applicant shall screen the project site from public view through the use of temporary construction barriers.
 - b. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
 - c. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
 - d. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
2. **Aesthetics. (Light and Glare)**
 - a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - b. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
3. **Air Quality (Construction).**
 - a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust as much as 50 percent.
 - b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

- c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - d. All dirt/soil materials transported off-site shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. Trucks having no current hauling activity shall not idle but be turned off.
4. **Air Quality (Localized).** The use of char broilers and/or barbeques is prohibited on-site. Trucks shall not idle main engines for more than 5 minutes. Diesel-powered generators are not permitted to be used on-site for any purpose other than emergencies.
5. **Biological Resources (Wildlife):**
- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).
 - b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
6. **Biological Resources (Trees):**
- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
 - b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box

- tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
7. **Seismic:** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
 8. **Seismic (Seismic-related ground failure/Liquefaction):**
 - a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division I Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
 - b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project and as it may be subsequently amended or modified.
 9. **Seismic (Erosion).** Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
 - b. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing offsite and creating mud accumulation impacts.
 - c. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
 - d. Movement and removal of approved fencing shall not occur without prior approval by LADBS.
 10. **Geology (Expansive Soils).**
 - a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The

geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

11. Hazardous Substances (Methane).

- a. All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.
- b. All commercial, industrial, and industrial buildings shall be provided with a Methane Control System, which shall include these minimum requirements; a vent system and gas detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. A gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.

12. Noise. (Construction)

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition activities shall be restricted to the hours of 7:00 A.M. and 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday. No noise generating construction activities shall take place on Sundays and holidays (observed by the City).
- c. Noise-generating equipment operated at the project site shall be equipped with the most effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. Truck deliveries and haul routes, to the extent feasible, shall be directed away from noise sensitive uses, i.e., residential and schools.
- f. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- g. Temporary noise barriers shall be used to block the line-of-site between construction equipment and noise-sensitive receptors (residences) during project construction. Noise barriers shall be 20-foot tall along the east and south boundaries, which are adjacent to residential uses.

- h. Impact pile driving shall not be performed within 300 feet from the nearest residential property line. In addition, drill rigs may not be operated within 40 feet of the nearest residential structure.

13. Noise (Operational):

- a. A minimum six-foot-wide landscape buffer shall be planted adjacent to the residential uses.
- b. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.
- c. A minimum 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.
- d. Wall and floor-ceiling assemblies along the interior of the warehouse building's easterly and southerly walls, nearest the residences, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E143.
- e. No garage roll-up door openings shall be permitted on the easterly wall of the Warehouse Building façade which abuts a residential.

- 14. Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

15. Public Services (Police).

- a. Fences shall be constructed around the site during construction to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- b. The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

- 16. Public Services (Schools).** The applicant shall pay school fees as established by law to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

- 17. Traffic Hazards:** The applicant shall ensure the following measures are implemented during construction activities to ensure the safety of pedestrians and vehicles in the project vicinity:

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- b. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

18. Utilities (Landscape). The applicant shall adhere to the following standard City requirements to reduce on-site water demand associated with landscaping:

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - i. Weather-based irrigation controller with rain shutoff
 - ii. Matched precipitation (flow) rates for sprinkler heads
 - iii. Drip/microspray/subsurface irrigation where appropriate
 - iv. Minimum irrigation system distribution uniformity of 75 percent
 - v. Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
 - vi. Use of landscape contouring to minimize precipitation runoff
- c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. And greater.

19. Utilities (Water). The applicant shall adhere to the following standard City requirements to reduce on-site water demand associated with domestic water use:

- a. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- b. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- c. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- d. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- e. All restroom faucets shall be of a self-closing design.

20. Utilities (Landfill):

- a. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction related wastes.
- b. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

- c. To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- d. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

A. Entitlement Conditions: Conditional Use Determination

1. **Grant.** Pursuant to LAMC Section 12.24.F, a grant for Conditional Use Determination for the following:
 - a. To permit a maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted,
 - b. To permit a minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required, and
 - c. To permit an accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted;
2. **Plot Plan.** The development of the subject property shall be in substantial conformance with the site plan labeled **Exhibit Nos. "B", and dated November 24, 2014**. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

B. Entitlement Conditions: Adjustment

1. **Grant.** An Adjustment from Section 12.22.C.20.(f)(2) and (3), is granted to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted.
2. **Plans.** Walls on the subject property shall be in substantial conformance with the site plan and elevations labeled **Exhibit Nos. "B", and dated November 24, 2014**. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization. The applicant shall submit revised plans and elevations in accordance with the following, to the satisfaction of the Department of City Planning:
 - a. The height of the walls shall not exceed 11 feet high at the front yard and 10 feet high in the side and rear yards of the subject property.
 - b. The applicant shall construct the walls using masonry and other materials consistent with the elevation labeled **Exhibit Nos. "B", and dated November 24, 2014** to the satisfaction of the Department of Building and Safety and the Department of City Planning.
 - c. Any gates which provide maintenance access through the easterly wall shall be a solid material that will also provide sound insulation qualities, to the satisfaction of the Department of City Planning. Such gates shall be locked at all times when not used.

C. Entitlement Conditions: Site Plan Review

1. **Grant.** Pursuant to LAMC Section 16.05, a Site Plan Review is granted for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone.

2. **Plot Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled **Exhibit Nos. "B", and dated November 24, 2014.** Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. The applicant shall comply with the requirements of the Los Angeles Municipal Code as it pertains to this grant.
4. **Height.** The height of the Studio Building shall be limited to 74 feet and the height of the warehouse building shall be limited to 54 feet in accordance with **Exhibit Nos. "B", and dated November 24, 2014.**
5. **Floor Area.** The combined floor area of all buildings on the subject property shall not exceed 218,660 square feet.
6. **Setbacks.** The following minimum yards shall apply to the proposed structures:

	Front*	East Side	West Side	Rear
Studio Bldg.	72'	-	56'	45'
Warehouse Bldg.	92'	40'	-	114'
Security Kiosk	11'	-	-	-
Security Wall	6'	3'	0'	0'/10' **

* Reflects dedication of 12 feet from front property line.

** 0 feet for Lot No. 8 and 10 feet for Lot No. 7.

D. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.

FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Sun Valley – La Tuna Canyon Community Plan, updated and adopted by the City Council on August 13, 1999. The Plan designates the subject property as Open Space with corresponding zones of OS and A1. The existing zoning IS CONSISTENT with the land use designation of the General Plan as reflected in the adopted community plan. The plan footnote no. 6 notes that “Open Space Natural Resource Preserve designation upon private lands indicates that these areas are “desirable” open space and does not imply any intent of acquisition on the part of the City. The areas designated for Open Space Natural Preserve include areas generally bounded by Laurel Canyon Boulevard, Bradford Street, San Fernando Road and the Tujunga Wash Flood Control Channel, and the area north of Peoria Street and east of Glenoaks Boulevard. This privately owned property is to be retained for sand and gravel needs (see Resource Map and Plan text).”

According to the subject property’s history, the site is a former gravel mining operation from the 1950s that was remediated by filling its gravel pit with sand, rock and other inert fill via “hydraulic placement of the tailing” (sluicing) commenced in 1973 and was completed in 1994. This is noted in the Geotechnical Report as non-engineered fill. Therefore, the site has already been used for natural resource recovery and has been used as a land fill for inert used material. Moreover, Footnote No. 6 identifies that the property to the north of Peoria Street is identified as areas desired for open space and not the south of Peoria Street where the subject property is situated.

2. **General Plan Text.** The Sun Valley – La Tuna Canyon Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Open Space is generally defined as land which is essentially free of structures and buildings or is natural in character and which functions in one or more of the following ways:

1. *Recreational and educational opportunities.*
2. *Scenic, cultural and historic values.*
3. *Public health and safety.*
4. *Preservation and creation of community identity.*
5. *Rights-of-way for utilities and transportation facilities.*
6. *Preservation of natural resources or ecologically important areas.*

GOAL 5 A COMMUNITY WITH SUFFICIENT OPEN SPACE IN BALANCE WITH NEW DEVELOPMENT TO SERVE THE RECREATIONAL, ENVIRONMENTAL, HEALTH AND SAFETY NEEDS OF THE COMMUNITY AND TO PROTECT ENVIRONMENTAL AND AESTHETIC RESOURCES.

Objective 5-1 To preserve existing open space resources and where possible develop new open space for environmental protection and recreational uses.

Policy 5-1.2 *Protect significant environmental resources from environmental hazards.*

Program: *The Plan Map designates areas for open space.*

Program: *Implementation of State and Federal environmental laws and regulations such as The California Environmental Quality Act (CEQA), the National Environmental Protection Act (NEPA), the General Plan Air Quality Element, and the Clean Water Quality Act.*

Though the plan does not address private property ownership and potential uses, the LAMC Section 12.24.1 provides a Land Use Determination process that appropriately analyzes a site for potential compatible uses that will compliment other surrounding uses. The subject property is designated Open Space with an A1-1XL-G Zone. Essentially, the site can be utilized by right, without a public hearing process, for any number of agricultural uses for private ownership including, but not limited to one-family dwellings, golf courses, farming, nurseries, aviaries, apiaries, keeping of equine, bovines, goats, swine, poultry, fowl, rabbits, fish or frogs, and field agriculture. Some of the uses would be benign to single-family use however others could become impactful by creating nuisances.

With the present proposed film and television studio, the use will capture cultural and historic values along with the preservation of industrial values while moving the Sun Valley Community into a new identity of clean industries that create a positive community identity. Modern construction methods and building design will be incorporated into the operations of the film studio to ensure environmental, health and safety needs of the community environmental mitigations in compliance with the California Environmental Quality Act will ensure potential impacts of the studio use are lessened to a level of insignificance in accordance with the environmental findings below. The project will be subject to the California Environmental Quality Act (CEQA) and local laws including the City's General Plan and Zoning Ordinance. State laws regarding the construction of projects over former landfills must be complied with as well. The project will meet the above policy and standards of the Sun Valley – La Tuna Canyon Community Plan

In the case of the subject property, the natural resources have been mined and removed thereby leaving no further resource to protect. Repurposing the land to a studio will provide new life to a parcel that is destined to remain vacant and intermittently unmanaged with potential dumping and other negative activities. The studio use is designed to buffer sensitive residential uses to the east and south. Landscape buffers at the front of the property will be consistent with the objective of the Sun Valley – La Tuna Canyon Community plan in that they will separate private activities from public areas. The project is a two-story warehouse that is 54 feet high at the ridge and 40 feet at the eaves. With the 10 foot high perimeter walls proposed and landscape buffers and overall 40-foot setback from the easterly property line, an adequate buffer will protect the adjacent single family uses.

3. **General Plan Framework.** The proposed project supports the following goals under the adopted General Plan Framework as adopted by City Council on August 8, 2001.

Goal 3A of the City's Framework Element related to Land Use is, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of

existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city". In support of this Goal, Objective 3.1 is to "accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors". The proposed Studio Facility will be the first Los Angeles City based independent, ground-up facility built since Los Angeles City Center Studios in the Central City West over 20 years ago and is essential for the television and motion picture industry in Los Angeles.

The Applicant seeks the construction of a Studio Facility in the San Fernando Valley. The Project Site provides an opportunity to construct a state of the art Studio Facility with soundstages of various sizes, production support offices, equipment storage, and parking, making this a viable destination for studio production in the San Fernando Valley. The Project Site is situated between single-family homes and heavy industrial uses. As detailed in the findings above, the Studio Facility has been designed in consideration of its location along this transitional boundary and incorporates appropriate buffering and operational characteristics to ensure compatibility with the surrounding uses. Granting of the subject request will allow the expansion of a local business and supports the film and television industry that is fundamental to the region.

Goal 7A of the General Plan's Framework Element related to economic development is, "a vibrant economically revitalized City". In support of this Goal, Objective 7.1 is to "focus available resources on a coordinated and comprehensive effort to promote economic activity in Los Angeles".

Goal 7C seeks "A City with thriving and expanding businesses". In support of this Goal, Objective 7.3 seeks to "maintain and enhance the existing businesses in the City".

Goal 7D seeks "A City able to attract and maintain new land uses and businesses". In support of this Goal, Objective 7.4 "Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs".

The establishment of a Studio Facility in the San Fernando Valley will be consistent with these Goals and Objectives of the General Plan. The Applicant has a long history in the Los Angeles region providing production equipment and soundstage rentals to the television and film production industry. The industry demand for production facilities has created an opportunity for the Applicant to expand the business and continue to support the film and television industry that is so vital to the region. The Project Site provides a unique opportunity in the San Fernando Valley to construct a state of the art, 222,185-square foot Studio Facility, inclusive of soundstages and production support facilities, with on-site storage and ample parking. Granting of the instant request will promote the expansion of an existing, Los Angeles based business and establishes a viable destination for Studio Production in the San Fernando Valley.

4. **Conservation Plan Element.** Section 14 of the Conservation Plan identifies the following policy for surface mining.

Landfill Regulation. Pursuant to state law (Public Resources Code Division 30 and Code of Regulations Titles 14 and 27) cities and counties are authorized to enforce solid waste management regulations at all landfill, transfer station and composting facilities. In 1993, the city established (Ordinance No. 168,508) a local enforcement agency (LEA) within

the former Environmental Affairs Department (EAD). The LEA monitors approximately 100 solid waste facilities, including open and closed disposal sites and potential former disposal sites that have been identified by the California State Integrated Waste Management Board (IWMB). The disposal sites are located throughout the city. Most were established prior to government landfill siting regulations. Some may have been established in the 19th century. Landfill sites deemed to have existing or potential health or safety problems are inspected by the LEA. Redevelopment of a site requires LEA approval prior to issuance of a building permit. The LEA evaluates proposed plans and the site. It can require soils reports and may impose conditions to abate any potential health or safety problems. Sites deemed not to have been a landfill or to have no health or safety problems are recommended by the LEA to the IWMB for removal from the site inspection list.

The lot is a former gravel mining site that had been filled by 1973. Because the site was filled prior to the effectiveness of the Reclamation Act of 1975 and lacks documentation, no permit history was discovered. In accordance with the current requirements of the State and City agencies, the appropriate permits will be required by the LEA.

- B. Land Use Determination Findings.** *The lot is within the scope of Section 12.24.1B which shall apply "to any property designated by the land use map of the applicable Community or District Plan for a land use category of Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space, and to property shown on such map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities, or as the location of a freeway right-of-way. This section shall also apply to any property which was annexed to the City of Los Angeles where a Plan amendment was not adopted as part of the annexation proceedings."*

Notwithstanding the above, this section shall not apply to any of the following:

- a. The issuance of a building permit for any alteration, remodeling or repair of an existing building or structure if such alteration does not increase the height, floor area, number of occupants, dwelling units, guest rooms, or parking previously existing for said building or structure and does not change the use;*

The request will involve the new construction of a project and not repair or alteration of an existing building.

- b. A use consisting of one single-family dwelling, including accessory uses;*

The proposed use will not involve one single family dwelling or accessory uses.

- c. A residential use consisting of more than one dwelling units, including accessory uses, which does not exceed 10% of the density permitted by the zoning on said lot;*

The subject proposal is not a residential use.

- d. A nonresidential use permitted by the zoning of a lot, provided that such, use (including all buildings, driveways, roadways, or other paved or impermeable surfaces) does not cover more than 20% of the lot area, and that any proposed buildings or structures do not exceed two stories or 25 feet in height;*

The development will have a lot coverage of 222,185 square feet compared to the 434,712 square feet of lot area yielding 51 percent of lot coverage. Additionally, the proposed studio production and warehouse will exceed a height of 25 feet.

- e. *Any valid conditional use, which has not expired;*

There are no valid conditional use entitlements on the subject property.

- f. *Any tentative tract where a determination of consistency with the General Plan was adopted or approved after January 1, 1979, and has not expired, provided such action was taken subsequent to the adoption of the Community or District Plan land use designation for the area involved;*

The subject proposal and site is and has not been the subject to a tentative tract decision.

- g. *Uses expressly exempted from the provisions of this section by an ordinance changing the zone classification of a lot;*

There is no such exemption from the provisions of this section.

- h. *A use permitted by an ordinance establishing a Supplemental Use District pursuant to Section 13.00 et seq. of this Code;*

The property is within a "G" Gravel Mining Supplemental Use District described under Section 13.00 of the LAMC which is not address a motion picture and television studio use.

- i. *Developments where a final determination of consistency with the General Plan was made prior to June 1, 1988, pursuant to Sections 5 or 6 of Ordinance No 159,748, the Interim Permit Consistency Ordinance;*

The site was affected by a general plan and zone consistency determination on February 14, 1996, after the pertinent date.

- j. *Parks, playgrounds or community centers, owned and operated by a federal state or local governmental agency;*

The site is not developed and is not owned or operated by the federal, state or local government.

- k. *(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Projects subject to Section 15.00 of this Code;*

This refers to projects that have undergone procedures for LAMC Sec. 15.00 "Referrals - Land for Public Use" that involved proposed public uses on the site. Research on the site indicated no such proposal or case activity.

- l. *Property within the boundaries of the adopted Port of Los Angeles District Plan and subject to the provisions of the adopted Port Master Plan, which is a local coastal program implementing the provisions of the California Coastal Act of 1976; and*

The subject property is not located within the Port of Los Angeles District Plan or within proximity to any Local Coastal Plan.

- m. *Property for which a written determination of exception by the Director of Planning pursuant to Subsection H. of this section has been obtained.*

The property has not been subject to a written determination of exception by the Director of Planning to any of the following items in Subsection H of Section 12.24.1 as a result of case research which recovered no such cases during or after the Zoning Consistency Program's effective date of February 14, 1996.

The subject property is indeed designated Open Space by the Sun Valley Community Plan with an adjacent waterway, Hansen Heights Channel, for which the site is a part of the watershed for this region. Since lined with concrete, the channel became a part of the storm drain system that is no longer is designed to drain direct from its banks by comparison to a natural watercourse. Further, history will show that portions of the land from the subject property were dedicated to the Los Angeles Flood Control District for such purposes. Therefore, for all intents and purposes, the site is now and formerly an intricate part of the natural waterway and, more recently, the County managed storm drain system.

Since finding the above to be true, the Commission may approve a use permitted by the zoning of the lot if it finds the following:

1. *The proposed use at the proposed location will be proper in relation to adjacent uses.*

The Applicant is seeking the construction, use, and maintenance of film and television production facility (the "Studio Facility") consisting of a Studio Production Building (the "Studio Building"), ancillary Warehouse Building (the "Warehouse Building"), and an accessory gatehouse with overhead canopy. The proposed building design, site plan and operational characteristics have been developed to not only enhance the Project Site and surrounding neighborhood, but it is essential to the City of Los Angeles maintaining its place as one of the world's primary film and television production locations.

Over the years, the need for independent soundstages that are not associated with major motion picture and television studio production companies, has led to conversions of existing warehouse buildings throughout the Los Angeles region. The quality of these facilities are typically limited by the existing improvements onsite, such as size, acoustics, flexibility of space, amenities, and onsite parking needed to accommodate the production team and large celebrity coaches and service trailers. The proposal for a new, ground-up, independent Studio Production Facility with support facilities including offices, screening rooms, equipment storage and ample parking is unique to the region and offers a viable destination for film and television production in the San Fernando Valley.

The Applicant has an established history in the Los Angeles region, providing rental of production equipment and studio soundstages for the film and television industry since 1997. The success of the business and the increasing demand from the industry has led to an absolute need for the development of new "ground-up" studio space that includes all of the crucial amenities demanded by users including, multiple soundstages in a range of sizes and a range of ancillary support space including; meeting rooms, offices, screening rooms, wardrobe and dressing rooms, and equipment storage.

The Studio Building will provide eight soundstages, ranging in size from 5,600 square feet to 13,840 square feet. Use of moveable demising walls on the interior of the Studio Building will provide the flexibility to offer a sound stage up to 27,440 square feet. Production support facilities will be provided at two locations within the Studio Building. Production Support Area #1, as shown on the enclosed plans, will be situated centrally within the Studio Building and provides two levels, with wardrobe, dressing, make-up

and green room facilities on the ground floor and offices, conference rooms, a dining area and outdoor patio on the mezzanine level. Production Support Area #2 will be located along the north building elevation, fronting Peoria Street. This two-story support space includes wardrobe, dressing, make-up, and screening room facilities on the ground floor, with office and meeting room space on the mezzanine level.

The Warehouse Building is approximately 108,620 square feet including approximately 95,880 square feet of storage area on two levels. Production equipment, sets and lighting will be stored in the warehouse building for use on the soundstages. A two-story support space will be located along the north building elevation fronting Peoria Street. The ground floor will provide 6,370 square feet of open showroom space and laundry facilities related to the production equipment in the Warehouse Building. The second level will provide 6,370 square feet office space for the overall facility operations.

Parking will generally be located in the central portion of the Project site. Site ingress/egress will be provided from Peoria Street by way of four new, gated driveways. A manned gatehouse will be provided at the main entrance, centrally located along the Peoria Street frontage, and providing direct access to the parking area. This large central parking area is critical to the circulation and staging needs of the larger celebrity coaches and equipment trailers. Parking has been designed to accommodate both standard passenger vehicles and the larger coach vehicles. Additional parking spaces for standard passenger vehicles will be located along the front of each building, and for larger coach vehicles along the west property line (adjacent to the freight trucking storage yard). The two secondary driveways will be provided at the northwest and northeast corners of the Project Site and will serve as site egress.

The Project Site is located on two lots, totaling approximately 9.98 acres (\pm 434,712 square feet) within the A1-1XL-G Zone in the Sun Valley-La Tuna Canyon community of the City of Los Angeles. The Project Site was formerly used for sand and gravel extraction operations and subsequently filled with back placement of tailings from extraction operations located elsewhere. In 2006, non-structural fill was imported to the Project Site to raise the site elevation to its current grade. The Project Site is currently vacant and enclosed by a chain-link fence. Peoria Street is improved with a rolled asphalt curb along the Project Site's street frontage.

Surrounding properties are within the A1-1XL-G, RA-1-K, RE40-1-K, OS-1XL-G (Q)M1-1 and [T][Q]M2-1-G, [T]P-1-G Zones and generally developed with industrial uses to the west and south and single-family homes to the east. The Vulcan Inert Debris Landfill is located directly to the north of the Project Site, across Peoria Street. The Los Angeles County Flood Control District Hansen Heights Channel (the "LACFCD Channel") is located along the southerly boundary of the Project Site.

A freight truck storage yard is located on the adjacent property to the west of the Project Site. An approximately 8-foot standing steel metal fence is located along the length of the freight truck storage yard street frontage. A landscape pocket to allow vine growth is positioned at the foot of the fence and planted with ground cover and climbing vines. The adjacent properties to the east of the Project Site are improved with three single-family homes with one of the adjacent homes fronting on Peoria and the other two fronting Elinda Place. The proposed Studio Facility will provide for a landscaped planter along the Project Site's Peoria Street frontage, varying in depth between 18 and 36 feet. A decorative block wall will be located within the landscape planter and designed in overlapping sections to provide articulation and interest along the street frontage. Additionally, raised planters will be evenly spaced across the Project frontage to provide varied heights within the landscape planter. As designed, the landscaped frontage of the

proposed Studio Facility will provide an appropriate transition from the industrial use to the west to the residential front yards to the east.

A landscaped planter of approximately 10 feet in width is proposed along the east property line abutting the single-family homes to the east and will be planted with ornamental trees, shrubs and ground cover. A 10-foot high concrete block wall will be situated within this landscaped planter to provide screening and separation between the residential uses and the proposed Studio facility.

Particular attention has been paid to the development of the site layout and building architecture in consideration of the adjacent uses. A unified design theme is proposed for the two buildings and entry gatehouse to create a contemporary campus environment and to depart from the linear box structures typically utilized in studio production facilities and industrial park developments. Building materials include painted smooth plaster, stone veneer, corrugated metal, metal canopy, concrete tilt panels, and brick veneer. The lower profile Warehouse Building will be positioned along the easterly portion of the site, nearest to the residential uses, while the taller Studio Building will be located adjacent to the freight truck storage yard to the west.

With respect to residential uses to the east, access to the Warehouse Building for loading and unloading activities will be provided along the west elevation facing the interior of the site and the south elevation facing the LACFCD Channel. There are no openings proposed along the east elevation of the Warehouse Building other than exit doors required by the Fire Department. Recessed panels along the east elevation will be equipped with green screens to allow vine growth on the building façade. A 10-foot landscaped planter and a 28-foot wide drive aisle with two-foot vine pockets along the base of the building buffer the Warehouse Building from the residential uses to the east, providing an overall building setback of approximately 40-feet. The easterly drive aisle will be utilized only for site egress and will not allow for parking or loading activities along the eastern property. Use of the easterly drive aisle will be limited to the hours of 7:00AM – 11:00PM.

Parking and site circulation is largely provided in the center of the Project Site, buffered from the adjacent uses by the location of the proposed buildings and landscaped perimeters. The majority of the exterior activities associated with the studio facility will take place within the central parking court. The parking court will provide staging area for the Studio Building and allow parking for the large celebrity coaches and equipment trailers. As mentioned above, the loading doors for the Warehouse Building also open onto the central parking court and the LACFCD Channel. The Warehouse Building has been located to act as a noise buffer between the more active area of the Project Site and the adjacent residential uses. An approximately 18-foot wide landscaped planter is proposed at the southeastern corner of the Project Site to provide additional buffering of the south facing loading area associated with the Warehouse Building. A 10-foot high block wall will be located along the southerly property line to provide a noise buffer and screening of the loading area and Studio Facility to uses located to the south, across the LACFCD Channel. Additionally, the southerly property line includes landscaped planters along the base of the proposed wall to allow for evenly spaced trees across the length of the south property line to provide a green aesthetic over the top of the wall when viewed from uses to the south, across the LACFCD Channel.

The proposed Studio Facility will enhance the surrounding environment through the development of this long vacant Project Site. The Studio Facility design has been developed in consideration for the relationship between surrounding uses and will provide ample buffering and aesthetic landscaping along the street frontage and east

property line to protect the characteristic of the residential uses to the east. The proposed Studio Facility creates a contemporary campus environment, departing from the typical industrial development found in the vicinity. An 18- to 36-foot landscaped planter will be provided along the Peoria Street frontage, at the back of a new concrete sidewalk, curb and gutter³. This will provide for an attractive streetscape with pedestrian sidewalk, replacing the existing rolled asphalt curb and overgrown vegetation along Peoria Street. In its current state, the vacant 10-acre site, even though it is maintained by the ownership, can become an attractive nuisance by virtue of its size and areas that are not generally visible. The vast expanse of the dirt lot causes issues of dust in the vicinity and the overgrown weeds and shrubs collect litter and debris. The proposed Studio Facility will eliminate all of these issues and provide an attractive street frontage and Studio Facility.

The use is suited for this transitional area that has been undeveloped and languishing for several years. Some community members have noted the dumping and negative activities on the site at Peoria Street along with other negative activities. Developing the site and providing security and activity will provide a higher level of accountability on the property owner's part. Further, the use will be compatible with both the adjacent trucking, warehouse, landfill, and single family uses because the project will be developed with protective garden walls and landscaping to provide buffering to all neighbors. The Production Studio use is largely internalized to both within the sound studio building; and when outside, within the central parking, still buffered by the proposed studio building and warehouse building.

Motion picture production is known to be the City of Los Angeles' trade mark throughout the world. Permitting the use will be proper with the city and local support industries. Television and film production is a vital industry for the Los Angeles region. Provision for a new, independent, ground-up Studio Facility that includes the production support services, production equipment storage, and ample parking and staging for large vehicles will attract and sustain new studio production in the San Fernando Valley. The proposed Studio Facility will be a benefit to the San Fernando Valley and greater Los Angeles region and designed to preserve and enhance the character of the surrounding neighborhood. Therefore, the proposed use will be proper in relationship with the surrounding uses.

2. *The proposed use is desirable to the public convenience or welfare.*

The Project Site is within the A1-1XL-G Zone, located mid-block on the south side of Peoria Street, between Glenoaks Boulevard and Elinda Way, in the Sun Valley-La Tuna Canyon Community. As detailed above, the Project Site was formerly used for sand and gravel extraction operations, and has since been raised to the current grade with placement of non-structural fill. The Project Site has been vacant for several years.

With regard to location, the Project Site is situated along a boundary where industrial uses to the west transition to residential uses to the east. Adjacent properties are within the A1-1XL-G, RA-1-K, RE40-1-K, OS-1XL-G (Q)M1-1 and [T][Q]M2-1-G, [T]P-1-G Zones and generally developed with industrial uses to the west and south and single-family homes to the east. The Vulcan Inert Debris Landfill is located on the adjacent property to the north of the Project Site, separated by Peoria Street. The adjacent properties to the east are improved with single-family homes. Adjacent uses to the south of the Project Site are separated by the approximately 50-foot wide Los Angeles County

³ As indicated on the site plan, the proposed Project assumes a 12-foot dedication will be required and improved, consistent with the City standard for a Collector Street.

Flood Control District, Hansen Heights Channel ("LACFCD Channel") and improved with a single-family residence and the Shadow Mountain Industrial Park. The adjacent properties to the west, along the south side of Peoria Street, are improved with industrial land uses, specifically freight truck storage and truck rentals.

The proposed use is suited to serve as a transition from the heavier industrial uses to the west and the single-family homes to the east. The proposed Studio Facility, expressly permitted by the grant of the Land Use Determination in the Open Space general plan land use designation, has been designed for compatibility with the surrounding development, including buffering between the residential uses to the east and the Project Site. Furthermore, there is transition within the Project Site from the more active use of the Studio Building on the west to the less active Warehouse Building on the east.

The project is located on a landfill site that was filled prior to remediation requirements of the Surface Reclamation and Mining Act of 1975. It is unique that there has been a feasible construction method that will accommodate a building for the property without recompacting of the fill. Through the instant land use determination, there is a high level of scrutiny exercised to exhaust all health & safety, environmental, and regulatory requirements to establish the proposed Studio. The area is overlaid by the once slated Expanded East Valley Community Redevelopment Area, Los Angeles State Enterprise Zone, and Environmental Justice Improvement Area. With the landfill sites that have been remediated and closed, more land owners will be seeking development or reuse. The applicant notes the positive economic benefit to the area as well as improving aesthetics from the public street (Peoria Street). The commission views the proposal as a substantial image upgrade to an area currently associated with the heavy industrial uses. The project is a land use advance from the typical rubbish landfill industry that was linked to Environmental Justice issues to a clean industry for the Sun Valley area. Supporters of the project view this as a positive outlook to the future evolution of their community image.

Compatibility of the onsite buildings and structures was designed to be as complementary to the surrounding buildings as possible. With regard to size, multiple techniques have been employed to break up the overall mass of the buildings, and create a unified theme for the proposed development. The contemporary design theme is intended to depart from the typical studio lots, which are often comprised of linear rows of large box structures. The proposed building materials include painted smooth finish stucco, cement tilt panels, stone veneer, corrugated metal, metal canopies and brick veneer. Two buildings are proposed not only to separate the studio and warehouse uses, but also to create visual interest and break-up the mass of the development. The buildings have been designed to provide two-story, ancillary support space along the building frontage at Peoria Street. The support spaces are much lower in height than Studio and Warehouse components and designed with modern banded windows along the front elevations creating an appearance of an office park for passersby along Peoria Street. Landscaping is used along the perimeter of the buildings and throughout the parking area to soften the building façades and further reduce the visual mass of the Studio Facility.

The Studio Building will provide eight high-bay soundstages and two areas dedicated to production support facilities. The soundstage portion of the Studio Building will be approximately 55 feet at the eave, gradually sloping upward to the ridgeline for a maximum height of 74 feet. A two-story, approximately 39-foot high, production support area will be oriented toward the Peoria Street frontage. This component will be finished with smooth plaster, painted in three tones, framed overhead by stone veneer and a

corrugated metal parapet. A vertical tower with metal canopy over the entry door will highlight the main entrance. The soundstage component steps up in height, and employs cement tilt panels creating both vertical and horizontal articulation in the building façade. The visual mass of the soundstage portion of the proposed building is addressed through use of recessed panels and a two-tone color palette. A second production support area and a covered loading dock will be positioned centrally in the Studio Building, dropping the mid-section of the building to approximately 45 feet in height and creating a break in the building roofline and reducing the overall mass. The production support area is accessed from the central parking court and has a second floor outdoor patio that looks over a pedestrian courtyard on the ground floor. The production support area is finished in brick veneer and accented with canvas awning over windows and exposed metal railing.

The studio soundstages are located approximately 350 feet from the residential uses. All production activity will take place within the proposed buildings. The studio soundstages will include sound-deadening materials in the wall construction, effectively eliminating noise transfer.

The Warehouse Building mimics the design theme of the Studio Building and reinforces the campus environment contemplated by the overall site design. A two-story, 39-foot high, office and support space will be located along the front of the building, facing Peoria Street. This office component will be finished with smooth plaster, framed overhead by stone veneer and a corrugated metal parapet. A vertical tower will frame the building entrance in similar style to the Studio Building. The warehouse component steps up in height creating vertical articulation along the street frontage. The balance of the warehouse component is finished in cement tilt panels. Recessed panels in a complimentary color are used along the side elevations to create articulation along building façade. To further minimize the building's mass, green screens will be installed within the recessed panels to allow vine growth along the east facing building elevation, adjacent to the residences.

The Warehouse Building has been designed with loading doors along the west elevation, interior to the Project site, and the south elevation, facing the LACFCD Channel. This keeps activity associated with the Warehouse Building central to the Project Site and away from the east property line, where residential uses border the Project Site. The loading area along the south elevation of the Warehouse Building is screened from view by landscaping along the easterly elevation. The 10-foot wide landscaped planter along the east property line will be increased to approximately 18 feet in the southeast corner of the Project Site to provide for additional planting of trees and shrubs to thoroughly screen the loading area.

Landscaping will be installed throughout the site to soften the building mass and foster the campus environment. Two decorative pedestrian paths will be provided for connection between buildings, across the central circulation court. Planters will be installed along the base of each building, between the central parking court and the building facade. Lattice screens will be provided along the base of the Studio Building to allow vine growth up the sides of the building, while the Warehouse Building planters will include ornamental trees and shrubs. An outdoor patio area with shade trees and seating will be located at the midpoint of the Studio Building. Each building entrance will be enhanced with decorative paving and accent planters. As shown on the enclosed landscape plans, ornamental trees will be planted throughout the central parking court, grouped in clusters at the end caps of each parking row and evenly spaced within tree wells along the standard vehicle parking stalls. The westerly property line wall, adjacent to the freight truck storage yard, will include pockets along the base of the wall to allow

for vine growth and landscape planters have been spaced intermittently along the base of the wall to allow for planting of shade trees. The easterly property line, adjacent to the residential homes, will provide a landscaped planter of approximately 10 feet in width, including 35 trees along the east property line. The southerly property line, adjacent to the LACFCD Channel, will provide planters for installation of evenly spaced trees along the property line wall.

A total of 173 trees are proposed throughout the Project Site (refer to the enclosed landscape concept for tree type and location). Pursuant to LAMC Section 12.42.B and the City of Los Angeles Landscape Ordinance, Guideline K, the proposed Studio Facility will be required to provide 1 tree for every four surface parking spaces resulting in 80 trees ($320 \text{ parking stalls} \div 4 = 80$). As a result, the proposed Studio Facility will far exceed the standard and will be planted in a manner to accommodate the variety of vehicles (ranging from standard passenger vehicles to larger celebrity coaches and equipment trailers).

Pursuant to LAMC Section 12.24.1, a Land Use Determination is requested to establish a film and television studio are permitted on an Open Space designated site by the Community Plan. A motion picture and television studios and related incidental uses that are located on a motion picture or television studio site customarily includes support uses. These incidental uses may include, but are not limited to, film, video, audio and other media production, recording and broadcasting, sound labs, film editing, film video and audio processing, sets and props production, computer design, computer graphics, animation, offices and ancillary facilities related to those activities." As such, the LAMC recognizes that studio facilities will include ancillary uses to support the operations. In the instant case, the warehouse component is ancillary to the studio use.

It is contrary to the intent of the zoning regulations, which consider a studio facility, inclusive of the related ancillary uses when making a land use determination, but exclude the ancillary uses associated with the studio facility in the application of the height exception. Specific to the subject request, the Warehouse building has been designed to support the eight soundstages of the Studio Building and must provide for the interior clearances to house the lighting, sets and other production equipment associated with the operation of these stages.

The Studio Facility will offer a state of the art Studio Production Facility. In order to sustain the facility, the Studio Facility has been designed to include production offices, screening rooms, dressing and make-up rooms, production equipment and set storage, and ample on-site parking. These elements are critical to the successful operation and ensure that the site is a viable studio production destination for the region.

The studio use will provide employment, security, community activity, and new positive image to the Sun Valley Community. The security requirements of personnel as well as surveillance cameras will benefit the neighboring property owners as well with monitoring of the Peoria Street frontage and Elinda Place terminus. New employment opportunities and activation of the street along with the sit's development will enhance the Peoria Street frontage and increase accountable in maintaining the property on a daily basis. Therefore, the proposed use is desirable to the public convenience or welfare.

- 3. The use and location will be consistent with the objectives of the various elements of the General Plan. In making a determination of consistency, the City Planning Commission shall consider whether the density, intensity, (i.e., floor area), height and use of the proposed development are permitted by and compatible with the designated use,*

density, intensity, height (or range of uses, densities, intensities or heights) set forth for adjacent and surrounding properties on the land use map of the applicable community or district plan and as those designations are further explained by any footnotes on the map and the text of the plan.

The Project Site is located within the A1-1XL-G Zone and is located within the adopted Sun Valley-La Tuna Canyon Community Plan (the "Community Plan"). It is designated for Open Space, corresponding to the OS and A1 Zones. The Project Site is not within any Specific Plan area⁴. As noted in the above findings, the project's use and location will be in concert with the Framework Element, Conservation Element and Land Use Element of the General Plan.

The General Plan promotes the provision of services throughout the City on locations that are convenient to the public, but that do not negatively impact neighboring properties. As described in detail below the proposed Studio Facility is in conformance with the relevant goals, and objectives of the General Plan.

The overall floor area ratio (FAR) as proposed is approximately 0.57:1 on the site by comparison to the maximum 3:1 permitted by the A1-1XL Zone. The height of the proposal will however, exceed the maximum height of 30 feet permitted. Accordingly, the applicant has requested relief through various entitlements. The proposed floor area ratio of 0.57:1 and 2 stories is similar to the Shadow Hills Industrial Park to the southwest, except for the difference in story heights and overall building height of approximately 30 – 35 feet. The proposed film and television sound stage require taller floors to accommodate set equipment including background apparatus, scaffolds, and the like. The proposed heights of 54 feet for the Warehouse and 74 feet for the Studio buildings are measured at the highest point of the building ridge. Where the most visible portion of the warehouse's 40-foot tall eave on the east side of the project will occur, it will be buffered with a 10-foot high masonry wall and planted heavily with landscape materials inside the 10 foot wide planting area. Conditions of approval will assure larger size trees (36-inch box) at the time of planting for a faster maturity rate.

Though most of the production would be inside the eight sound studios, outside productions may be conducted. The intensity of use would be benign due to the typical production activity that involves extensive waiting time until shooting occurs. A predominant duration of production would occur during daytime as well. As a result of typical filming activity, little noise and obnoxious activities would impact the most sensitive uses such as nearby single family occupants. Therefore, intensity of use would be low by comparison to manufacturing.

Goal 1 of the Community Plan seeks "a safe, secure, and high quality residential environment". In support of this Goal, Objective 1-3 is "to preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods." Policy 1-3.2 seeks "a high quality degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

The character of the existing neighborhood will be maintained with the development of the proposed Studio Facility. As has been described in the findings above, the Project Site is located on a boundary between residential uses to the east and heavy industrial

⁴ The City's Zoning Information Map Access System indicates that the Project Site is within the San Gabriel/Verdugo Mountain Specific Plan; however, the Project Site is actually outside of the Specific Plan boundary as shown on the Ordinance Map established by the adoption of Ordinance No. 175,736.

uses to the west. In consideration of its proximity to single-family homes, the Project Site has incorporated design and operational features to ensure compatibility with the adjacent residential uses. The lower profile Warehouse Building will be located nearest the single-family homes to the east and setback from the easterly property line approximately 40 feet. A decorative block wall will be located within a landscaped planter along the easterly boundary that will also be planted with ornamental trees and shrubs to provide a buffer as well as aesthetic screening of the Project Site.

Goal 2 of the Community Plan seeks "a strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique character of the community." In support of the is Goal, Objective 2-1 is "to conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services." Policy 2-1.2 seeks projects that are "designed and developed to achieve a developed in accordance with design standards".

The Plan also cites Footnote No. 6 which states, "*Open Space Natural Resource Preserve designation upon private lands indicates that these areas are "desirable" open space and does not imply any intent of acquisition on the part of the City. The areas designated for Open Space Natural Preserve include areas generally bounded by Laurel Canyon Boulevard, Bradford Street, San Fernando Road and the Tujunga Wash Flood Control Channel, and the area north of Peoria Street and east of Glenoaks Boulevard. This privately owned property is to be retained for sand and gravel needs (see Resource Map and Plan text). The property is not included in the desired Open Space Natural Preserve.* Although the site is designated Open Space and therefore inclusive of footnote no. 6, the actual language does not include the subject property in the desired *Open Space Natural Preserve* as it is further defined as being located north of Peoria Street. Thus, being privately owned land and not intended by the Community Plan desired open space, there is no policy to hold or subject the site for acquisition by the City.

In light of the consistency of the proposed Studio Facility with the aforementioned references to the General Plan and Community Plan, the proposed Studio Facility is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable Community Plan. As discussed in the findings above, the Project Site is located in the A1 Zone, and is situated along a transitional boundary between industrial zoned properties and uses to the west and residential zones and uses to the east. The project achieves the necessary compatibility demanded by the rigorous findings that allow the City Planning Commission to make a determination of consistency of the intensity, floor area, height and use of the proposed development are permitted by and compatible with the designated use, density, intensity, height (or range of uses, densities, intensities or heights) set forth for adjacent and surrounding properties on the land use map of the applicable community or district plan and as those designations are further explained by any footnotes on the map and the text of the plan. Therefore, the use and location will be consistent with the objectives of the various elements of the General Plan.

B. Conditional Use Determination Findings

1. *The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.*

For the Conditional Use Determination, the applicant is seeking an overall height of 54 feet for the warehouse building which cannot be considered a part of the studio building to benefit from height exception of Section 12.212.1.B.1. Staff notes that the eave portions to either side of the warehouse building will be at 40 feet and taper up to the 54 foot ridge that will be 100 feet from the property line. The line of site diagram (Exhibit No. B6.0) will better illustrate this gradual transition. With the required landscape buffer materials and substantial setback of 40 feet, the upper edge of the roofline will be well screened.

The second conditional use determination request relates to the reduced front yard of 18 feet in the A1 Zone that normally requires a minimum 25 feet. This is due to the parking use within the front yard that normally is not permitted. The setback is necessary will complement the overall scheme of the studio's site layout in functionally allowing parking facilities to be within visual contact of security personnel as well as keeping visitor traffic manageable. Location of the parking is key to the function of the overall studio campus design/layout which will contribute to the enhancement of the built environment relative to the adjacent uses.

The reduction of setback for the accessory gatehouse is necessary to maintain security presence at the main entrance. The kiosk located close to the front property line provides additional neighborhood watch from this vantage point as well as being set back far enough to provide stacking for approximately 2 cars. The security kiosk will provide a multitude of functions including directions for on-site visitors and neighborhood contact. The canopy covering the front entry driveway will provide necessary weather shelter for security purposes as well as the creating an architecturally unique studio entry. The shelter canopy will be properly located and its room will be cantilevered up to the front property line. These components, similar to the overall layout of the studio campus will contribute to the enhancement of the built environment relative to the adjacent uses.

Over the years, the need for independent soundstages that are not associated with major motion picture and television studio production companies, has led to conversions of existing warehouse buildings throughout the Los Angeles region. The quality of these facilities are typically limited by the existing improvements onsite, such as size, acoustics, flexibility of space, amenities, and onsite parking needed to accommodate the production team and large celebrity coaches and service trailers. The proposal for a new, ground-up, independent Studio Production Facility with support facilities including offices, screening rooms, equipment storage and ample parking is unique to the region and offers a viable destination for film and television production in the San Fernando Valley.

Therefore, the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

2. *The project's location size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.*

The proposed Studio Facility consists of a 74-foot high Studio Building and a 54-foot high Warehouse Building. The Subject Property is located within Height District 1, Extra Limited, which limits the building height to 30 feet. Pursuant to LAMC Section 12.21.1.B.1, there is an exception for building height of studio production stages within Height District 1, allowing for a maximum height of 125 feet if the building observes front,

side, and rear yards of one foot for each four feet such building or structure exceeds three stories or 45 feet in height. While the proposed development consists of a unified Studio Facility and the Studio Building is subject to this exception, this code provision may not be considered to be applicable for the ancillary Warehouse Building. As a result, as part of the instant request, pursuant to LAMC Section 12.24.F, the Applicant seeks to permit a maximum height of 54 feet for the Warehouse Building.

For the Conditional Use Determination, the applicant is seeking an overall height of 54 feet for the warehouse building which cannot be considered a part of the studio building to benefit from height exception of Section 12.212.1.B.1. The eave portions to either side of the warehouse building will be at 40 feet and taper up to the 54 foot ridge that will be 100 feet from the property line. The line of site diagram (Exhibit No. B6.0) will better illustrate this gradual transition. With the required landscape buffer materials and substantial setback of 40 feet, the upper edge of the roofline will be well screened. The Mitigated Negative Declaration studied impacts to the environment including any shade/shadow impacts. The overall height of 54 feet will not trigger shade/shadow study, however, the Planning Department requested that the study be performed to verify that no impact will be created. The study did analyze the Winter and Summer Solstice times and shadow casts that resulted no impacts in accordance to the City acceptable thresholds. During the Winter solstice, less than 2 hours of shadow cast on the adjacent single family dwelling lots during the 3pm period.

The accessory gatehouse, as noted above, is an integral component of the overall studio campus. Its height and scale is appropriate for the frontage along Peoria Street and as well as the proximity to the front property line. Staff notes that the dedication and public improvements will remove 12 feet of property from the site. Such reduction is necessary for public purposes and is a consideration to being a benefit as oppose to degrading the neighborhood.

The project is located on a landfill site that was filled prior to remediation requirements of the Surface Reclamation and Mining Act of 1975. It is unique that there has been a feasible construction method that will accommodate a building for the property. Through the instant land use determination, there is a high level of scrutiny exercised to exhaust all health & safety, environmental, and regulatory requirements to establish the proposed Studio. The area is overlaid by the once slated Expanded East Valley Community Redevelopment Area, Los Angeles State Enterprise Zone, and Environmental Justice Improvement Area. With the landfill sites that have been remediated and closed, more land owners will be seeking development or reuse. The applicant notes the positive economic benefit to the area as well as improving aesthetics from the public street (Peoria Street). Staff sees the proposal as a substantial image upgrade to an area currently associated with the heavy industrial uses. The project is a tremendous leap from the typical rubbish disposal industry that was synonymously linked to Environmental Justice issues to a clean industry persona for the Sun Valley area. Supporters of the project view this as a positive outlook to the future evolvement of their community image. There is a particular height exception under Section 12.21.1-B,1 that allows a studio building up to a maximum of 125 feet within the Height District 1 – the project height is proposed at 74 feet. Findings in favor of the studio use can be made. The 13 qualifying provisions of Section 12.24.1 can be met along with reasonable findings of approval. The studio use is desirable in this area that is close to a bulk of entertainment industries in the Hollywood, North Hollywood and Burbank area. Los Angeles seeks to retain businesses and promote the City as the prime entertainment town. The property is the transitional lot that will be crucial to developing with appropriate use, scale, and treatment at the site periphery to attain sensitivity to the neighboring uses. The uniqueness of the studio use, the proposed project's

improvements and the required environmental mitigations and conditions of approval allow for consistency with surrounding uses. For the transitional improvements, the site plan identifies the taller studio building at least 350 feet away from the residential uses. Height of buildings and structures will transition lower towards the warehouse building and to the landscape buffer and 10 foot high perimeter wall. Appropriate landscape materials will be reviewed and implemented throughout the property and to ensure compatibility.

Therefore, the project's location size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

3. *The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.*

As noted above with the General Plan findings, the use and development will be in conformance with the Framework Plan, Conservation Plan, and Sun Valley – La Tuna Canyon Community Plan's purposes, objectives, policies, and programs. Further, the site is not located within the boundaries of the San Gabriel/Verdugo Mountains Specific Plan. Therefore, the project as conditioned will be in substantial conformance with the purposes, intent and provisions of the General Plan, the applicable community plan.

C. Variance Findings

1. *That the strict application of the provisions of the zoning ordinance would **not** result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.*

The strict application of the provisions of the zoning ordinance will not result in difficulties or hardship that is inconsistent with the intent of the LAMC. The intent and literal interpretation of the appropriate passages of the Code is to limit signage to a maximum of 20 square feet for each lot in the A1 zone. The sign would not be illuminated and the cumulative area would not exceed 20 square feet. In the instant case, the site is composed of two (2) lots that could potentially have up to 20 square feet of signage per lot. Directional signs differently regulated by the LAMC and can be applied to provide information to the direct the public to the appropriate location on the site. Further, with a gate guard at the central driveway security building, directions/information may easily be disseminated there. Moreover, Section 12.21-A, 7(d) permits each unit or building on the lot with a non-illuminated identification sign of up to three (3) square feet in area. When the total area is considered, up to two 20 square foot signs and three 3 square foot identification signs for **a total of 49 square feet of sign area could be permitted by the LAMC. This does not include limits of on-site directional signage.**

The applicant's monument sign is proposed along the Peoria Street frontage within the landscaped planter and will be approximately 8 feet tall by 6 feet wide, and provides 48 square feet of sign area. The Studio Building will include two wall signs, each 40 square feet in size. A wall sign to identify the business name will be located on the north elevation, above the entry door, facing Peoria Street. A second wall sign on the east elevation, interior to the parking court, will be located above the entrance to the stage production facilities. One wall sign, 40 square feet in size, will be located on the north elevation of the Warehouse Building above the main entrance. One wall sign of 20 square feet will be located on each exterior vehicle gate along the Peoria Street frontage (total of four signs). It is contrary to the zoning regulations to permit the Studio Facility

within the A1 Zone through the Conditional Use Permit process, but restrict it from providing adequate identification signage that will provide the facility business name and signals access to the Project Site.

The applicant states that the Studio Facility is in conformance with the intent of the LAMC Sign Regulations for wall signs under Section 14.4.10 and monument signs under Section 14.4.8. The Project Site has frontage along Peoria Street totaling 623 linear feet. The maximum sign area for all Studio Facility signs will not exceed four square feet for each linear foot of Project Street frontage (4 SF x 623 LF = 2,492SF). As shown on the enclosed elevations and in the table below, the total combined sign area for the Studio Facility is 248 square feet, significantly less than would be permitted if the Studio Facility were built in the "M" Zone. The sign program is subtle and intended to reflect the transitional nature of the Project Site between the heavy industrial uses to the west and the residential uses to the east.

LAMC Sign Area Regulations – 14.4.10 and 14.4.8

Street Frontage (Peoria Street) = 623 Linear Feet
 Building Frontage (Studio Building) = 144 Linear Feet
 Building Frontage (Warehouse Building) = 100 Linear Feet

Wall Signs = (2 SF x Street Frontage) + (Building Frontage) = (2 SF x 623 LF) + (144 LF) + (100) = 1,490 SF

Monument Signs = (1.5 SF x Street Frontage) not to exceed 75 SF

Combined Area of ALL Project Signs = 4 SF x Street Frontage = 4 SF x 623 LF = 2,492 SF

Proposed Signs

Total Wall Sign Area = 200 SF

Studio Building:

North Elevation = (1 wall sign x 40 SQ FT) = 40 SQ FT

East Elevation = (1 wall sign x 40 SQ FT) = 40 SQ FT

Warehouse Building:

North Elevation = (1 wall sign x 40 SQ FT) = 40 SQ FT

Entry Gate:

North Elevation = (4 wall signs x 20 SQ FT) = 80 SQ FT

Total Monument Sign Area = 48

Monument Sign = 48 SQ FT

Total Combined Sign Area Proposed = 248 SF

In consideration of the transitional nature of the parcel and the sensitivity of residential uses and "light bleed" from highly illuminated signs in commercial areas, it is appropriate to limit illumination to a minimum. Further sizing limitations are intended to keep advertising at a low-key scale. The proposed 248 square feet of illuminated signage proposed to identify Line 204 Studios substantially exceeds the approximate 49 square feet of non-illuminated signage permitted. Therefore, no unnecessary hardship or practical difficulties are found inconsistent with the general purposes and intent of the zoning regulations with this request.

2. *That there are **no** special circumstances applicable to the subject property such as size, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.*

The Project Site is located on two lots, approximately 9.98 acres (\pm 434,712 square feet) within the A1-1XL-G Zone in the Sun Valley-La Tuna Canyon community of the City of Los Angeles. Unique to the Project Site is its history as a sand and gravel extraction site. The extraction operations, which ceased in the 1970's, have exhausted the resources and any future use as sand and gravel mining site. Subsequently the Project Site was filled with tailings from gravel extraction operations in the area. In 2006 non-structural fill was brought to the Project Site, raising the grade to its current level. The former use and subsequent fill, limit the opportunity of the Project Site to provide a suitable site for an agricultural use.

The size of the Project Site, surrounding improvements and zoning are not unique to the area. Other parcels that are zoned differently but subdivided at the same time are zoned for industrial use. These sites to the west and south share the same predominantly level topography. The only site that is zoned similarly is to the north of Peoria Street – the Vulcan property that continues its landfill use.

The size of the Project Site, surrounding improvements and zoning are also unique. The large, flat site provides the necessary space to accommodate development of the proposed Studio Facility. This Project Site, located in the A1 zone, is sandwiched between large industrial zoned lots of approximately 5 acres and large residential zoned lots of approximately 17,500 square feet.

The adjacent property to the north is within the A1 zone, but it is operating as an inert debris landfill under a Zone Variance granted by Planning Case ZA-2009-0527, and it is located on the north side of Peoria Street. The Project Site is the only property within the A1 zoning designation along the south side of Peoria Street. As a result, the uses to the west are quite varied from the uses to the east. Development of the Project Site will represent the infill of a long vacant Project Site and will create a transition of improvements between the residential neighborhood to the east and heavy industrial uses to the west.

Though the site is within a unique transitional location, the general plan and zoning is necessary to provide an area that provides a step down of intensity and more restrictive development standards that are germane to transitional sites. As a result, there is no uniqueness in the property's location or its surroundings that do not apply to other properties within the same zone and vicinity.

3. *That the variance is **not** necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*

Though consistent with most parcels within the vicinity to the west, with the exception of the Vulcan property to the north, the site is approximately 10 acres in size – twice as large as the minimum lot size for an A1 zoning (5 acres). The property is composed of two lots that if developed individually, each lot would have up to 20 square feet in lot area. Because the applicant is developing both lots together, the LAMC provision has stifled the ability to install a monument sign of a scale that is conducive of a parcel of 10 acres. Having the ability to provide corporate identity of at least a 40 square foot monument sign would be complimentary to the parcel's size. This is no different than

the other sites that are similarly planned and zoned, yet no other similar properties have been granted such a

When the total area is considered, up to two 20 square foot signs and three 3 square foot identification signs for a total of 49 square feet of sign area could be permitted by the LAMC. This does not include limits of on-site directional signage.

In consideration of the transitional nature of the parcel and the sensitivity of residential uses and "light bleed" from highly illuminated signs in commercial areas, it is appropriate to limit illumination to a minimum. Further sizing limitations are intended to keep advertising at a low-key scale. The proposed 248 square feet of illuminated signage proposed to identify Line 204 Studios substantially exceeds the approximate 49 square feet of non-illuminated signage permitted. Further, research on other case history of properties within the vicinity have not indicated such variance has been granted for such a property right. Therefore, no special circumstances and practical difficulties or unnecessary hardship is denied to the property.

4. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located.*

The Project Site is situated on the south side of Peoria Street, between industrial zoned properties and uses to the west and residential zoned properties and uses to the east. The requested Variance for signage is incidental to the overall Studio Facility and its operations. As discussed in detail in the Land Use Determination Findings, the Studio Facility has been designed in due consideration for the surrounding properties and uses.

The Studio Facility will include site and building identification signs, consistent with business signage in the immediate area and the provisions of LAMC Section 14.4.8 and 14.4.10. A monument sign, with a maximum height of 8 feet will be located within the landscaped setback along Peoria Street and integrated into the planned landscaping. The monument sign will be oriented toward Peoria Street and located on the westerly portion of the Project Site, centered between the westerly driveway and the main entry driveway. A wall sign will be positioned on the vehicular entry gates, highlighting the Project Site's entrance. Wall signage on the Studio Building will include a total of two wall signs for building and stage identification. There will be one sign on the front building elevation, facing Peoria Street. One sign will be located on the east elevation facing the central parking court to provide identification signage for the stage production facilities located centrally within the building. The Warehouse Building will include one wall sign for building identification, oriented toward Peoria Street. As seen on the enclosed elevations, the proposed signs are directed toward Peoria Street and the interior portion of the Project Site and will not face the residential uses to the east.

As outlined in the discussion above, the proposed Studio Facility has been designed with due regard to the surrounding neighborhood. Signage will be directed toward the Peoria Street frontage and the interior portion of the Project Site, and will not face adjacent properties to the east or west. Additionally, the proposed signage acts as an identifier of the main entrance for vehicles and will be seen by visitors to the Studio Facility as they approach the Project Site. This limits the vehicle traffic that might otherwise drive by the Studio Facility and would have to travel into the residential neighborhood to the east before circling back to the Project Site. The proposed signage has been designed to identify the Studio Facility when viewed from Peoria Street and directed away from the residential uses to the east. Granting of the requested Variance

will permit the successful operation of the Studio Facility and is consistent with the improvements in the vicinity.

5. *That the granting of the variance will not adversely affect any element of the General Plan.*

The Project Site is located within the A1-1XL-G Zone and is located within the adopted Sun Valley-La Tuna Canyon Community Plan (the "Community Plan") and is designated for Open Space land uses, corresponding to the OS and A1 Zones. As stated on page II-2 of the Community Plan, the Plan, "is intended to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community."

As described in detail in the Land Use Determination Findings, the overall Studio Facility is in substantial conformance with the various elements and objectives of the General Plan. Goal 1 of the Community Plan seeks "a safe, secure, and high quality residential environment". In support of this Goal, Objective 1-3 is "to preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods." Policy 1-3.2 seeks "a high quality degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods."

The proposed signage will be directed towards Peoria Street and the interior of the Project Site. The total proposed signage for the Studio Facility is well below the sign area that would be permitted for the Studio Facility use pursuant to the LAMC Sign Regulations for wall signs under Section 14.4.10 and monument signs under Section 14.4.8. By directing the proposed signage toward the public street and away from residential uses, the character of the adjacent neighborhood is maintained.

Goal 3 of the Community Plan seeks "sufficient land for a variety of industrial uses with a maximum employment opportunities for the community's work force for the environment and which have minimal adverse impact on adjacent uses". In support of this Goal, Objective 3-3 is to "assure mitigation of potential negative impacts generated by industrial uses when they are located in proximity to residential neighborhood, the Plan proposes design guidelines for new industrial uses when so located".

In support of Objective 3-3, Design Guideline 3 is intended to regulate the architectural design and includes provisions for shielding of exterior lighting so as not to spill onto adjacent residential uses. The proposed monument sign and entry gate signs will be reverse channel prefinished metal with LED Halo illuminated letters and logo. The signs will be backlit and will not spillover to adjacent residential properties. Furthermore, the signs are oriented toward Peoria Street and will not face the residential uses to the east. The proposed wall signs will be LED Halo illuminated or will have a point source light to highlight the signs. In either circumstance the lighting is directed only to the sign itself and will not spillover to adjacent uses. The wall signs are oriented toward Peoria Street and to the interior of the Project Site and away from the residential uses to the east.

In light of the consistency with the aforementioned references to the Community Plan, the proposed Studio Facility is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable Community Plan

D. Adjustment Findings

1. *That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.*

With the determination of the land use for a film and television studio per LAMC Section 12.24.1, the subject property would become authorized to business as such. Strict application of the zoning regulations will result in practical difficulties for the development and operations of the Studio Facility on the Project Site with the maximum height of a 6 foot wall. Specific to the subject request, the Applicant is seeking approval to permit 10- to 11-foot high walls along the front, side and rear property lines.

Site security is imperative for the successful operation of the Studio Facility. Day-to-day operations of the Studio Facility involve the use and storage of expensive specialized equipment. Additionally, celebrity actors will be on-site for film shoots and require privacy while on the premises. The use of the over height walls along the perimeters of the Project Site, in concert with a gated entrance, manned gatehouse and security camera monitoring, ensure successful security of the facility. With secure perimeters, security guards can easily monitor the large Project Site.

The proposed walls will provide screening and buffering between uses, as well as provide the privacy and site protection necessary for the actors and studio equipment onsite. Walls are designed to be over height so that passersby may not look into the Project Site and are deterred from lingering and attempting to see into the facility. This protects the operations at the Studio Facility as well as ensuring the protection of the street frontage and adjacent properties.

The Project Site is located on approximately 9.98 acres of land with approximately 623 feet of frontage on the south side of Peoria Street. The Project Site is bound by a freight truck storage yard to the west, the LACFCD Channel to the south and three single-family homes to the east. Operation of the Studio Facility requires that the Project Site is private and secure. There is expensive, specialized equipment that is used on a daily basis. In addition, celebrity actors are onsite during film shoots and require privacy while working.

As outlined in the discussion above, the strict application of the zoning regulations will be impractical for operations of a Studio Facility. The proposed Studio Facility, and specifically the proposed over height walls, are designed in consideration of the varied adjacent uses and consistent with the intentions of the zoning regulations to provide separation, buffering and privacy between uses.

2. *That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

The proposed plans call for a wall along the Peoria Street frontage with a maximum height of 11 feet. The side and rear walls are proposed to be a maximum height of 10 feet. The wall height is necessary to provide security and privacy for the Studio Facility as well as screening, noise buffering and privacy for the adjacent uses.

The Project Site is situated along a boundary where industrial uses to the west transition to residential uses to the east. Adjacent properties are within the A1-1XL-G, RA-1-K,

RE40-1- K, OS-1XL-G (Q)M1-1 and [T][Q]M2-1-G, [T]P-1-G Zones and generally developed with industrial uses to the west and south and single-family homes to the east. The Vulcan Inert Debris Landfill is located on the adjacent property to the north of the Project Site, separated by Peoria Street. The adjacent properties to the east are improved with three single-family homes. Adjacent uses to the south of the Project Site are separated by the Los Angeles County Flood Control District, Hansen Heights Channel ("LACFCD Channel") and improved with a single family residence and the Shadow Mountain Industrial Park. The adjacent properties to the west, along the south side of Peoria Street, are improved with industrial land uses, specifically truck storage and truck rentals.

Imposed conditions of approval include environmental mitigations to prevent detrimental glare from reflective materials that would devalue aesthetics. Landscape materials to provide a hearty landscape buffer surrounding the site is conditioned as well. As described below, the project has been conditioned to a higher degree of materials to ensure compatibility with all uses that surround the site, especially to the east where adjacent to single family uses. Landscape maintenance gates are also required to be a solid material with sound insulation qualities to ensure noise attenuation and privacy.

The northerly wall, along the Peoria Street frontage, will be setback from the property line and located within an 18-36 foot wide landscaped planter. Rather than constructing a linear block wall along the street frontage, the wall will be constructed in overlapping linear sections. The concrete wall will be finished in smooth stucco and have band of wood slats along the top of the wall. To create further articulation, stone veneer pilasters and raised landscape planters will be evenly spaced along the face of the wall. The wall and raised planters are located within a landscaped planter so that ornamental trees and shrubs will be located between the wall and street frontage.

The easterly wall, adjacent to the single-family homes, will be setback from the property line, within a 10 foot wide landscaped planter. This wall will be 10 feet in height constructed with concrete block with a stucco finish. Ornamental trees, shrubs and groundcover will be planted between the face of the wall and the adjacent single-family homes. Secure gates will be installed to allow access for landscape maintenance. As located, the easterly wall provides separation and screening of the Studio Facility and also acts a noise buffer. A condition of approval will require a solid material that will also provide sound insulation qualities.

The southerly wall, adjacent to the LACFCD Channel, will be located on the property line, constructed of concrete block to a maximum height of 10 feet. The 50-foot wide LACFCD Channel separates adjacent uses to the south of the Project Site. As such, the wall along the southerly boundary will have ample separation from the single-family home and the industrial park to the south of the Project Site. Landscape planters are proposed along the base of the wall to provide for planting of evenly spaces trees along the southerly property line. The southerly wall and planted trees will provide screening of the Studio Facility for the uses to the south. Additionally, the 10-foot high wall provides a noise buffer between the Studio Facility and the uses to the south.

The westerly wall, adjacent to the freight truck storage yard, will be located on the property line, constructed of concrete block to a maximum height of 10 feet. The proposed westerly wall will provide the necessary separation between the freight truck storage yard and the Studio Facility, providing security and privacy for each use. Although the visual aesthetic of the wall will not impact the adjacent truck storage yard, landscape planters will be provided along the base of the wall to allow for intermittently spaced trees along the westerly property line. Trees will be visible over the top of the

wall to provide vertical articulation along the wall and will also soften the appearance of the concrete block wall.

Walls have been setback from the property lines that are adjacent to the street frontage and the single-family homes. Landscaping is planned along the base of all proposed walls, and enhanced further where adjacent to the single-family homes and street frontage. The decorative wall materials and landscaping ensure adequate buffering, screening and privacy between uses as well as providing security and privacy for the Studio Facility. The environmental effects of the proposed walls have been addressed through the careful attention to placement of the walls, use of decorative materials and landscaped planters along the base of the walls.

Conditions of approval that have been imposed will achieve a higher level of compatibility with the surrounding uses. Therefore, the features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. *That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.*

The Project Site is located within the Sun Valley-La Tuna Canyon Community Plan that had designated the property as Open Space, with corresponding zones of OS and A1. The site is zoned A1-1XL-G. As noted above, the accompanying Land Use Determination has concurrently established the use of a film and television studio. Further displayed are the General Plan findings that display consistency and conformity with the purposes, intent and provisions of the General Plan's elements including the Framework Element, Conservation Element, and Land Use Element (Sun Valley – La Tuna Canyon Community Plan).

The proposed walls are integral to security and privacy of the Studio Facility as well as to ensure the buffering and privacy of the adjacent uses. As such, granting of the requested adjustment will be in conformance with the intent and purpose of the General Plan.

E. Site Plan Review Findings

1. *That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The Project Site is located within the A1-1XL-G Zone and is located within the adopted Sun Valley-La Tuna Canyon Community Plan (the "Community Plan"). It is designated for Open Space, corresponding to the OS and A1 Zones. The Project Site is not within any Specific Plan area⁵.

The General Plan promotes the provision of services throughout the City on locations that are convenient to the public, but that do not negatively impact neighboring properties. As described in detail below the proposed Studio Facility is in conformance with the relevant goals, and objectives of the General Plan.

⁵ The City's Zoning Information Map Access System indicates that the Project Site is within the San Gabriel/Verdugo Mountain Specific Plan, however, the Project Site is actually outside of the Specific Plan boundary as shown on the Ordinance Map established by the adoption of Ordinance No. 175,736.

See above Framework Element related findings.

See above Community Plan related findings.

As discussed in the findings above, the Project Site is located in the A1 Zone, and is situated along a transitional boundary between industrial zoned properties and uses to the west and residential zones and uses to the east. The proposed use, with the grant of a Land Use Determination, is an ideal transitional use between the heavier industrial uses and the single-family homes. The Land Use Determination infers the use is permitted when properly designed and operated. As outlined in the findings above, the proposed Studio Facility has been designed in due consideration of the surrounding properties, well suited to act as a transition between more active industrial uses and the single-family homes.

The Community Plan identifies Urban Design Guidelines ("Guidelines") for Industrial projects with residential interface areas. The proposed Studio Facility is consistent with the relevant aspects of the Guidelines.

Guideline 1 seeks to shield loading zones from adjacent residential uses. The proposed Studio Facility will provide a loading dock along the westerly portion of the property, adjacent to the freight truck storage yard and will be recessed into the west elevation of the Studio Building. As located, the loading area is completely screened from residential uses located east of the Project Site. A second loading area associated with the Warehouse Building will be situated at the southerly portion of the Project Site, facing the LACFCD Channel. This loading area is screened from view of the residential uses to the east by way of a 10-foot high block wall and landscaped planter. The easterly property line planter has been increased to 18 feet in depth along the southeastern portion of the Project Site, further shielding the loading area from the residential uses. Loading doors are also located along the west elevation of the Warehouse Building, interior to the Project Site. The Warehouse Building itself screens these loading doors from the residential uses to the east.

Guideline 2 seeks to screen parking and loading areas from view of a public street by way of walls and landscape planters, and calls for walls and five-foot wide landscape planter for interior property lines abutting residential uses. In conformance with this Guideline, the proposed Studio Facility will provide a landscaped planter, varying in width between 18 and 36 feet along the Peoria Street frontage. A decorative wall, constructed in overlapping sections, will be located within this front yard landscaped planter. A 10-foot high block wall is proposed along the easterly property line between the residential uses and the Project Site, and will be similarly constructed in overlapping linear sections and located within a 10 foot wide landscaped planter.

Guideline 3 is intended to regulate the architectural design and includes provisions for shielding of exterior lighting so as not to spill onto adjacent residential uses, provision for articulation in building façade, eliminate window openings within 10 feet of buildings facing residential properties, and screening of rooftop equipment.

The Studio Facility has been designed in consideration of the adjacent uses. Particular attention has been paid to the operation and layout of the Warehouse Building, nearest the residential uses to the east. The Warehouse Building will be located approximately 40 feet from the easterly property line, and adjacent residential uses. Consistent with the Guidelines, there are no window or door openings facing the residential uses to the east other than egress doors required by the Fire Department. Application of varied building materials will provide for articulation in the building façade. The ancillary support and

office portion of the Warehouse Building will be positioned along the north elevation facing Peoria Street. This portion of the building is finished in smooth plaster and framed above with stone veneer and a corrugated metal parapet. A vertical tower and a metal canopy above the entry door, frame the building's main entrance. Rooftop equipment will be screened from view by the parapet wall and roof wells recessed into the sloped roof. The Warehouse portion of the building will be finished in cement tilt panels. Recessed panels along the east elevation will provide articulation in the building façade and will employ green screens to promote vine growth and soften the building façade. Site lighting will be shielded and directed so as to illuminate the Project Site and not spillover onto adjacent properties. Wall mounted lighting will be a maximum of 10 feet from the ground and directed down, onto the building face.

In light of the consistency of the proposed Studio Facility with the aforementioned references to the General Plan and Community Plan, the proposed Studio Facility is in substantial conformance with the purposes, intent and provisions of the General Plan and applicable Community Plan.

2. *That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

The Project Site is situated along a boundary where industrial uses to the west transition to residential uses to the east. Adjacent properties are within the A1- 1XL-G, RA-1-K, RE40-1-K, OS-1XL-G (Q)M1-1 and [T][Q]M2-1-G, [T]P-1-G Zones and generally developed with industrial uses to the west and south and single-family homes to the east. The Vulcan Inert Debris Landfill is located on the adjacent property to the north of the Project Site, separated by Peoria Street. The adjacent properties to the east are improved with single-family homes. Adjacent uses to the south of the Project Site are separated by the approximately 50-foot wide Los Angeles County Flood Control District, Hansen Heights Channel ("LACFCD Channel") and improved with a single-family residence and the Shadow Mountain Industrial Park. The adjacent properties to the west, along the south side of Peoria Street, are improved with industrial land uses, specifically freight truck storage and truck rentals.

The proposed Project consists of a Studio Production Facility; inclusive of a 110,040-square foot Studio Production Building (the "Studio Building") with a 3,465-square foot covered loading dock, ancillary 108,620-square foot Warehouse Building (the "Warehouse Building"), and an approximately 60-square foot gatehouse. The proposed Studio Facility includes three new-gated driveways along Peoria Street. The central driveway will serve as the primary entrance with the gatehouse and overhead canopy to be occupied by a security guard 24 hours per day. Surface parking would generally be located in the central portion of the Project Site, between the two buildings.

The proposed Studio Facility includes a minimum 18-foot landscaped planter in the front yard, which is far in excess of the front yards provided by the industrial uses to the west. As shown on the enclosed landscape plan, the proposed Studio Facility includes ornamental shrubs and ground cover along the Peoria Street frontage, including raised planters and 20 accent trees. The landscaping proposed will provide attractive buffer between the Project Site and the street right-of-way. The proposed 18-36 foot front yard acts as a transition between the industrial uses and the front yard lawns of the residential homes to the east.

The westerly side yard, adjacent to the freight truck storage yard, maintains an approximately 57-foot setback. A 10-foot block wall will be located along the property line to provide separation of uses. As described above, pockets along the base of the wall will allow for vine growth and landscape planters will be located intermittently along the base of the wall to provide for ornamental shade trees to be planted.

The southerly setback varies from approximately 45 feet at the Studio Building to 114 feet at the Warehouse Building. This property line is adjacent to the LACFCD Channel, which maintains an approximately 50-foot right of way between the Project Site and the adjacent uses to the south. A 10-foot wide easement runs along the westerly portion of the southerly property line, creating a jog in the property line along the southerly boundary. Landscaping and ornamental trees are proposed within the 10-foot easement. A 10-foot high decorative block wall will be installed along the edge of the easement and continue east along the length of the southerly Project Site. The easterly portion of southerly property line will include landscaped planters along the base of the property line wall to allow for planting of trees. The proposed wall and trees provide a buffer between the LACFCD Channel and the Studio Facility and provides a noise buffer and screening of the Project Site from the uses located south of the LACFCD Channel.

The easterly side yard setback is approximately 40-feet and includes a landscaped planter of approximately 10 feet. A 10-foot high decorative wall will be located within the planter area, setback from the property line and allowing for a planter between the face of the wall and the adjacent residential uses to the east. Secure gates to allow maintenance access to the planter area will be provided. The 10-foot wide landscaped planter to provide an aesthetic buffer between the single-family homes and the Studio Facility. As shown on the enclosed landscape plans, 35 trees of 36-inch box size, as well as ornamental shrubs and groundcover are proposed along the easterly property line between the east wall of the Warehouse Building and the single-family homes.

The studio and warehouse buildings meet the LAMC setback requirements. The required front yard in the A1 Zone is equal to 20% of the depth of the lot, but not to exceed 25 feet. The side yard requirement is equal to 10% of the width of the lot, but not to exceed 25 feet, and the rear yard requirement is equal to 25% of the width of the lot, but not to exceed 25 feet. As such, the zoning regulations will require a 25-foot front, side and rear yard for the Project Site. As described above, the Project Site is located within Height District 1, Extra Limited, which limits the building height to 30 feet. Pursuant to LAMC Section 12.21.1.B.1, there is an exception for building height of studio production stages within Height District 1, allowing for a maximum height of 125 feet if the building observes front, side, and rear yards of one foot for each four feet such building or structure exceeds three stories or 45 feet in height. In the specific case, the proposed Studio Building of 74 feet high will require an additional seven feet to the front, side and rear setbacks, resulting in 32-foot setback for the 74 foot high building. The setbacks provided for the proposed buildings exceed 32 feet from all property lines.

The Studio Building and Warehouse Building will be setback 72 feet and 90 feet, respectively, from the front property line⁶. Although the building setbacks exceed the 25-foot requirement of the A1 Zone and the 32-foot requirement, pursuant LAMC Section 12.21.1.B.1, LAMC Section 12.21.A.6 (a), prohibits parking to be located within the front yard of the "A" Zones. In the instant case, parking is located a minimum of 18 feet from the front property line, behind a landscaped planter varying in width from 18 feet to 36 feet along the Peoria Street frontage. As part of the instant request, pursuant to LAMC

⁶ The proposed Site Plan has been designed with the assumption of a 12-foot dedication along the Peoria Street frontage. The front property line setbacks provided herein reflect the property line after dedication.

Section 12.24.F, the Applicant is seeking a minimum front yard of 18 feet for the proposed Studio Facility, which will allow for parking and circulation in front of each building.

The Warehouse Building is situated along the eastern portion of the Project Site, and is setback approximately 40 feet from the easterly property line, adjacent to the residential uses. The Warehouse Building will be 40 feet in height at the eave of the building, nearest to the residential uses, and will gradually slope up toward the ridge of the building to a maximum height of 54 feet. In order to limit vehicle circulation and operational activities along the east portion of the Project Site, access doors for loading and unloading are provided along the south building elevation facing the LACFCD Channel and the west building elevation facing the interior of the Project Site. There are no openings along the east building elevation other than egress door required by the Fire Code. Recessed panels with green screens will be installed along the east building façade to allow for vine growth on the building face.

With regard to size, multiple techniques have been employed to break up the overall mass of the buildings. The contemporary design theme is intended to depart from the typical studio lots, which are often comprised of linear rows of large box structures. The proposed building materials include painted smooth finish plaster, cement tilt panels, stone veneer, corrugated metal, metal canopies and brick veneer. Two buildings are proposed not only to separate the studio and warehouse uses, but also to create visual interest and break-up the mass of the development. The buildings have been designed to provide two-story, ancillary support space along the building frontage at Peoria Street. The support spaces are much lower in height than Studio and Warehouse components and designed with modern banded windows along the front elevations creating an appearance of an office park for passersby along Peoria Street. Landscaping is used along the perimeter of the buildings and throughout the parking area to soften the building façades and further reduce the visual mass of the Studio Facility.

The Studio Building will provide eight high-bay soundstages and two areas dedicated to production support facilities. The soundstage portion of the Studio Building will be approximately 55 feet at the eave, gradually sloping upward to the ridgeline for a maximum height of 74 feet. A two-story, approximately 39-foot high, production support area will be oriented toward the Peoria Street frontage. This component will be finished with smooth plaster, painted in three tones, framed overhead by stone veneer and a corrugated metal parapet. A vertical tower with metal canopy over the entry door will highlight the main entrance. The soundstage component steps up in height, and employs cement tilt panels creating both vertical and horizontal articulation in the building façade. The visual mass of the soundstage portion of the proposed building is addressed through use of recessed panels and a two-tone color palette. A second production support area and a covered loading dock will be positioned centrally in the Studio Building, dropping the mid-section of the building to approximately 45 feet in height and creating a break in the building roofline and reducing the overall mass. The production support area is accessed from the central parking court and has a second floor outdoor patio that looks over a pedestrian courtyard on the ground floor. The production support area is finished in brick veneer and accented with canvas awning over windows and exposed metal railing.

The studio soundstages are located approximately 350 feet from the residential uses. All production activity will take place within the proposed buildings. The studio soundstages will include sound-deadening materials in the wall construction, effectively eliminating noise transfer.

The loading area for the Studio Building is generally located in the center of the Studio Building, recessed into the west building façade. As located, the loading area is completely screened from view of Peoria Street and from the residential uses to the east.

The Warehouse Building has been designed with loading doors along the west elevation, interior to the Project site, and the south elevation, facing the LACFCD Channel. This keeps activity associated with the Warehouse Building central to the Project Site and away from the east property line, where residential uses border the Project Site. The loading area along the south elevation of the Warehouse Building is screened from view by landscaping along the easterly elevation. The 10-foot wide landscaped planter along the east property line will be increased to approximately 18 feet in the southeast corner of the Project Site to provide for additional planting of trees and shrubs to thoroughly screen the loading area.

The Warehouse Building mimics the design theme of the Studio Building and reinforces the campus environment contemplated by the overall site design. A two-story, 39-foot high, office and support space will be located along the front of the building, facing Peoria Street. This office component will be finished with smooth plaster, framed overhead by stone veneer and a corrugated metal parapet. A vertical tower will frame the building entrance in similar style to the Studio Building. Recessed panels in a complimentary color are used along the side elevations to create articulation along building façade. To further minimize the building's mass, green screens will be installed within the recessed panels to allow vine growth along the east facing building elevation, adjacent to the residences.

Parking will generally be located in the central portion of the Project Site between the two buildings and largely screened from adjacent residential uses by the location of the Warehouse Building. As shown on the enclosed site plan, the central parking area is designed to accommodate both standard passenger vehicles and larger celebrity coaches and equipment vehicles. Additional parking stalls for the larger equipment vehicles will be located along the westerly property line adjacent to the freight truck storage yard and away from the residential uses to the east. There will be no parking along the east side of the Warehouse Building. The Studio Facility will provide 320 parking stalls, including stalls for standard passenger vehicles and celebrity coaches/service trailers. The Studio Facility will provide 16 Clean Air Vehicle parking stalls as well as eight Electric Vehicle parking stations. As indicated in Table 1 below, the proposed Studio Facility will provide parking in excess of the LAMC requirements. Provision for the large circulation and parking court ensures that parking and staging can occur onsite and will not impact surrounding streets.

TABLE 1

REQUIRED PARKING PER LAMC 12.21.A4			
USE	SF	PARKING RATIO	REQUIRED SPACES
Building 1: Studio Building	110,040	1/500	220
Building 2: Warehouse	10,000	1/500 (1st 10,000 SF)	20
Remaining Warehouse	98,620	1/5000 (Balance)	20
TOTAL			260

Bicycle parking will be provided throughout the Project Site. Long-term bicycle lockers will be located at the northwest corner of the Project Site and along the west elevation of the Warehouse Building. Short-term bicycle racks will be provided along the midsection of the Studio Building, adjacent to the outdoor patio area. As located, the racks are screened from view of the adjacent residential uses.

TABLE 2

REQUIRED BICYCLE PARKING PER LAMC 12.21.A 16				
USE	SF	PARKING RATIO	LONG TERM	SHORT TERM
Building 1: Studio Building	110,040	1/10,000 – Long-term and Short-term	11	11
Building 2: Warehouse Support Offices	102,250 6,370	1/10,000 – Long-term and Short-term 1/10,000 – Short-term and 1/5,000 Long-term	10 2	10 2
TOTAL			23	23

Landscaping will be installed throughout the site to soften the building mass and foster the campus environment. Two decorative pedestrian paths will be provided for connection between buildings, across the central circulation court. Planters will be installed along the base of each building, between the central parking court and the building facade. Lattice screens will be provided along the base of the Studio Building to allow vine growth up the sides of the building, while the Warehouse Building planters will include ornamental trees and shrubs. An outdoor patio area with shade trees and seating will be located at the midpoint of the Studio Building. Each building entrance will be enhanced with decorative paving and accent planters. As shown on the enclosed landscape plans, ornamental trees will be planted throughout the central parking court, grouped in clusters at the end caps of each parking row and evenly spaced within tree wells along the standard vehicle parking stalls. The westerly property line wall, adjacent to the freight truck storage yard, will include pockets along the base of the wall to allow for vine growth and landscape planters have been spaced intermittently along the base of the wall to allow for planting of shade trees. The easterly property line, adjacent to the residential homes, will provide a landscaped planter of approximately 10 feet, including 35 trees along the east property line. The southerly property line, adjacent to the LACFCD Channel, will provide planters for installation of evenly spaced trees along the property line wall.

A total of 173 trees are proposed throughout the Project Site (refer to the enclosed landscape concept for tree type and location). Pursuant to LAMC Section 12.42.B and the City of Los Angeles Landscape Ordinance, Guideline K, the proposed Studio Facility will be required to provide 1 tree for every four surface parking spaces resulting in 80 trees ($320 \text{ parking stalls} \div 4 = 80$). As a result, the proposed Studio Facility will far exceed the standard and will be planted in a manner to accommodate the variety of vehicles (ranging from standard passenger vehicles to larger celebrity coaches and equipment trailers).

As noted throughout, the relationship between the project and surrounding neighborhood will increase in aesthetic value. The applicant will invest substantially in architectural character and landscape materials to the project. Therefore, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

3. *That any residential project provides recreational and services amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The proposed project does not include development of residential units; as such this finding is not applicable to the subject request.

F. CEQA Findings

A Mitigated Negative Declaration (ENV-2014-3259-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Included is the response to comments that adequately addresses the concerns raised during the environmental comment period. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 721, 200 North Spring Street. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval. The Mitigation Monitoring program with case no. ENV-2014-3259-MND is adopted in compliance to Section 21081.6 of the Public Resources Code and includes the necessary mitigation measures identified herein.

PUBLIC HEARING AND COMMUNICATIONS

Hearing:

The public hearing was held on February 17 2015. Although the original time announced was 11:00 am, previous cases on the agenda caused the subject hearing to commence at 12:30 pm. There were 35 people in attendance. Twenty-nine individuals spoke; including the applicant, his representative, and a representative of Council District No. 6. Of these speakers, 9 were in favor of the project, 2 had general comments, and 17 were in opposition.

The applicant's representative, Mr. Rosenheim, described the project and requests. The uniqueness of the plan and zone designations here requires a process similar to a Conditional use application to request the project. Adjunct conditional use requests include relief for the height of the warehouse building to be 54 feet high and reduction in the front yards. Other requests including the variance for additional signage, Zoning Administrators Adjustment for wall heights and Site Plan Review will be necessary to achieve the project. Design of the proposal will include necessary components to interface into the residential neighborhood, including landscape buffers surrounding the project and heavily planted at the east side of the property. The warehouse building along the east property line will be setback 40 feet with a 28 foot wide driveway and approximate 10 foot wide landscape buffer having trees that will mature to exceed 25 feet high. A 10-foot high wall is proposed around the sides and rear of the site with an 11-foot high wall at the front. The driveway along the east property line will have limited use throughout the day. Circulation attributes include "no right turn" signs to be posted at the exit driveways to limit truck traffic through the Stonehurst residential area.

Alton Butler, Applicant of project, noted his involvement in the film industry for over 20 years and supports film business growth.

David Phelps, VICA - which also represents film production and other business. Supports project due to its potential to keep the film industry and investment in the City of LA and prevent industry flight.

Gary Aggas, resident - agrees with the Sun Valley Neighborhood Council that supports the project. The proposal will bring positive benefits to the area including jobs and improvements. Questioned the height of signage at 35 feet to be mounted on the buildings and two similar signs on the front gate.

Bernice Culbertson – Opposes due to 320 parking spaces and additional traffic inserted into an agricultural area would not be appropriate.

Phil Tabbi – A resident, supports the project which would helpful to security and clean up the area.

Deborah Sterns – Represents herself as a resident; however, is a Foothill Trails Neighborhood Council's Land Use Committee member. She notes that she is one who enjoys the agricultural aspects of the neighborhood. She understands development and recognizes that height of the building (warehouse) at 54 feet needs to be evaluated since it is nearest the residential side. Additionally, the easterly driveway should be used only as a fire lane.

Don Nesmith - resident with following Opposing points:

- Why build on bad ground
- Site is buffer to the Stonehurst Neighborhood which is historic.
- Traffic generated will impact neighborhood.

- Don't need a 54-foot high building.
- Neighborhood Council notification was a problem.

Victoria Geer – An abutting neighbor cites the following Opposing points:

- Shade/shadow impacts on her site.
- Property was restricted to A1 zone that would be Open Space.
- Using heavy equipment on the site would be disruptive.
- The community is a long established (50 years) and the project would be detrimental.

Nicholas Dejar Pauls – Opposes with the following comments:

- Neighborhood is constantly under attack
- Warehouse is out of scale
- Buffer zone is not being complied with – ignored.
- Process is always the same where the corporate side wins.

Linda Fulton – Resident and equestrian advocate opposes with the following:

- Equestrian area will be endangered with more traffic: right turns to Stonehurst will be extreme. Accident at Stonehurst and Melbourne 3 weeks ago.
- Art and Stonehurst School will be impacted.
- Full EIR needs to be required.
- CUP should be denied.

Jesse Torreno – Resident and real estate broker in area supports project: Criminal activity along Glenoaks and Peoria occurs because it is dark and not well traveled, so it attracts nefarious activity. The proposed studio will change the negative effects and create jobs and clean up illicit activities on Peoria.

George Stevaris – Industrial real estate broker supports the project. The proposed project will change the image of Sun Valley, bring other studio business and benefit residents.

Justine Eick – Resident around corner from project.

- Site was a gravel pit that was filled with water, sand, and gravel. Consequently, the site is unbuildable and planned and zoned OS and A1 to protect horsekeeping, single family sites to the east.
- The Neighborhood Council did not know about the proposal. At the last Neighborhood Council meeting, she begged them not to approve.
- Incompatible use with existing residential – bad precedent
- Increase noise, traffic, Height variance
- Can't use pool due to shadow
- Negatively impact property value.
- Multiple uses proposed on the site including rental of props and other studio equipment. The equipment will be trucked off site.

Bill Eick – Resident

- Improper notice of the public hearing where some individuals did not receive mail notification.
- The variance for additional height of the warehouse separate from and not a part of the production studio.
- A 74-foot high building is not consistent with buildings in the residential neighborhood.
- The access road (driveway) needs to be 28 feet wide for cars and trucks – this is 4 lanes. As a buffer, it is not appropriate.

- Traffic build-up at Peoria and Stonehurst would be a concern because it would prevent individuals from backing out from their driveways.
- Video surveillance cameras need to be available to the Council Office and Police Department.
- He summated the traffic and noise issues that would disrupt the agrarian nature of the community.
- Other vacant buildings could be repurposed in lieu of new construction that will sustain impacts to residents.

Linda Cerermano – resident of the neighborhood area submitted several photographs of the area to demonstrate the ambiance and scale of the single-family/agrarian qualities. The site is also nearby the Stonehurst Historic neighborhood.

- The studio can be moved to another site further from this neighborhood.
- Construction (subsurface) work could damage homes nearby.

Janine Austin – A resident who chose to live her in Shadow Hills because it is child and animal friendly. We don't need this project and its new employees.

- The buffer zone was promised by our realtor.

John Bouacle – (resident and rental owner in film industry).

- Renters have told me that they will move out once the studio is under construction.
- Its operation will be 24/7 and produce traffic on Stonehurst along with noise and activity.
- Mr Butler won't work to compromise proposal.
- The buffer zone was promised and now is changing.
- I was not notified of the public hearing. Check on Notification

Randy Beckman – resident

- Peoria is a quiet street.
- He questions the adequacy of the traffic study and shade/shadow study impacts. An EIR is needed.
- Has leaching been done?
- The site is under the flight path of the Bob Hope Airport.
- There will be more than 400 employees using Peoria, so he requests that Peoria become a cul-de-sac between the site and the residential uses to separate neighborhood.
- Opposes the project.

Mike McDivit – a resident

- Wrong area for building
- Loading and truck noise including air brakes will be excessive for adjacent residents.
- Additional vehicle trips will place pedestrian safety is a risk due to several children playing in the area.

Brad Smith – a resident who opposes

- Peoria Street has not been developed for over 80 years. His realtor said no development would occur on the site.
- Rental trucks and other trucks speed down Peoria to over the speed humps, creating noise of trash trucks bouncing.
- The existing grade is 5 feet higher than the street and would result in buildings higher than proposed.
- The signalized intersection of Peoria and Glenoaks is a 4 minute stop-light. Cueing and its length will encourage drivers to go through the residential neighborhood.

Pam Nesmith- a resident who opposes agrees with the points made earlier by residents. The one-story ranch homes in the neighborhood were constructed in 1955.

- Drilling will impact land and housing in the neighborhood
- Buildings will block views of horizons (Silhouette).
- There will be a shadow/shadow impact.
- Soundstages were usually not next door to neighborhoods.

David Arnold – a resident, noted that the area is inappropriate for the proposed project. He agrees with other residents and opposes.

- The project is too close to residential and should be a 200 foot buffer.
- The project would set a terrible precedent.
- The project needs an EIR.
- Pense project required methane gas detectors.
- Liquefaction aspects would occur.

David DePinto – President of the Shadow Hills Property Owners Association, urges denial of the project. He calls on more meetings with the homeowners. There is unfinished research with zoning of property and the buffer proximity.

- Biggest issue is height of building. The height issue was raised during April 2014. He believes the solution is workable.
- Conversations have included the proximity should be setback further or moved to the southwest on the owner's other site.
- He requests the hearing be continued for one month in order to meet with Mr. Butler and the Stonehurst or Shadow Hills Community.

Christina Eick – a resident cites the following:

- The neighborhood's character is known for country living with horses.
- The height would obstruct views of the sky.
- Indicated that she was not notified of the public hearing.
- Traffic will be a problem and she supports the no right turns from the project.
- Methane gas issue.

Mike O'Gara, President of the Sun Valley Neighborhood Council, paraphrased their letter which indicates they are generally in favor of the project along with several detailed concerns that are noted in the "Communications:" section below.

Phil Tabbi, Jr. – a resident, supports the project.

- The project will be beneficial addition to the community.
- He doesn't feel that traffic will be more impact than compared to the closest school with a 350 student population.
- Peoria has seen illicit activities (crime, graffiti, abandon vehicles, street racing, indecent exposure) ongoing and this project will improve this. Security will be enhanced. He would rather see studio people, an activated street, and the 24 hour operation will bring 24 hour security as well. He would feel safer with good development.
- Street improvements will be a benefit to the community.

Brad Rosenheim, the applicant's representative responded to the questions and concerns raised from the testimony received during the hearing. In reviewing the facts of the case, Mr. Rosenheim noted the following:

- The A1 Zoning does allow for a variety of uses and had been available for 20 years.

- The City desires studio uses and will decide whether it is appropriate in the A1 zone in this application.
- The “guaranteed open space buffer” was a bill of goods used to sell homes. One can use the A1 zoned property for chicken farming that is more impactful to residents.
- Mr. Butler met with Mr. DePinto of the Shadow Hills Property Owner’s Association months ago as well as with several residents. An offer was made from Mr. Butler to meet with other neighborhood councils. Mr. Butler has invited several residents to see his operations in Burbank, however, no one has responded.
- The easterly proposed driveway won’t be used all day and night. It can be limited from 7am to 11pm which is consistent with the Commercial Corner Ordinance (can be flexible on this).
- Traffic impacts have been considered by the Department of Transportation.
- Moving the warehouse building to the west will have negative effects on the neighborhood because more activity would likely be moved there (i.e. parking lot). There will be larger 36” box size trees planted along the easterly boundary to fill in the landscape buffer and to serve as an effective buffer. The community plan anticipates the interface of these transitional areas.

Ackley Padilla, a representative of Council District No. 6 indicated that their office has been in communications with the stakeholders involved including the neighborhood councils and homeowners. Their office is in general support of the project but will be modified. They support the jobs and opportunities the studio will create as well as the film and television industry in the Sun Valley area. No longer pursuing land uses that cause health problems. Commenting on the recommended street improvements by the Public Works Department, he notes that the Peoria improvements are acceptable, however; the Elinda Cul-de-sac recommendations are not supported. Further, he requests additional time in order to meet and resolve other issues with the parties involved.

The Hearing Officer announced the record will be kept open for an additional week to receive further comments that may bring only new information to the case and closed the public hearing. The Hearing Officer notes that copies of the MND (in CD format) were mailed to William Eick and Edward “R. Beckman on February 19, 2015 at their request.

Communications:

These letters include many of the individuals that attended and testified at the public hearing.

Approximately 37 letters in opposition were received. The La Tuna Canyon Community Association opposes. The Shadow Hills Property Owners Association recommended denial of the project on the basis that included:

- More time was needed to have face to face meetings with the applicant.
- Improvements promised at a July 2014 Foothills District Neighborhood Council were not on the revised plans.
- “While in certain respects the applicant’s project represents potentially positive improvements for the area overall, several major details and impacts have not been addressed since the project was first introduced to SHPOA in April 2014.” This will include the subject property being restricted as a buffer and others being traffic impacts, operational hours, and noise.
- SHPOA’s earlier conversations were to the understanding that the 30-foot high building restriction would be met, however, more recent proposed plans showed a much higher 74 and 54 foot buildings. Additionally, the building was to have been moved further away from the residential area.
- The project hearings be postponed for one month until these issues can be addressed.

There were 11 letters of support received. These letters included communications from the Sun Valley Neighborhood Council who supported the project; however, they had several comments that included the following issues:

- Better rainwater infiltration to aquifer to capture water and relieve drought conditions. We believe that the surface of this soil on this property needs to be of a permeable type so that ALL this Storm water will be able to percolate into the aquifer and/or be stored in cisterns to be used to water the landscaping.
- We have asked several times about the amount of Solar that the developer will install and the answer we received on DECEMBER 28 2014 from Erika Iverson is that they will install conduit to the roof so that the infrastructure is in place to allow installations of Solar Panels. This response we find inadequate. Make commitment of L.E.D. lighting and a large commitment for Solar to provide power for lighting, at least, the public spaces in the warehouse and the stage areas and the outside areas.
- His request does seem too much. The Monument sign in front of the building should not be bigger than a 3'x5' they have requested a 5'x10' sign which is just too large. We are assuming that sign will be lit with external lighting and we do not want that lighting to show all the way to the far side of the street. It could be a distraction for drivers on Peoria Street.
- The requests for a large wall signs on the Southwest side of each building 30 feet high and facing Peoria Street should be no higher than 15 feet. Request for four gate signs that are proposed to be 20 SF each should be no larger than 2.5'x3.5'
- Further The Applicant has asked for the operating hours of the Northeast Driveway to be 7AM to 11PM. This is the driveway closest to the residents. We propose that the applicant should not use this driveway except during the hours of 9AM to 8PM. This would not generate any noise while school children may be sleeping.
- We believe the steps taken to reduce noise from reaching the homes on Elinda Street are adequate, however from an overabundance of caution, we wish to propose that the applicant reduce the width of four of his six driveways by one foot each and move the sound stage structure toward the Southwest by one foot. Then with the additional cuts he can move the warehouse four feet further away from the homes OVERALL this will enable the applicant to add four more feet of sound deadening landscaping to that landscape bed that abuts the residents.
- The fence on the northwest side of the project and the fence on the southwest both need to have gates in them so that the applicant can access the back of these fences to paint out any Graffiti that may be painted by vandals.
- We do need to install underground electric hookups for all those spots designated as RV spots. We do understand that there will be some dressing rooms with Showers provided BUT there are presently no details of any of that in this proposal. This proposal has a lot of broad strokes but seems to be lacking a lot of the fine details that we wish to know. I suspect that will be provided before the CPC hearing.
- At one of our recent meetings with the applicant and his group we asked and were advised that there would be dressing rooms on the stages for talent and some of those would have showers. We would like to see those plans as well before this goes to the CPC hearing for FINAL approval. This may be covered in some ordinance that we are not aware of.
- Many television shows recorded on Film and Videotape use audiences for reactions and live response, Laughter, etc. There is nothing on the plans we have that advises us about Bathroom facilities for these groups or Parking for audiences. Many production companies provide the actual bodies for the audience use outside contractors for these services BUT we would like to know something about where buses for audiences would be parking and we want assurances that indeed audiences would not be invited as walk-ins. We could not accommodate parking in this area for very many cars.

The Foothill Trails District Neighborhood Council (FTDNC) also noted their support and commented that their July 2014 Land Use Committee meeting was attended by stakeholders "loudly against the proposal, being belligerent, threatening and demanding". Comments on the project at that time were received and addressed by the applicant with a revised plan at the FTDNC General Meeting during October 2014. A vote of approval was then rendered by the Neighborhood Council. According to their letter, the FTDNC followed their required public hearing protocol but the same stakeholders with strong opposition were not in attendance.

Getting around

Show: Traffic · Bicycling · Terrain

Directions

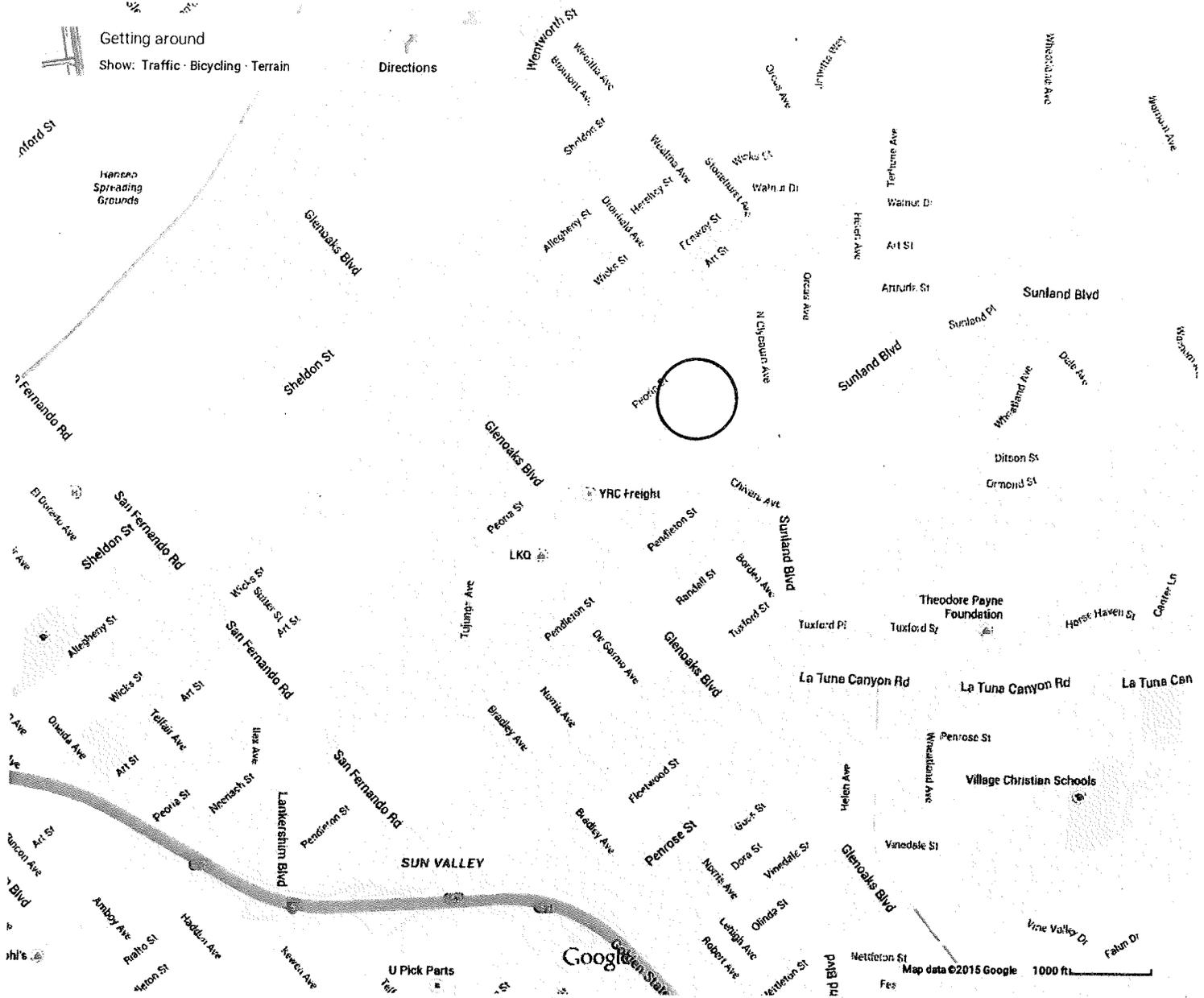
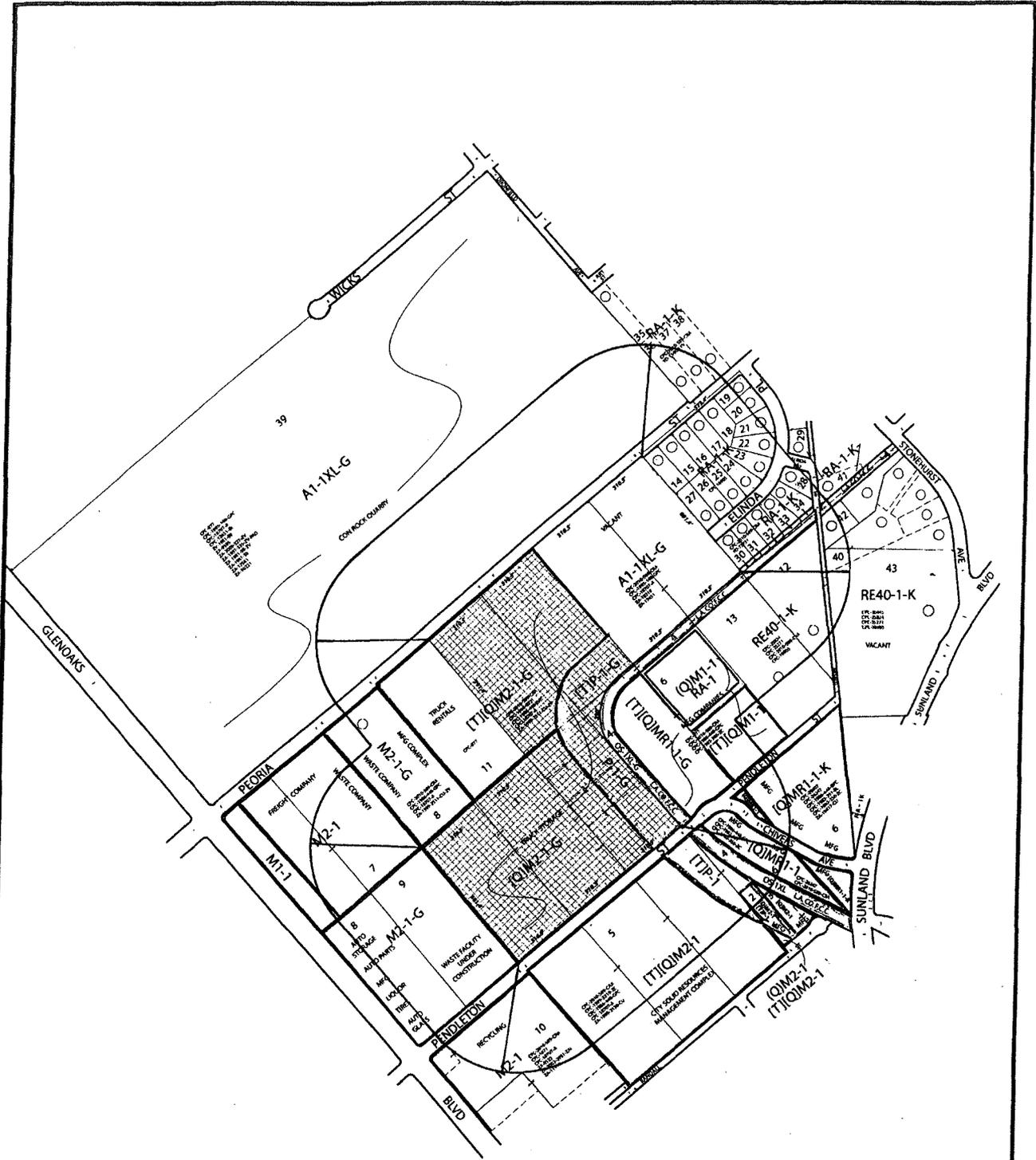


EXHIBIT A-1



SUBJECT SITE

 (OWNED BY APPLICANT) NOT A PART

EXHIBIT A-2

CONDITIONAL USE · SITE PLAN REVIEW · ZONE VARIANCE



Quality Mapping Service

14548 Archwood St. Suite 301
 Van Nuys, California 91405
 Phone (818) 997-7949 - Fax (818) 997-0351
 qmapping@qesqms.com

DRAWN BY:

THOMAS BROTHERS
 Page: 502, 503 Grid: J5, J6, A5, A6

LEGAL
 LOT: 5-8, 13-15 BLK: 19
 TRACT: LOS ANGELES LAND AND
 WATER CO'S SUBDIVISION OF
 A PART OF MACLAY RANCHO
 MB 3-14-18

CONTACT: ROSENHEIM & ASSOCIATES

A.P.N.
 2538-011-(013, 014)

CD: 6
CT: 1211.02
PA: 217 - SUN VALLEY -
 LA TUNA CANYON
USES: FIELD

SITE ADDRESS
 11039-11070 PEORIA ST

CASE NO:
SCALE: 1"=200'
D.M.: 201B173, 198B173
PHONE: 818-716-2787

DATE: 06-24-14

Update: _____

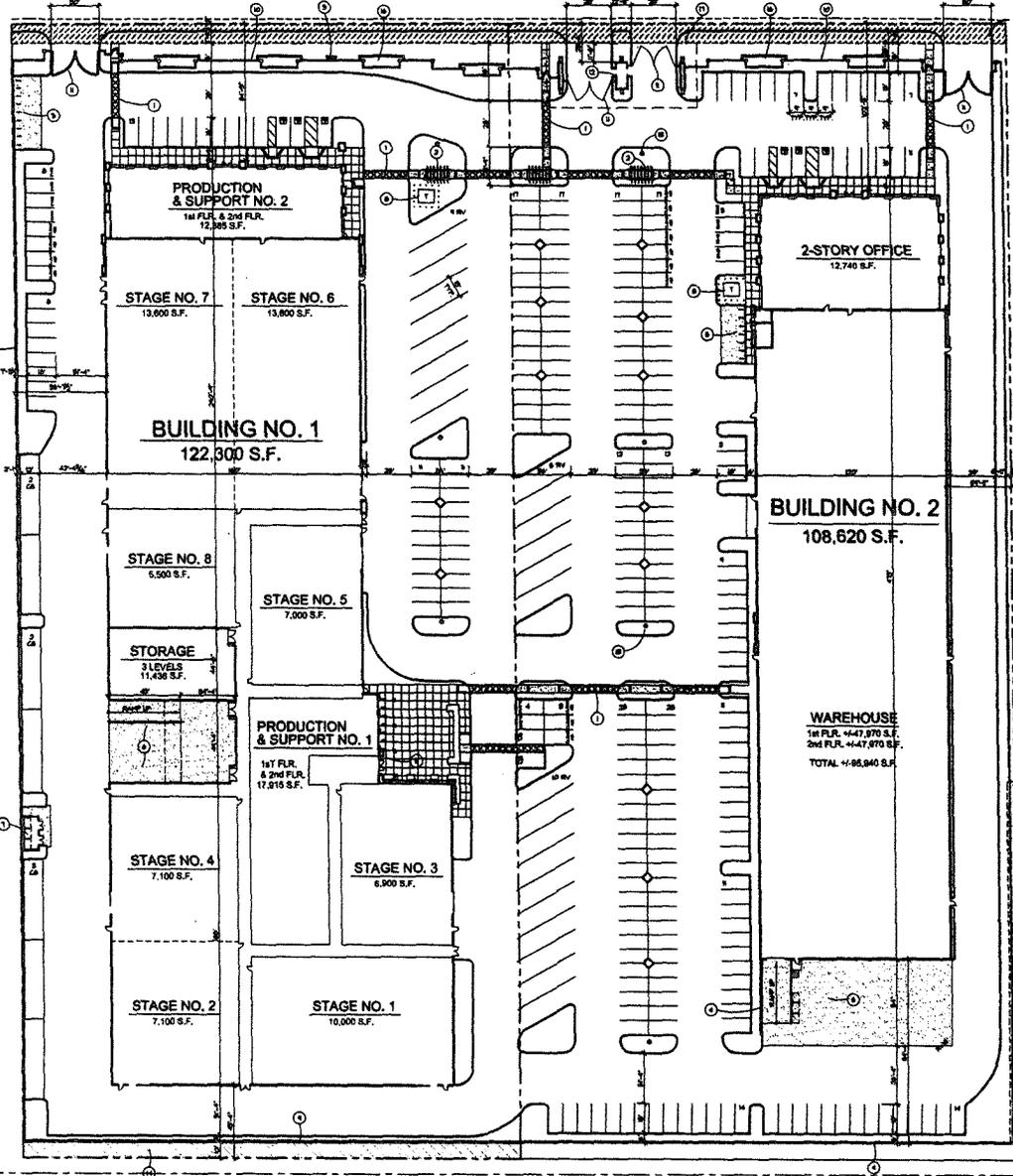
SUBJECT SITE
 NET AC. 9.85 %
 OWNED BY APPLICANT
 NET AC. 34.64 %

QMS: 14-200



EXHIBIT B

PEORIA STREET



HANSEN HEIGHTS CHANNEL

project address

1030 & 11070 PEORIA STREET
SUN VALLEY, CA. 91350

ACCESSORS ID NO. 2041-004-025 & 2041-004-03

legal description

LOT 7 AND A PORTION OF LOT 8, BLOCK 10 OF LOS ANGELES LAND AND WATER COMPANIES SUBDIVISION OF PART OF THE HAGLEY RANCH, IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGES 11 AND 12 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

keynotes

- ① ENHANCED CONCRETE CROSSWALK
- ② TRELLIS STRUCTURE OVER PORTION OF CROSSWALK
- ③ MONUMENT MARK
- ④ SCREEN MALL FOR THE LOADING AREA
- ⑤ BICYCLE RACKS
- ⑥ LOADING AREA
- ⑦ TRASH ENCLOSURE
- ⑧ ELECTRICAL TRANSFORMER LOCATION
- ⑨ 10'-0" HIGH SCREEN MALL ALONG PROPERTY LINE
- ⑩ 11'-0" HIGH SCREEN MALL WITH VARYING LENGTHS. WALLS TO BE OFFSET WITH MEDIUM IRON FENCING IN BETWEEN.
- ⑪ METAL SECURITY GATES WITH SOLID PANELS
- ⑫ SECURITY/GUARD SHACK
- ⑬ PARKING LOT LIGHT POLES
- ⑭ 10'-0" WIDE FLOOD CONTROL EASEMENT
- ⑮ 5'-0" PIPE LINE AND INCIDENTAL EASEMENT
- ⑯ RAISED PLANTERS
- ⑰ CANOPY OVERHANG AT GUARD SHACK, ALONG WITH THE EDGE OF THE STREET DESIGNATION AND DOES OVERHANG INTO THE DESIGNATION OR STREET.

site statistics

TOTAL SITE AREA: 454,710 S.F. OR 10.36 AC.

BUILDING 1 AREA: 100,040 S.F.
STAGE AREAS: 10,800 S.F.
CIRCULATION: 8,940 S.F.
PRODUCTION AREAS 1st FLR.: 13,500 S.F.
MEZZANINE AREA: 8,500 S.F.

BUILDING 2 AREA: 106,620 S.F.
OFFICE AREA 1st FLR.: 6,970 S.F.
WAREHOUSE AREA 1st FLR.: 47,170 S.F.
OFFICE AREA 2nd FLR.: 6,370 S.F.
WAREHOUSE AREA 2nd FLR.: 47,170 S.F.

TOTAL BUILDING AREA: 216,660 S.F.
BLDG. FOOTPRINT COVERAGE: 50.5%

PARKING REQUIRED:

STAGE ACCESSORY: 1,500 S.F. = 41 STALLS
SUPPORT OFFICES: 1,500 S.F. = 144 STALLS
STAGES: 1,500 S.F. = 15 STALLS
OFFICE AREA: 1,500 S.F. = 15 STALLS
SHOWROOM: 1,500 S.F. = 15 STALLS
WAREHOUSE AREA: 1,500 S.F. = 1ST 10,000 S.F. = 20 STALLS
1,500 S.F. = AFTER 10,000 S.F. = 11 STALLS

TOTAL PARKING REQUIRED: 260 STALLS

PARKING PROVIDED:

STANDARDS: 256
HANDICAPPED: 8
RV PARKING (RV): 28
GARAGE STALLS (GV): 1
ELECTRIC VEHICLE STALLS (EV): 0
CLEAN AIR VEHICLE STALLS (CAV): 16

TOTAL PARKING PROVIDED: 300 STALLS
OVERALL PARKING RATIO: 1.46 PER 1,000 S.F.

BICYCLE PARKING:

SHORT TERM PARKING: OFFICE/SHOWROOM/WAREHOUSE = 10,000 S.F. = 21 BICYCLE RACKS
LONG TERM PARKING: OFFICE = 1,500 S.F. = 4 BICYCLE LOCKERS
ALL OTHER AREAS 10,000 S.F. = 11 LOCKERS

vicinity map



directory

OWNER:
LINE 204 STUDIOS
204 STUDIOS, INC.
1030 & 11070 PEORIA STREET
SUN VALLEY, CA 91350
TEL: 714-941-1000

ARCHITECT:
ROSSENHEIM & ASSOCIATED
10000 WILSON AVENUE, SUITE 100
SUN VALLEY, CA 91350
TEL: 714-941-1000

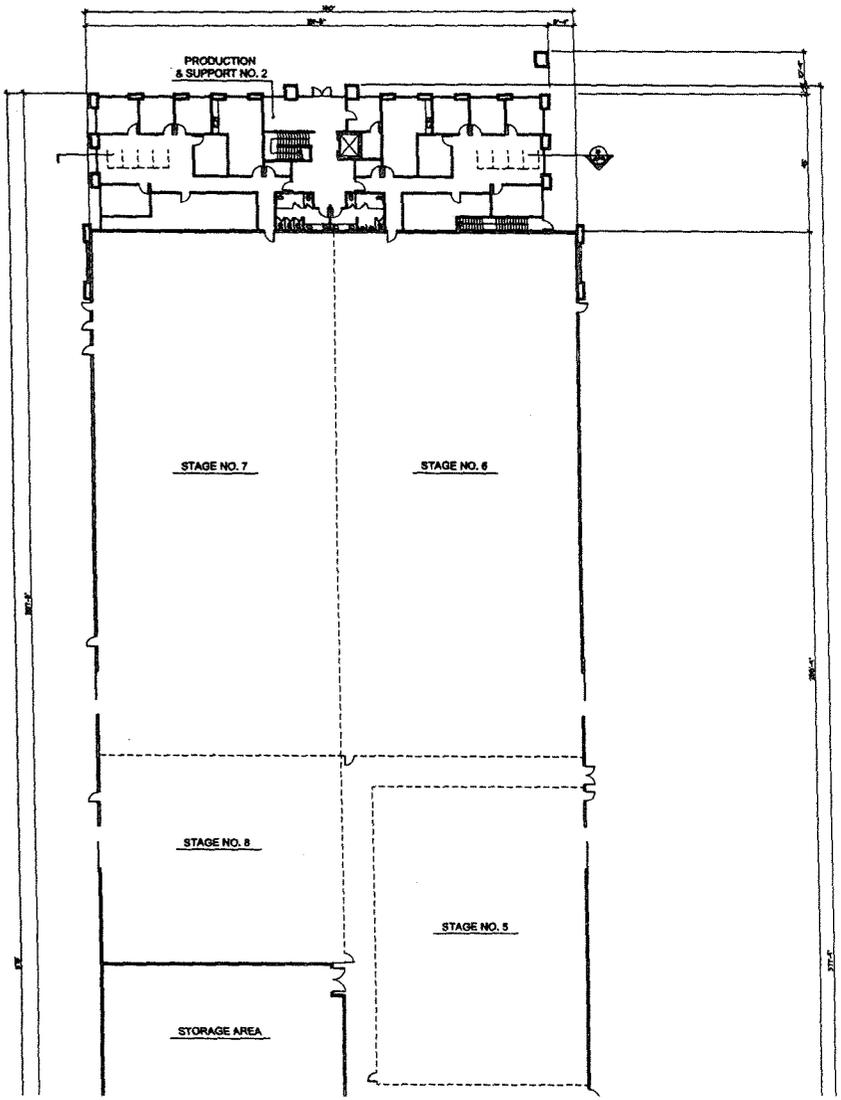
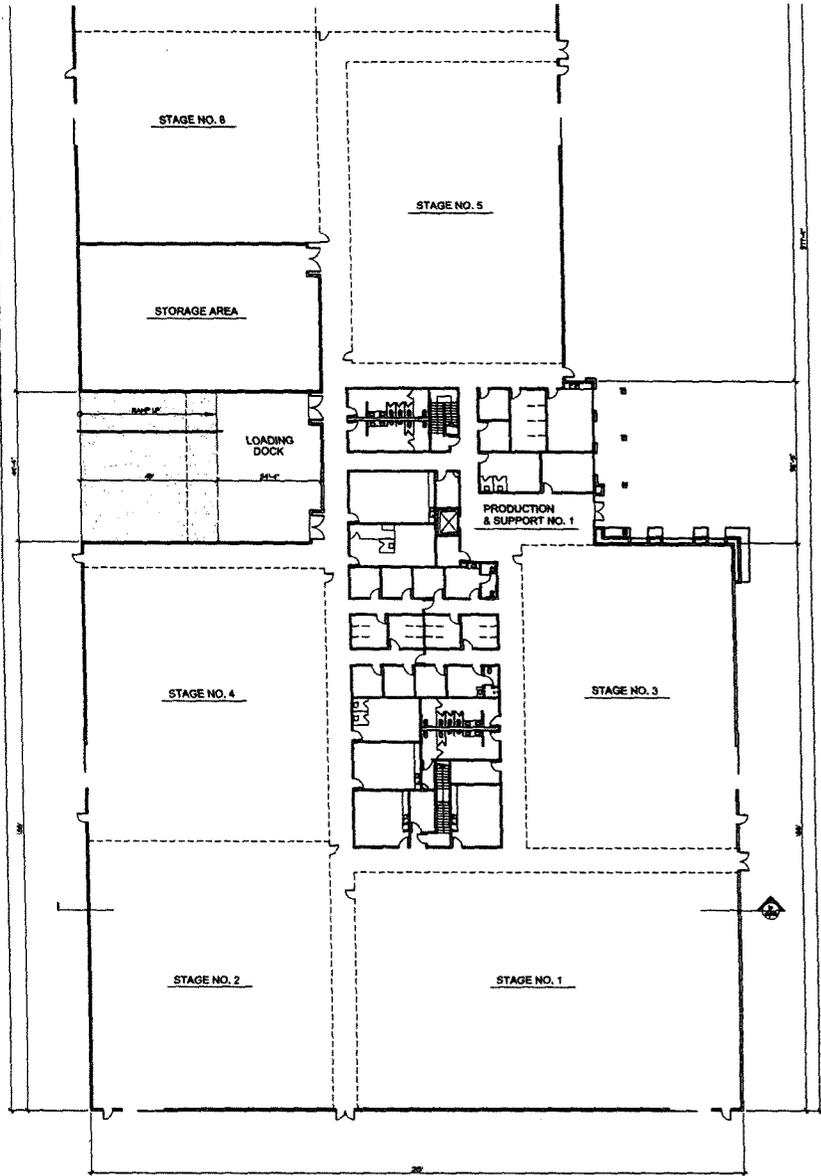


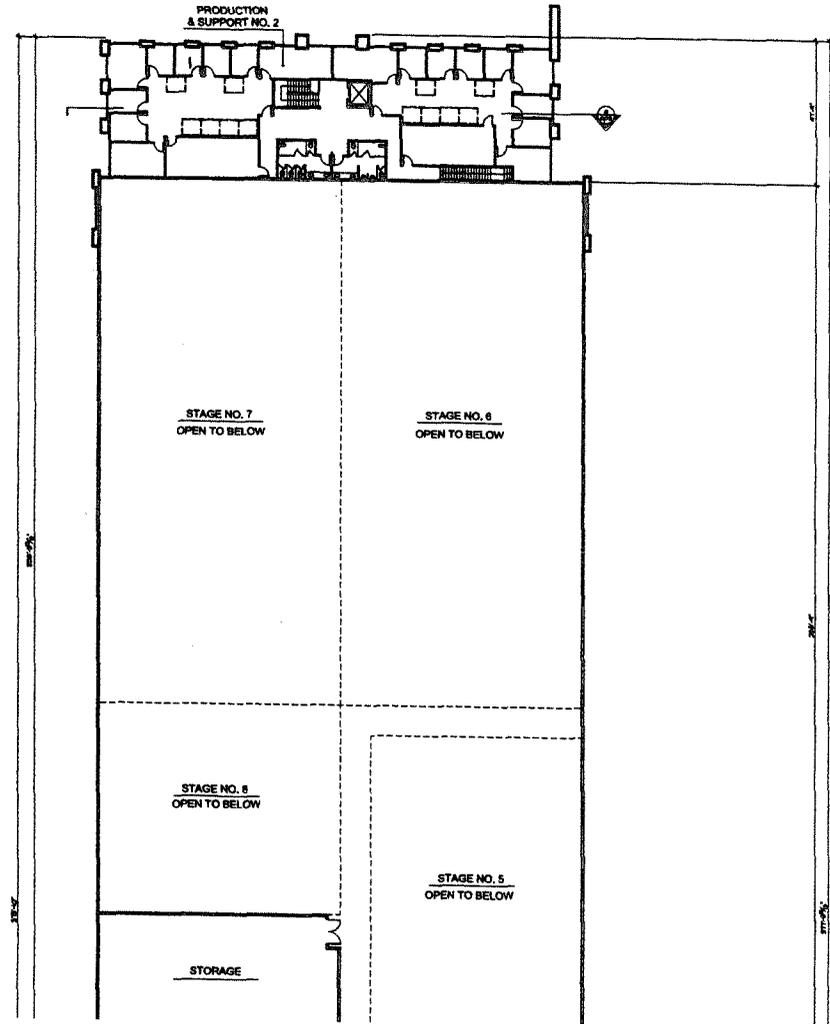
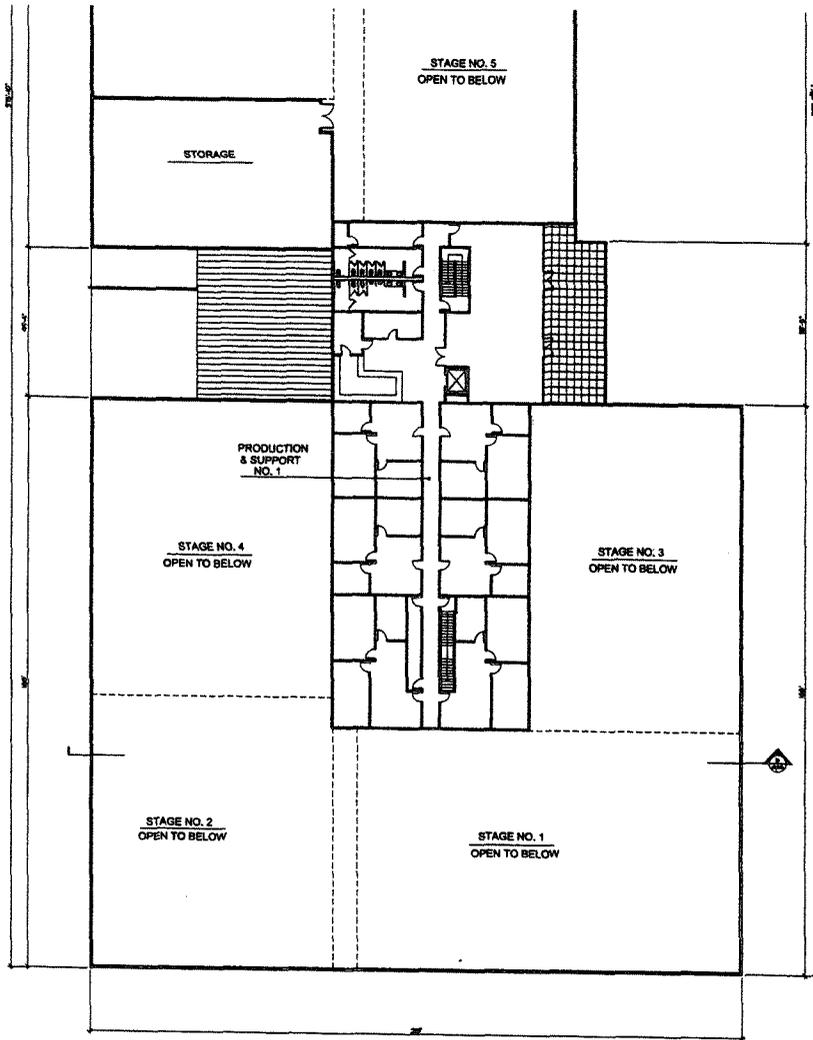
site plan

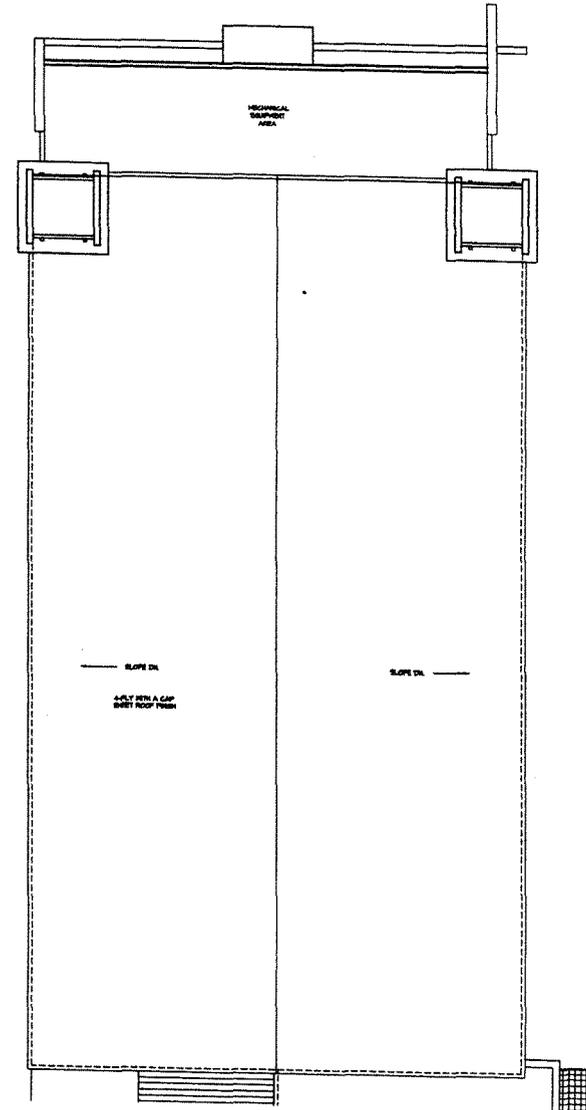
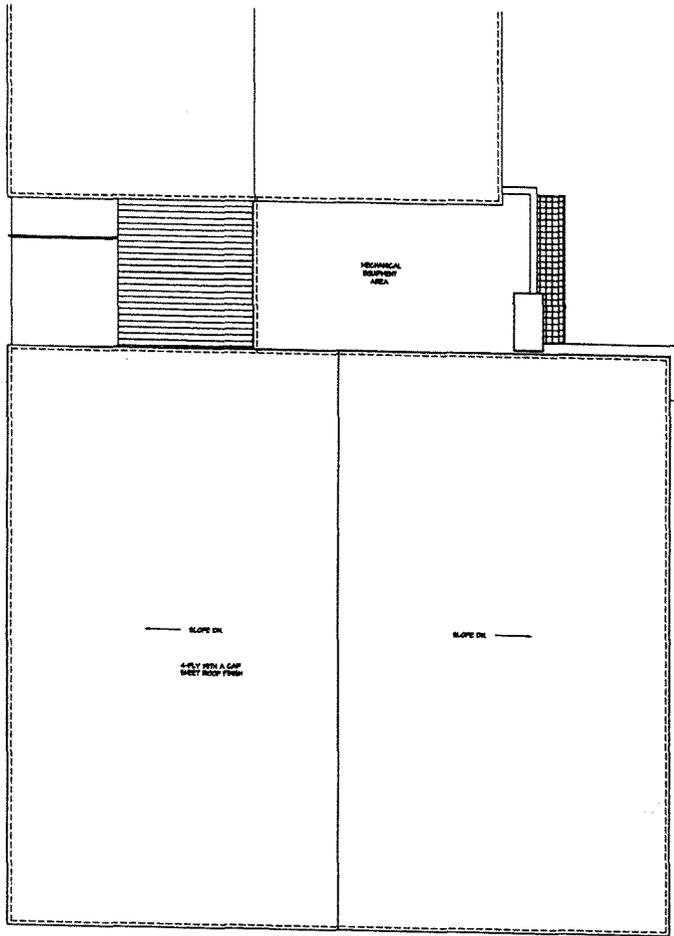
date: 11-10-14



ap1







design studio | 2a

commercial interior architectural

1 415 753 9751 www.ds2a.com

building no. 1
roof plan

date: 11-10-14

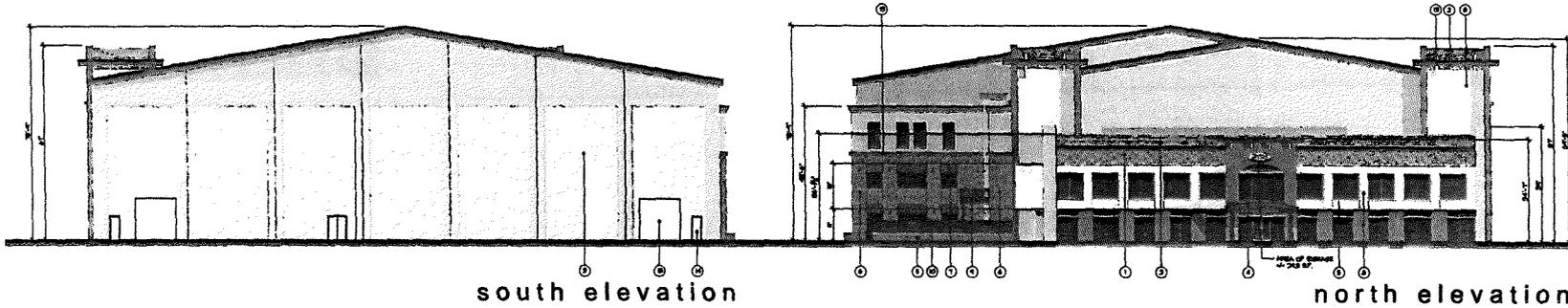


11030 and 11070 PEPRIA STREET
SUN VALLEY, CA. 91352

ap4

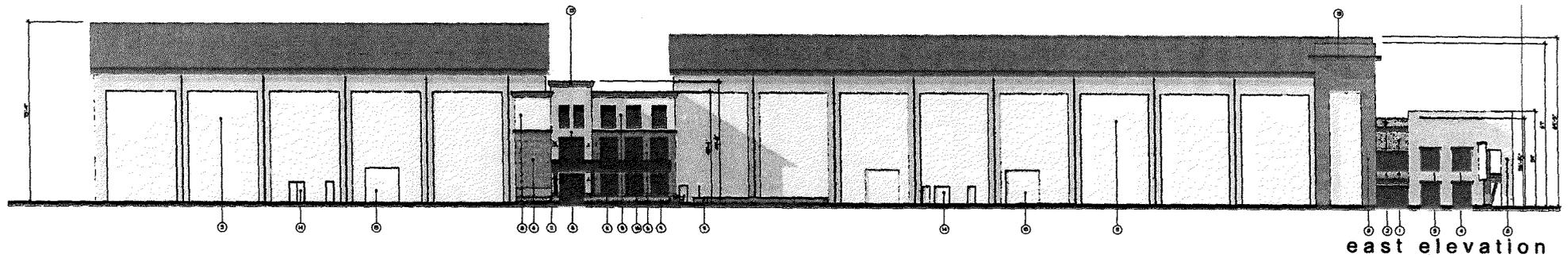
finish legend

- ① STONE VENEER, LIGHTWEIGHT DECORATIVE STONE VENEER
- ② CORRUGATED METAL
- ③ CONCRETE TILT PANELS PAINTED
- ④ METAL ENTRY CANOPY AND SUPPORTS
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH DUAL PANE LOW-E ENERGY EFFICIENT TINTED GLASS
- ⑥ BRICK VENEER
- ⑦ CANVAS AWNINGS WITH WROUGHT IRON SUPPORTS
- ⑧ PAINTED SMOOTH PLASTER FINISH
- ⑨ EXPOSED STEEL RAILING AND PLATFORM-PAINTED
- ⑩ CEDAR WOOD SLAT FENCING - STAINED
- ⑪ RAISED BRICK PLANTER
- ⑫ GREEN SCREEN
- ⑬ PAINTED ACCENT TRIM
- ⑭ INSULATED METAL MAN DOOR
- ⑮ HEAVY DUTY INSULATED METAL SLIDING DOOR
- ⑯ STEEL FRAME PENDOCH SYSTEM

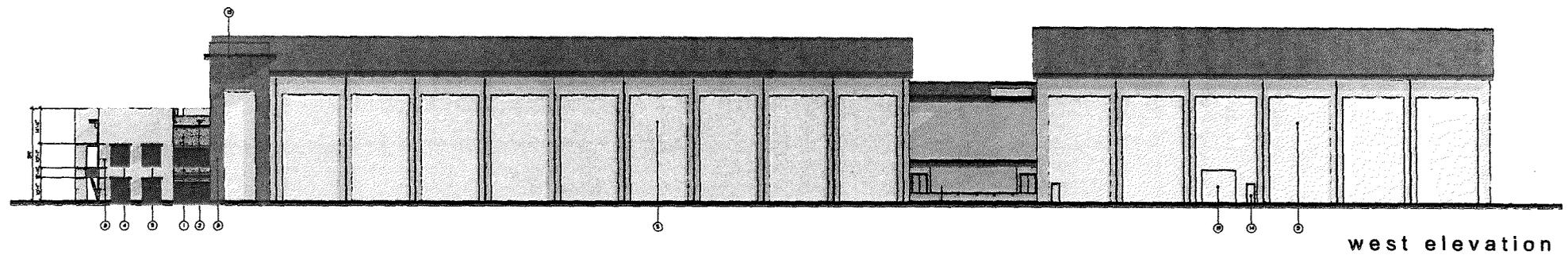


south elevation

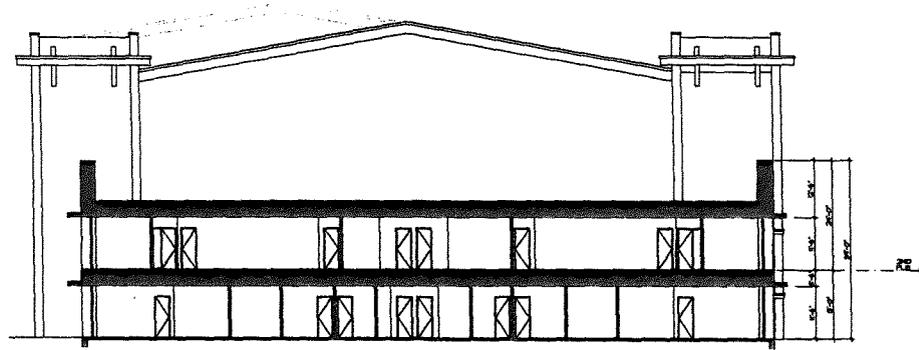
north elevation



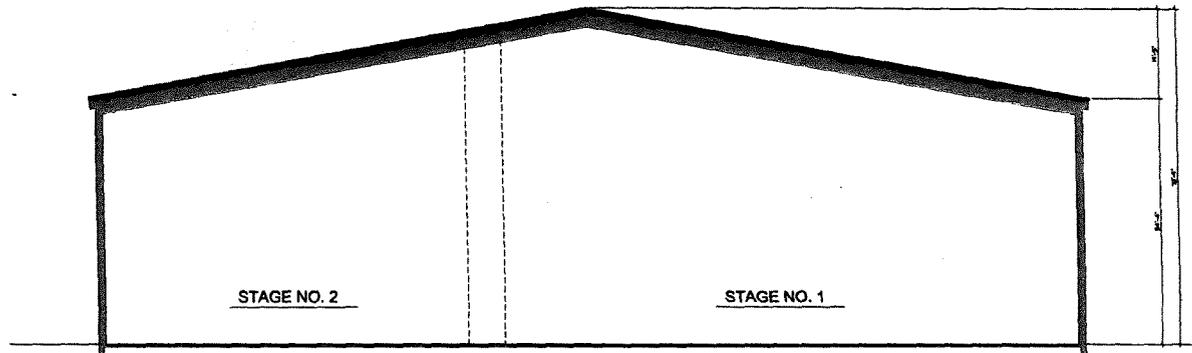
east elevation



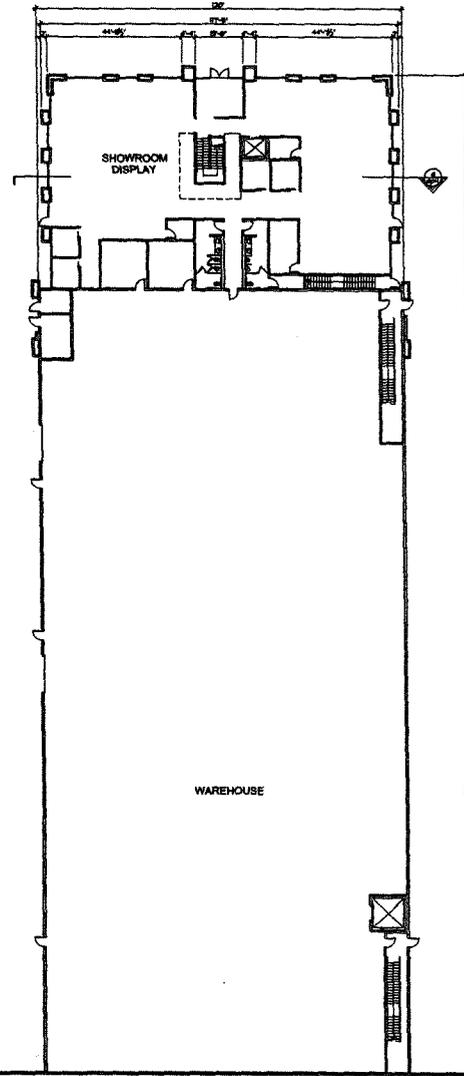
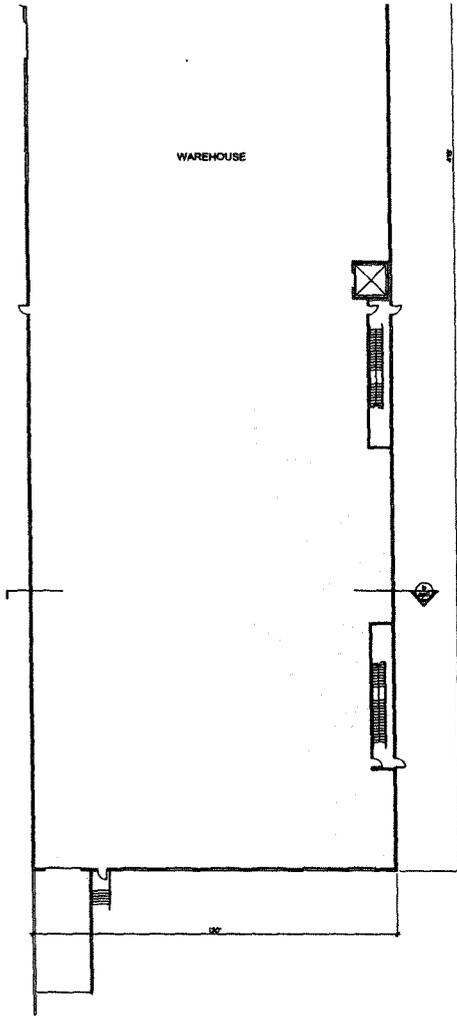
west elevation



section 'a'



section 'b'



building no.2
ground floor plan

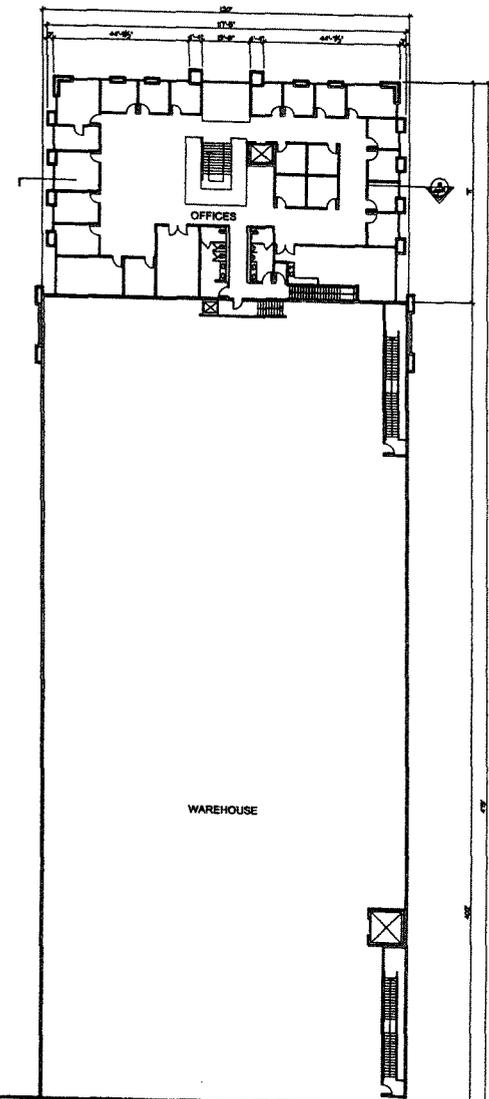
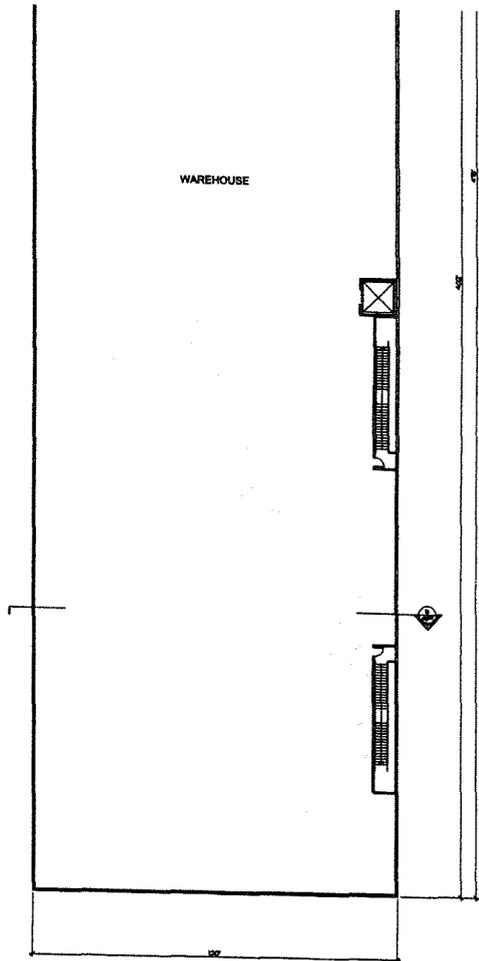
date: 11-10-14

design studio | ²a
commercial | interior | residential
t: 925.915.9911 | w: ds2a.com



11030 and 11070 PEPRIA STREET
SUN VALLEY, CA, 91352

ap7



design studio | 2a

commercial, interior, residential

1-103-375-0121 | w. design

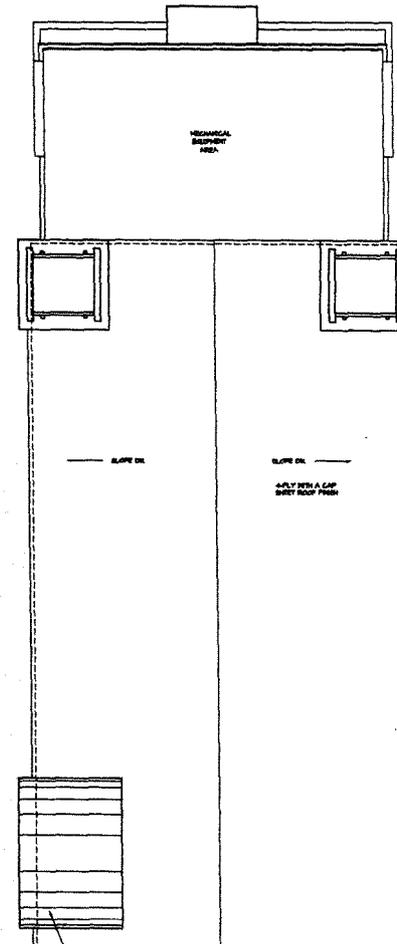
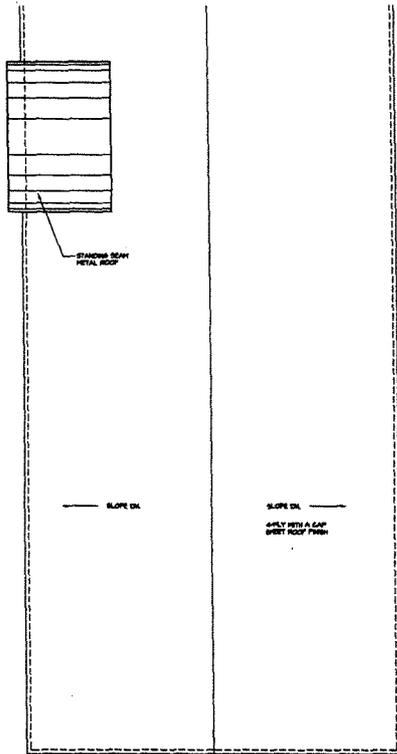
building no.2
second floor plan

date: 11-10-14



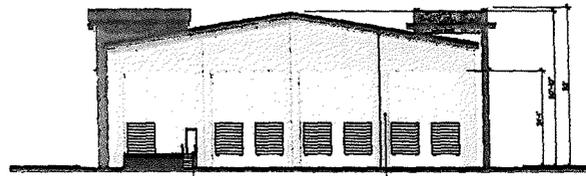
11030 and 11070 PEPRIA STREET
SUN VALLEY, CA. 91352

ap8

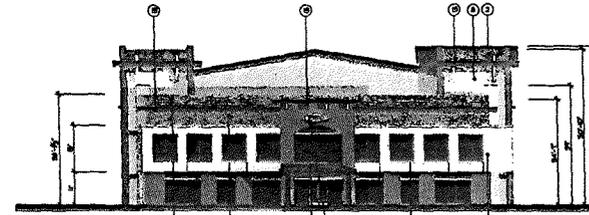


finish legend

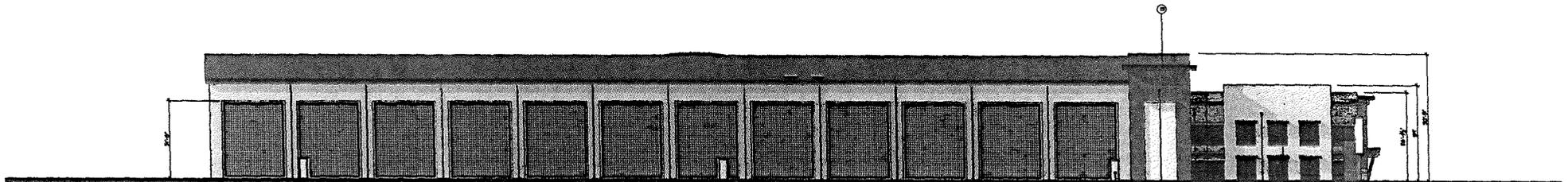
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- ② CORRUGATED METAL
- ③ CONCRETE TILT PANELS PAINTED
- ④ METAL ENTRY CANOPY AND SUPPORTS
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED PANE LOW-E ENERGY EFFICIENT TINTED GLASS
- ⑥ BRICK VENEER
- ⑦ CANVAS AWNINGS WITH PROUDST IRON SUPPORTS
- ⑧ PAINTED SMOOTH PLASTER FINISH
- ⑨ EXPOSED STEEL RAILING AND PLATFORM-PAINTED
- ⑩ CEDAR WOOD SLAT FENCING - STAINED
- ⑪ RAISED BRICK PLANTER
- ⑫ GREEN SCREEN
- ⑬ PAINTED ACCENT TRIM
- ⑭ INSULATED METAL MAN DOOR
- ⑮ HEAVY DUTY INSULATED METAL SLIDING DOOR
- ⑯ STEEL FRAME WINDOW SYSTEM



south elevation



north elevation



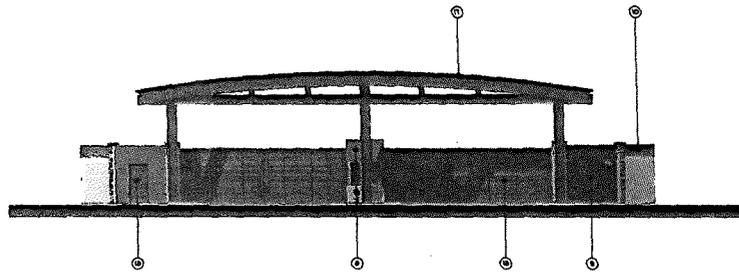
east elevation



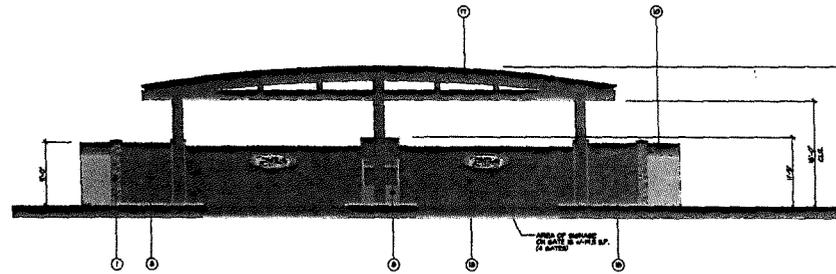
west elevation

finish legend

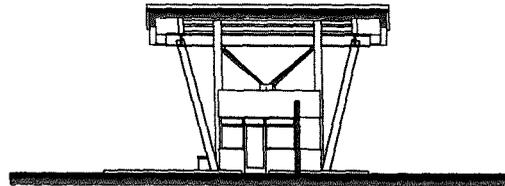
- ① STONE VENEER, LIGHTWEIGHT DECORATIVE STONE VENEER
- ② CORRUGATED METAL
- ③ CONCRETE TILT PANELS PAINTED
- ④ METAL ENTRY CANOPY AND SUPPORTS
- ⑤ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH DUAL PANE LOW-E ENERGY EFFICIENT TINTED GLASS
- ⑥ BRICK VENEER
- ⑦ CANVAS AWNINGS WITH FROUGHT IRON SUPPORTS
- ⑧ PAINTED SMOOTH PLASTER FINISH
- ⑨ EXPOSED STEEL RAILINGS AND PLATFORM-PAINTED
- ⑩ CEDAR WOOD SLAT FENCING - STAINED
- ⑪ RAISED BRICK PLANTER
- ⑫ GREEN SCREEN
- ⑬ PAINTED ACCENT TRIM
- ⑭ INSULATED METAL MAN DOOR
- ⑮ HEAVY DUTY INSULATED METAL SLIDING DOOR
- ⑯ STEEL FRAME WINDOW SYSTEM
- ⑰ EXPOSED STEEL FRAME CANOPY WITH EXPOSED CONNECTIONS
- ⑱ HEAVY DUTY METAL VERTICAL AND HORIZONTAL
- ⑲ CORRUGATED METAL ROOF



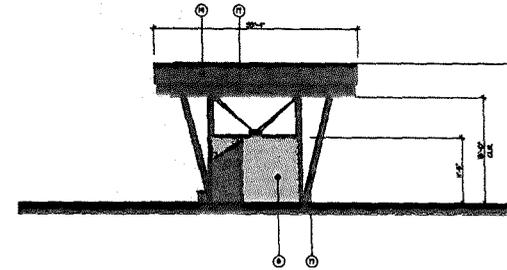
south elevation



north elevation



section



east / west elevation

design studio | 2a

commercial architecture | residential
1 800 995 6004 | www.d2a.com

security gate
elevations

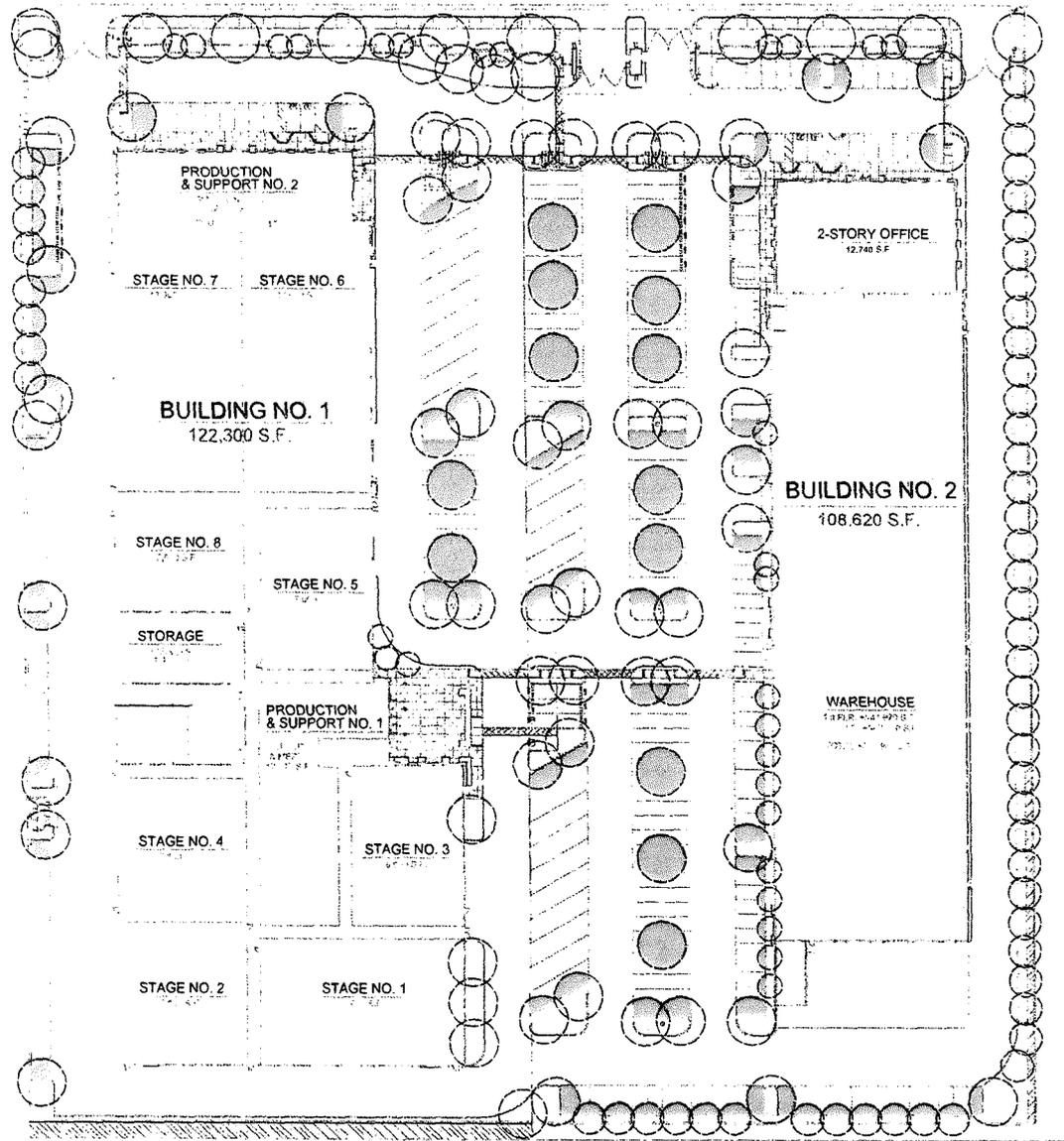
date: 11-10-14



11030 and 11070 PEPRIA STREET
SUN VALLEY, CA. 91352

ap12

PEORIA STREET



PLANTING PALETTE - SHADE STUDY

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE CANOPY SIZE	SHADE CANOPY AT 10 YEARS GROWTH
○	QUERCUS AGRIFOLIA / 'D' / 'D'	COAST LIVE OAK	25' - 35'	20'
○	OLEA EUROPEA / SWAN HILL	SWAN HILL FRUITLESS OLIVE	35' - 45'	20'
◇	TRYPANUM TIKU I	TIKU TREE	35' - 45'	20'
○	BALE LANCAE / 'D' / 'D'	AFRICAN BILMAG	25' - 30'	20'
○	GELEBA PARVIFLORA I	AUSTRALIAN WILLOW	15' - 25'	20'
△	LAGERSTROEMIA MOCHA	GRAPE MYRTLE	15' - 25'	20'

VEHICULAR USE AREA TABULATIONS FOR GUIDELINE K

REQUIRED - 50% PARKING AREA SHADE CANOPY AT 10 YRS. GROWTH

TOTAL PARKING LOT STALL AREA	= 10,754 S.F.
50% OF PARKING AREA TO BE COVERED BY TREE CANOPY PROVIDED	= 5,377 S.F.
TOTAL TREE CANOPY AREA PROVIDED	= 20,388 S.F.
% TREE CANOPY AREA PROVIDED	= 37.5%

1 TREE PER 4 PARKING SPACES REQUIRED AT PARKING AREAS

TOTAL PARKING SPACES	= 220
TREES REQUIRED	= 60 (220 / 4)
TREES PROVIDED	= 87 TREES

R I D G E
LANDSCAPE ARCHITECTS
 2841 Reservoir Drive, Suite 200
 Irvine, CA 92618
 Tel 949 387 1323
 www.ridgelandscape.com

LINE STUDIOS

A PROJECT FOR

11038 & 11070 W. PEORIA STREET
 SUN VALLEY, CA 91352

LINE 204 STUDIOS / ANGSTROM LIGHTING
 873 N. CARHUENGA BOULEVARD, LOS ANGELES, CA 90038

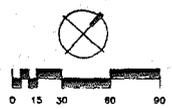
REVISIONS

NO.	DESCRIPTION	DATE
1	PRELIMINARY LANDSCAPE PLAN	11/20/14

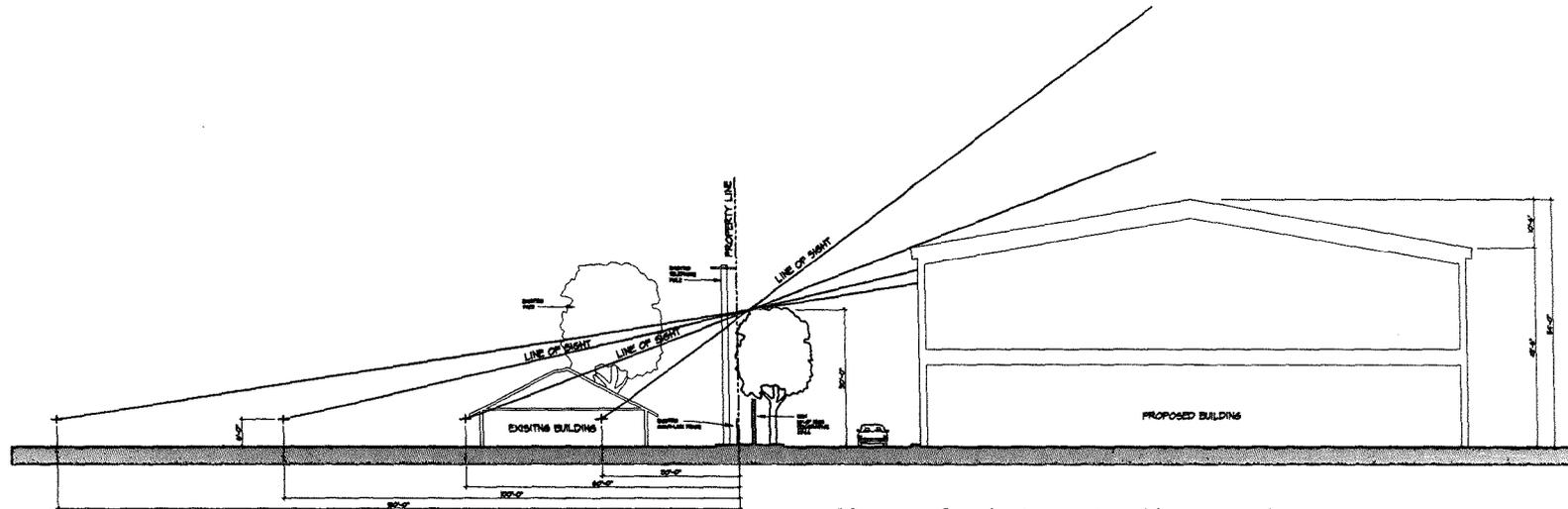
GUIDELINE K SHADING PLAN

SHEET TITLE

L3.1



SEE ALSO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS/DETAILS INCLUDING PROJECT SPECIFICATION MANUAL FOR POSSIBLE, ADDITIONAL INFORMATION. COORDINATE REQUIREMENTS SHOWN HERE WITH THAT OF PLANTING AND UTILITY PROVIDED. CLEARANCE AT THE CONSTRUCTION STAGE. SEE "CONTRACTOR REQUIREMENTS & REPRESENTATIONS" SHEET FOR MORE INFORMATION.



line of sight at elinda place

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 627
--	--------------------------------

PROJECT TITLE ENV-2014-3259-MND	CASE NO. CPC-2014-3258-CU-SPR-ZV-ZAA, Line 204 Studio Project
---	---

PROJECT LOCATION
11038, 11070, 11100 W PEORIA ST

PROJECT DESCRIPTION
 Development of a vacant, 434,712 sf (9.98-acre) parcel at 11038, 11070, 11100 Peoria Street (project site) with a film and television studio providing eight soundstages, a production equipment warehouse, and ancillary studio uses. Two buildings are proposed, the Studio Building and Warehouse Building. The two buildings would cover 153,081 sf (35 percent) of the project site and provide 218,660 sf of interior floor area, for a project FAR of 0.5:1. Both buildings would be two stories in height, generally rectangular in shape, and aligned perpendicular to Peoria Street. Surface parking would be provided in a circulation court located between the two buildings, as well as in front of the buildings and along the site's west boundary. The Studio Building would provide 110,040 sf of interior floor area and reach a height of approximately 74 feet above grade. The Warehouse Building would provide 108,620 sf of interior floor area and rise to a height of approximately 54 feet above grade. Vehicle and pedestrian access would be provided by way of three new, gated driveways located on Peoria Street. The main entry driveway would be located centrally along the site's street frontage and would have a manned gatehouse. The Project would provide 320 parking spaces in total, including 8 ADA-accessible spaces, 16 clean air vehicle spaces, 8 electric vehicle spaces, and 32 RV and coach spaces. Landscaping would be provided throughout the site. Streetscape improvements along Peoria Street include the installation of a new sidewalk and landscaped buffer area. The project includes a 12-foot wide street dedication along the Peoria Street, so that the roadway width is consistent with its designation as a Collector Street. Grading and potential export of 98,000 cubic yards of earth will be a part of the project. Entitlement requests for the project will include a Land Use Determination to permit the film and television studio, Determinations for various height and setbacks, Variance for additional sign area, Adjustment for wall height at the front yard, and Site Plan review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Line 204, LLC
 837 N Cahuenga Blvd.
 Hollywood, CA 90038

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
FRANK QUON	City Planner	(213) 473-9987

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		02/18/2015

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

A. INTRODUCTION

This Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State *CEQA Guidelines* requires that:

In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City of Los Angeles is the Lead Agency for the project and therefore is responsible for administering and implementing the MMRP. Where appropriate, the project’s Draft Mitigated Negative Declaration (“MND”) identified mitigation measures to avoid or to mitigate potential impacts identified to a level where no significant impact on the environment would occur, or impacts would be reduced to the extent feasible. This MMRP is designed to monitor implementation of the project’s mitigation measures.

As shown on the following pages, each required mitigation measure for the project is listed and categorized by impact area, with an accompanying identification of the following:

Enforcement Agency: The agency with the power to enforce the Mitigation Measure.

Monitoring Agency: The agency to which reports involving feasibility, compliance, implementation and development are made.

Monitoring Phase: The phase of the project during which the Mitigation Measure shall be monitored.

Monitoring Frequency: The frequency at which the Mitigation Measure shall be monitored.

Action Indicating Compliance: The action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The project’s MMRP will be in place throughout all phases of the project. The project applicant will be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide a certification report to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City’s existing planning, engineering, review, and inspection processes will be used as the basic foundation for the MMRP procedures and will also serve to provide the documentation for the reporting program.

The certification report(s) required by the mitigation below shall be submitted to the Project Planner at the Los Angeles Department of City Planning. Each report will be submitted to the Project Planner following completion/implementation of the applicable mitigation measures and shall include sufficient information and documentation (such as building or demolition permits) to reasonably determine whether the intent of the measure has been satisfied. The City, in conjunction with the applicant, shall assure that project construction and operation occurs in accordance with the MMRP.

After review and approval of the final MMRP by the City, minor changes and modifications to the MMRP are permitted, but can only be made by the applicant subject to the approval by the City. The City, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed changes or modification. The flexibility is necessary due to the nature of the MMRP, the need to protect the environment in the most efficient manner, and the need to reflect changes in regulatory conditions, such as but not limited to changes to building code requirements, updates to LEED "Silver" standards, and changes in the City's Building Code. No changes will be permitted unless the MMRP continues to satisfy the requirements of CEQA, as determined by the City.

B. MITIGATION MEASURES AND IMPLEMENTATION

Aesthetics

- AES-1:** During construction, the applicant shall screen the project site from public view through the use of temporary construction barriers.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety.
- AES-2:** The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety.
- AES-3:** Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- Enforcement Agency:** Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction
Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety.

AES-4: The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections during construction
Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety.

AES-5: Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Department of City Planning; Bureau of Street Lighting
Monitoring Agency: Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

AES-6: The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

Enforcement Agency: Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of Building and Safety, Los Angeles Department of City Planning
Monitoring Phase: Pre-construction
Monitoring Frequency: Once, at plan check
Action Indicating Compliance: Plan approval

Air Quality

- AIR-1:** All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust as much as 50 percent.
- Enforcement Agency:** South Coast Air Quality Management District ("SCAQMD"); Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety
- AIR-2:** The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety
- AIR-3:** All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety
- AIR-4:** All dirt/soil materials transported off-site shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- Enforcement Agency:** SCAQMD; Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety

AIR-5: All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

Enforcement Agency: SCAQMD; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety

AIR-6: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Enforcement Agency: SCAQMD; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety

AIR-7: Trucks having no current hauling activity shall not idle but be turned off.

Enforcement Agency: SCAQMD; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building and Safety.

AIR-8: The use of char broilers and/or barbeques is prohibited on-site. Trucks shall not idle main engines for more than 5 minutes. Diesel-powered generators are not permitted to be used on-site for any purpose other than emergencies.

Enforcement Agency: SCAQMD; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-construction, Operation

Monitoring Frequency: Once, at plan check; On-going monitoring for violations

Action Indicating Compliance: Plan approval; Issuance of grading and building permits; Response to violations

Biological Resources

BIO-1: Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

Enforcement Agency: California Department of Fish and Wildlife; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Construction

Monitoring Frequency: Periodic field inspections during construction

Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety.

BIO-2: If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:

Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Enforcement Agency: California Department of Fish and Wildlife; Los Angeles Department of Building and Safety

- Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- Monitoring Phase:** Pre-construction; Construction
- Monitoring Frequency:** Pre-construction field inspection; Periodic field inspections during construction
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety
- BIO-3:** Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- Monitoring Phase:** Pre-Construction
- Monitoring Frequency:** Once, at plan check
- Action Indicating Compliance:** Plan approval; Issuance of grading and building permits
- BIO-4:** All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- Monitoring Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
- Monitoring Phase:** Pre-Construction, Construction
- Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
- Action Indicating Compliance:** Plan approval; Issuance of grading and building permits; Issuance of Certificate of Occupancy
- BIO-5:** Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
- Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Public Works
- Monitoring Agency:** Los Angeles Department of Public Works

Monitoring Phase: Pre-construction, Construction
Monitoring Frequency: Once, at plan check; Periodic field inspections during construction
Action Indicating Compliance: Issuance of building and grading permits; Issuance of Certificate of Occupancy

Geology

GEO-1: The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction and Construction
Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction; Once, prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed; Issuance of Certificate of Occupancy

GEO-2: Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division I Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction and Construction
Monitoring Frequency: Once, prior to issuance of grading and building permit; Periodic field inspections during construction; Once, prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed; Issuance of Certificate of Occupancy.

GEO-3: The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

Enforcement Agency: Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction and Construction
Monitoring Frequency: Once, prior to issuance of grading and building permit; Periodic field inspections during construction; Periodic field inspections during construction; Once, prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed; Issuance of Certificate of Occupancy.

GEO-4: Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.

"Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.

"Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.

Movement and removal of approved fencing shall not occur without prior approval by LADBS.

Enforcement Agency: Los Angeles Regional Water Quality Control Board ("LARWQCB"); Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-Construction and Construction
Monitoring Frequency: Once, prior to issuance of grading permit; Periodic field inspections during construction
Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety

GEO-5: Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed; Issuance of Certificate of Occupancy

GEO-6: The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-Construction and Construction

Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Issuance of Geology and Soils Approval Letter; Issuance of grading and building permits; Field inspection sign-off; Geotechnical Engineers site visit reports as needed; Issuance of Certificate of Occupancy.

Hazards and Hazardous Materials

HAZ-1: All commercial, industrial, institutional and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement shall be independently analyzed by a qualified engineer, as defined in Section 91.7102 of the Municipal Code, hired by the building owner. The engineer shall investigate and recommend mitigation measures which will prevent or retard potential methane gas seepage into the building. In addition to the other items listed in this section, the owner shall implement the engineer's design recommendations subject to Department of Building and Safety and Fire Department approval.

All commercial, industrial, and industrial buildings shall be provided with a Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. A gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.

- Enforcement Agency:** Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, prior to issuance of grading and building permit; Once, at field inspection prior to issuance of Certificate of Occupancy.
Action Indicating Compliance: Issuance of grading and building permits; Issuance of Certificate of Occupancy.

Noise

- NOISE-1:** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

- Enforcement Agency:** Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections
Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety

- NOISE-2:** Construction and demolition activities shall be restricted to the hours of 7:00 A.M. and 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday. No noise-generating construction activities shall take place on Sundays and holidays (observed by the City).

- Enforcement Agency:** Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Construction
Monitoring Frequency: Periodic field inspections; Response to Complaints
Action Indicating Compliance: Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints

- NOISE-3:** Noise-generating equipment operated at the project site shall be equipped with the most effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections; Response to Complaints
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints
- NOISE-4:** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections; Response to Complaints
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints
- NOISE-5:** Truck deliveries and haul routes, to the extent feasible, shall be directed away from noise sensitive uses, i.e., residential and schools.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Pre-construction
- Monitoring Frequency:** Once, prior to issuance of grading and building permit
- Action Indicating Compliance:** Issuance of grading and building permits
- NOISE-6:** Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Construction
- Monitoring Frequency:** Periodic field inspections; Response to Complaints
- Action Indicating Compliance:** Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints

- NOISE-7:** Temporary noise barriers shall be used to block the line-of-site between construction equipment and noise-sensitive receptors (residences) during project construction. Noise barriers shall be 20-foot tall along the east and south boundaries, which are adjacent to residential uses.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Pre-construction; Construction
- Monitoring Frequency:** Once, prior to issuance of grading and building permit; Periodic field inspections during construction; Response to Complaints
- Action Indicating Compliance:** Issuance of grading permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints
- NOISE-8:** Impact pile driving shall not be performed within 300 feet from the nearest residential property line. In addition, drill rigs may not be operated within 40 feet of the nearest residential structure.
- Enforcement Agency:** Los Angeles Department of Building and Safety
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Pre-construction; Construction
- Monitoring Frequency:** Once, prior to issuance of grading and building permit; Periodic field inspections during construction; Response to Complaints
- Action Indicating Compliance:** Issuance of grading and building permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety; Response to Complaints
- NOISE-9:** A minimum six-foot-wide landscape buffer shall be planted adjacent to the residential uses.
- Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of Department of City Planning
- Monitoring Agency:** Los Angeles Department of Building and Safety
- Monitoring Phase:** Pre-construction; Construction
- Monitoring Frequency:** Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
- Action Indicating Compliance:** Plan approval, Issuance of Certificate of Occupancy
- NOISE-10:** A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.
- Enforcement Agency:** Los Angeles Department of Building and Safety; Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

NOISE-11: A minimum 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

NOISE-12: Wall and floor-ceiling assemblies along the interior of the warehouse building's easterly and southerly walls, nearest the residences, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E143.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

NOISE-13: No garage roll-up door openings shall be permitted on the easterly wall of the Warehouse Building façade which abuts a residential.

Enforcement Agency: Los Angeles Department of Building and Safety; Los Angeles Department of City Planning
Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

Public Services

Fire Protection

PS-1: The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Enforcement Agency: Los Angeles Fire Department

Monitoring Agency: Los Angeles Fire Department; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction

Monitoring Frequency: Once, prior to issuance of a building permit

Action Indicating Compliance: Approval of the plot plan by the Los Angeles Fire Department and Department of Building and Safety

Police Protection

PS-2: Fences shall be constructed around the site during construction to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

Enforcement Agency: Los Angeles Police Department; Los Angeles Department of building and Safety

Monitoring Agency: Los Angeles Police Department; Los Angeles Department of building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction

Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off

PS-3: The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

Enforcement Agency: Los Angeles Police Department

Monitoring Agency: Los Angeles Police Department; Los Angeles Department of building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once; at plan check; Once, at field inspection prior to issuance of Certificate of Occupancy;

Action Indicating Compliance: Sign-off on LAPD reviewed diagrams; Plan approval; Issuance of Certificate of occupancy

Schools

PS-4: The applicant shall pay school fees as established by law to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

Enforcement Agency: Los Angeles Unified School District (LAUSD); Los Angeles Department of City Planning

Monitoring Agency: Los Angeles Department of City Planning

Monitoring Phase: Pre-Construction

Monitoring Frequency: Once, at Plan Check

Action Indicating Compliance: Written receipt of payment from LAUSD

Transportation and Circulation

TRAF-1: The applicant shall ensure the following measures are implemented during construction activities to ensure the safety of pedestrians and vehicles in the project vicinity:

The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

Enforcement Agency: Los Angeles Department of Transportation (LADOT); Los Angeles Department of Building and Safety

Monitoring Agency: LADOT; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, LADOT review prior to issuance of grading permits; Periodic field inspections

Action Indicating Compliance: Sign-off on LADOT reviewed signage program; Field inspection sign-off

Utilites and Service System

Water Supply

UTIL-1: The applicant shall adhere to the following standard City requirements to reduce on-site water demand associated with landscaping:

The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of

sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff.
- Matched precipitation (flow) rates for sprinkler heads.
- Drip/microspray/subsurface irrigation where appropriate.
- Minimum irrigation system distribution uniformity of 75 percent.
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials.
- Use of landscape contouring to minimize precipitation runoff.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. And greater.

Enforcement Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction; Operation

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

UTIL-2: The applicant shall adhere to the following standard City requirements to reduce on-site water demand associated with domestic water use:

Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

All restroom faucets shall be of a self-closing design.

Enforcement Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction; Operation

Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of Occupancy

Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy.

Solid Waste

UTIL-3: Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction

Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety

UTIL-4: All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction; Construction

Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction

Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety

UTIL-5: To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction
Monitoring Frequency: Once, prior to issuance of grading and building permits; Periodic field inspections during construction
Action Indicating Compliance: Issuance of grading and building permits; Field inspection sign-off; Compliance certification report, as required by the Los Angeles Department of Building Safety

UTIL-6: Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

Enforcement Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
Monitoring Agency: Los Angeles Department of City Planning; Los Angeles Department of Building and Safety
Monitoring Phase: Pre-construction; Construction; Operation
Monitoring Frequency: Once, at plan check; Once, prior to issuance of Certificate of occupancy
Action Indicating Compliance: Plan approval; Issuance of Certificate of Occupancy

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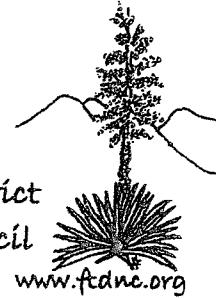
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Foothill Trails District
Neighborhood Council



FOOTHILL TRAILS DISTRICT NEIGHBORHOOD COUNCIL

North Valley Zoning Administration
6262 Van Nuys Blvd. Room 430
Van Nuys, CA 91401

Regarding Case # CPC 2014-3258-CU-SPR-ZV-ZAA

Dear Sirs,

October 16, 2014

At its regular monthly meeting the FTDNC voted 12 to 1 (~~1~~ abstain) to **SUPPORT** the construction of a film and television production studio complex on approximately 10 acres at 11038 Peoria in Sun Valley.

At the initial scoping meeting with the FTDNC Land Use Committee the developer seriously considered the objections of the eastern residential neighbors and added a number of specific mitigations to reduce noise, traffic and visual issues as affects their rear yards. This first independent studio complex in the San Fernando Valley will add needed jobs in the area and secure badly needed entertainment work in the City of Los Angeles. We welcome this activity in an area that is overdeveloped with automotive junk yards and recycling businesses.

Sincerely,

Kevin Davis, President FTDNC

Cc: Councilmember Felipe Fuentes, CD7
Claudia Rodriguez, CD7
Wesly Hernandez CD7
Councilmember Martinez CD6
Jim Dantona CD6
Mike O'Gara SVANC
Erika Iverson, Rosenheim & Assoc.



EXHIBIT E

CITY OF LOS ANGELES

CALIFORNIA



WWW.SVANC.COM

THE SUN VALLEY AREA NEIGHBORHOOD COUNCIL

President
Mike O'Gara

Vice President
Mark Allen

Secretary
Mylo Koenig

2nd Vice President
Elizabeth Bille

Treasurer
Sean Inkelaar-Cruz

Sun Valley Area Neighborhood Council
Post Office Box 457
Sun Valley CA 91352-0457

Telephone 818 767 8262

Fax 818-767-7510
Email: info@svanc.com

February 10 2015

Frank Quon Hearing Officer
Los Angeles City Hall
200N. Spring St
LA Planning Dept
7th Floor
Los Angeles Ca 90012

RE: Movie Studio
11038, 11070, 11100W. Peoria St
Sun Valley Ca 91352
Case No. CPC-2014-3258-CU-SPR-ZV-ZAA
CEQA ENV-2014-3259-MND

Mr. Quon;

I am writing on behalf of the Sun Valley Area Neighborhood Council (SVANC) regarding this application. The SVANC Planning Committee met three times with the applicant and his architect. We have exchanged questions and answers via E-mail and several phone calls and are generally in favor of this Project.

We are very happy that this project may ultimately come to fruition in our neighborhood. We think that the jobs created by the project will be a tremendous asset to our community which normally receives applications for projects along the lines of Waste Recycling, Metal Recyclers and Auto Dismantlers. These are not minimum wage jobs, they will pay a decent salary. A project like this will also create jobs in support services for the Studio itself and support services for the people who work at that studio Not the least of which could be eating establishments, Automobile servicing, Laundry, Dry Cleaning, grocery stores, etc.

We do however have some concerns that we would like addressed before the project is voted on by the City Planning Commission(CPC).

We have discussed with the applicant our concern that this property has not been developed since the 80's and as such has been and is presently a place that all rain water/Storm water that lands on this property does percolate down into the aquifer. As we all know we are in a drought and will always be in a drought situation here in Southern California. Capturing Storm water is one of the ways we need to address this problem. Since the 80's we have continued to black top or cement over the ground surfaces throughout Los Angeles and we now find ourselves BUYING water from the Metropolitan Water District at a rate, money wise and quantity wise, that escalates every year. We need to recapture more of this precious resource into spreading basins and aquifers and stop the rainwater from running out into the Ocean through these water channels called the LA RIVER.

We believe that the surface of this soil on this property needs to be of a permeable type so that ALL this Storm water will be able to percolate into the aquifer and/or be stored in cisterns to be used to water the landscaping.

We have asked several times about the amount of Solar that the developer will install and the answer we received on DECEMBER 28 2014 from Erika Iverson is that they will install conduit to the roof so that the infrastructure is in place to allow installations of Solar Panels. This response we find inadequate. Today when the City of Los Angeles is trying to reach a level of renewable energy to prevent using polluting fossil fuels to produce electricity, we must have all new facilities installing and using solar power to the maximum of their ability. This facility has to make a commitment of L.E.D. lighting and a large commitment for Solar to provide power for lighting, at least, the public spaces in the warehouse and the stage areas and the outside areas.

The applicant has asked for relief in the size and amount of signage on the property. His request does seem too much. The Monument sign in front of the building should not be bigger than a 3'x5' they have requested a 5'x10' sign which is just too large. We are assuming that sign will be lit with external lighting and we do not want that lighting to show all the way to the far side of the street. It could be a distraction for drivers on Peoria Street. Additionally he has requested a large sign on the Southwest side of each building 30 feet up on the structure. These signs face Peoria street We would like these two signs no higher than 15 feet. Request for four gate signs on the two gates at the extreme Northeast truck access gate and the extreme southwest truck access gate these were to be 20 SF each we request that they be no larger than 2.5'x3.5'

Further The Applicant has asked for the operating hours of the Northeast Driveway to be 7AM to 11PM. This is the driveway closest to the residents. We propose that the applicant should not use this driveway except during the hours of 9AM to 8PM. This would not generate any noise while school children may be sleeping.

We believe the steps taken to reduce noise from reaching the homes on Elinda Street are adequate, however from an overabundance of caution, we wish to propose that the applicant reduce the width of four of his six driveways by one foot each and move the sound stage structure toward the Southwest by one foot. Then with the additional cuts he can move the warehouse four feet further away from the homes OVERALL this will enable the applicant to add four more feet of sound deadening landscaping to that landscape bed that abuts the residents.

To Clarify:

Starting at the property line on the Southwest side of the property there is a driveway which is 33ft 4 inches wide, Reduce this driveway by one foot to a width of 32 feet 4 inches. Move the stage structure one foot to the South West,

The next driveway moving toward the north is on the north side of the STAGE STRUCTURE it is 28 ft wide and we should reduce it by one foot to 27 feet wide, We then move the parking island that has RV vehicles and standard cars TWO feet to the Southwest the next driveway to the north is 26 feet and it runs along the existing property line reduce this by one foot to 25 feet and move it over THREE feet,

The center parking area for standard cars and RVs needs to move THREE feet to the Southwest. The next driveway is down the center to the main gate and is 30 feet wide reduced by one foot is 29 feet wide. The next parking strip with standard and compact cars and NO RV's needs to move four feet to the South west

The Warehouse building and the parking adjacent to it needs to move four feet to the Southwest.

The Northeast driveway 26 feet wide can stay that width and move to the Southwest

The boundary wall on the Northeast of the property moves four feet to the South west and leaves us a FIFTEEN foot landscape buffer for understory plants which should give another layer of understory to kill all chance of any noise migration from the driveway in its limited hours of use and the Warehouse with Vines growing on that Northeast wall.

Additionally: The fence on the northwest side of the project and the fence on the southwest both need to have gates in them so that the applicant can access the back of these fences to paint out any Graffiti that may be painted by vandals.

In one of my letters I asked for full hookups for all RV's including sewer lines used for dressing rooms. We are in agreement that sewer hookups should not be needed. We do however need to install underground electric hookups for all those spots designated as RV spots. We do understand that there will be some dressing rooms with Showers provided BUT there are presently no details of any of that in this proposal. This proposal has a lot of broad strokes but seems to be lacking a lot of the fine details that we wish to know. I suspect that will be provided before the CPC hearing.

At one of our recent meetings with the applicant and his group we asked and were advised that there would be dressing rooms on the stages for talent and some of those would have showers. We would like to see those plans as well before this goes to the CPC hearing for FINAL approval. This may be covered in some ordinance that we are not aware of.

Additionally, and this is pre-mature, many television shows recorded on Film and Videotape use audiences for reactions and live response, Laughter, etc. There is nothing on the plans we have that advises us about Bathroom facilities for these groups or Parking for audiences, which is a major consideration. Many production companies, and it would be up to those companies, to provide the actual bodies for the audience use outside contractors for these services BUT we would like to know something about where buses for audiences would be parking and we want assurances that indeed audiences would not be invited as walk-ins. We could not accommodate parking in this area for very many cars.

Please notify the Sun Valley Area Neighborhood Council of any further meetings regarding this project and/or any correspondence regarding same.

The Contact information is

Mike O'Gara
Planning Committee Chair
Sun Valley Area
Neighborhood Council
Post Office Box 457
Sun Valley Ca (1353-0457

Thank You,



Mike O'Gara

SHPOA

Shadow Hills Property Owners Association
Dedicated to Preserving Rural Community

February 16, 2015

SUBJECT: Case Number CPC-2014-3258-CU-SPR-ZV-ZAA; CEQA Number ENV-2014-3259-MND

Dear Mr. Quon:

The Shadow Hills Property Owners' Association represents more than 2,200 households in the Shadow Hills/Stonehurst community, which includes the residential neighborhoods on both Peoria Street and Elinda Place most impacted by the proposed studio project. In the absence of a continuance, we urge denial of the Conditional Use Permit and all entitlement requests at this time.

Our Association believes the actions requested today are premature and that all interested parties should be calling for dialogue and face-to-face discussions between the applicant, property owner and residents. It is a fact that the applicant has not met with residents since a very contentious meeting in July 2014. Need we say more?

We believe the present proposal has not improved in several critical areas from its earliest versions given relevant zoning and the project's proximity to residences. We believe strongly that if implemented as is, the project's proximity to residents would establish negative precedents for future development in the area which has residential and open space properties immediately adjacent to several of the largest industrial/mining/landfill operations in the City of Los Angeles. It also should be noted that the project site is located directly along the border of the council district lines between CD6 and CD7, requiring cooperation between both council districts.

While in certain respects the applicant's project represents potentially positive improvements for the area overall, several major details and impacts have not been addressed since the project was first introduced to SHPOA in April 2014. The biggest legal or technical issue is that existing zoning and the historical use of the property as shown in the Community Plan is Open Space/A1 zone. In addition, there is history related to declaration of the 10-acre site as permanent "buffer" between the Peoria/Elinda residential neighborhood and the industrial site which must be further researched. The biggest practical obstacle is its height and proximity to the residents living in the established neighborhood. Other issues needing discussion include traffic, hours of operation and noise.

On the height issue, for example, in SHPOA's initial conversations with the applicant dating back to April 2014, we were aware of a 30-foot height restriction and expected that to apply. It was not until the past few weeks that we learned the proposed height of Building 2 is 54 feet and the proposed height of Building 1 is 74 feet.

Importantly, from the outset, in all conversations SHPOA has had with the applicant, with Neighborhood Councils and with both Council offices, we have consistently communicated that the proximity of the proposed development (even with the 30-foot height requirement) was too close to the residential property lines and that the "footprint" for the buildings needed to be moved southwesterly or in the direction of Glenoaks Boulevard – FURTHER AWAY from the residents. We are disappointed to see no change in that regard as that has been a primary stated concern dating back to last April.

In the interests of both the neighbors and the project applicant, we recommend the following actions be supported:

- Continue the public hearing for a minimum of one month
- In that time period, complete research related to the 10-acre buffer issue
- Schedule a minimum of two working group meetings involving the applicant, property owner, neighbors, SHPOA, Neighborhood Council offices and City Council offices (CD6 and CD7) to identify and address project impacts/mitigations and areas of agreement, disagreement or compromise. We suggest the first meeting be conducted at an existing Line 204 studio and the second meeting be held in Shadow Hills.

Finally, we recommend Council representatives, SHPOA, the project applicant and the property owner, who owns one and perhaps several adjacent properties, meet to discuss the importance of moving the footprint of the proposed project further away from residents.

Sincerely,

On behalf of the Board of the Shadow Hills Property Owners Association,

David J. DePinto
President



cc: Councilman Felipe Fuentes
Councilwoman Nury Martinez
Nancy Woodruff, FTDNC
Mike O'Gara, SVANC
Alton Butler, Line 204, LLC

COMMENTER 62

Victoria Geer
Resident

RESPONSE 62-1

As discussed on page B-10 of the Draft MND, the According to the *City of Los Angeles CEQA Thresholds Guide*, potential shading impacts could result when shadow-sensitive uses are located to the north, northwest, or northeast of new structures in excess of 60 feet in height. The potential for impacts decreases the further the sensitive use is located from a project site. The *City of Los Angeles CEQA Thresholds Guide* goes on to state that a project impact would normally be considered significant if shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between late October and early April, including during the winter solstice, or for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. between early April and late October, including the summer solstice.

Shadow-sensitive uses include all residential uses and routinely usable outdoor spaces associated with recreational or institutional uses (e.g., schools), commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas, nurseries, and existing solar collectors. These uses are considered sensitive because sunlight is important to function, physical comfort, or commerce. Shade sensitive uses in the project vicinity are limited to the residential uses adjacent to the eastern site boundary and across the Hansen Heights Channel.

The Warehouse Building would be approximately 54 feet in height above grade, and is thus, below the City's 60 foot guideline. In addition, the Warehouse Building would be located roughly 38 feet from the east site boundary and would sit on ground surface that is lower in elevation than the adjacent residences. Therefore, the Draft MND concluded that the Warehouse Building would not significantly shade the adjacent residences. (pg. B-10). The project also proposes a 10-foot-high decorative site wall and landscaped buffer along the eastern perimeter, which would shade portions of the adjacent residences. However, the Draft MND concluded that the proposed site wall and vegetation would largely mimic existing conditions, where vegetation that in some cases taller than features proposed, currently shade the adjacent residences, and significant shading would not occur (pg. B-10).

Nonetheless, in order to address concerns raised by the commenter, PCR modeled the project's shadow patterns, the results of which are presented in shading diagrams that show the project's shading effects on adjacent residences during both the winter and summer solstices. Please refer to **Figure 1, Winter Solstice Shadows - December 21** and **Figure 2, Summer Solstice Shadows - June 21**. The shading diagrams are based on three-dimensional models provided by the applicant's architect and confirmed for accuracy by PCR and graphically demonstrated Google SketchUp® Pro. A building casts shadows that move in a predictable sweeping arc across the landscape. Shadows start their progress along this arc on the west side of a building and trend eastward as the sun moves west across the sky. A project's shading effects are greatest during the winter solstice, when the sun is lowest on the horizon and shadows are at their longest.

February 7, 2015

RE: Case No.: CPC-2014-3258-CU-SPR-ZV
Project Location: 11038, 11070, 11100 W. Peoria Street

RECEIVED
2-11-2015
70

Dear Mr. Quon,

I reside near the above reference proposed project. I object to the proposed project for numerous reasons including but not limited tot he following:

54 ft building and 74ft would shadow my whole yard. I have a pool that would never see sun. The pounding piling will crack my house even more. My home would be shaken ~~the house~~ off its foundation. This would change the whole neighborhood. Traffic will be trouble. This is ^{A-1} agricultural property it should never change. The city does not consider how it will devalue our property value.

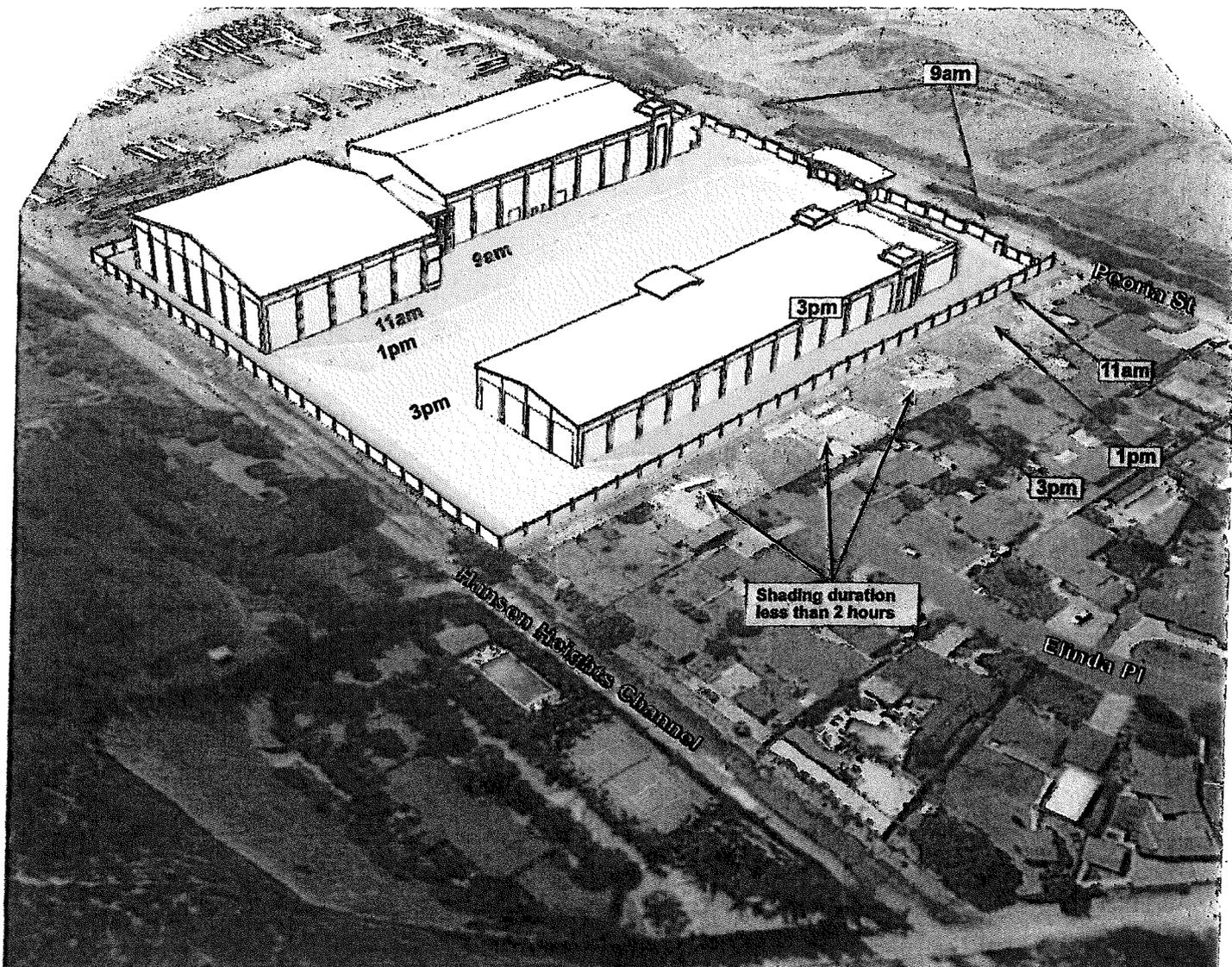
62-1
62-2
62-3
62-4

Please provide me with a copy of your decision. Thank you for taking into consideration the residential neighborhood which abuts the five to seven story buildings which are totally out of place for this property.

Sincerely,

Victoria Geer
VICTORIA GEER

TORREY_91352@YAHOO.COM
818-767-4603



Legend

-  9:00 a.m. Shadow
-  11:00 a.m. Shadow
-  1:00 p.m. Shadow
-  3:00 p.m. Shadow

NOTE:

CEQA Thresholds Guide Standard:

A significant impact would occur if shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 AM and 3:00 PM Pacific Standard Time (between early November and mid-March).



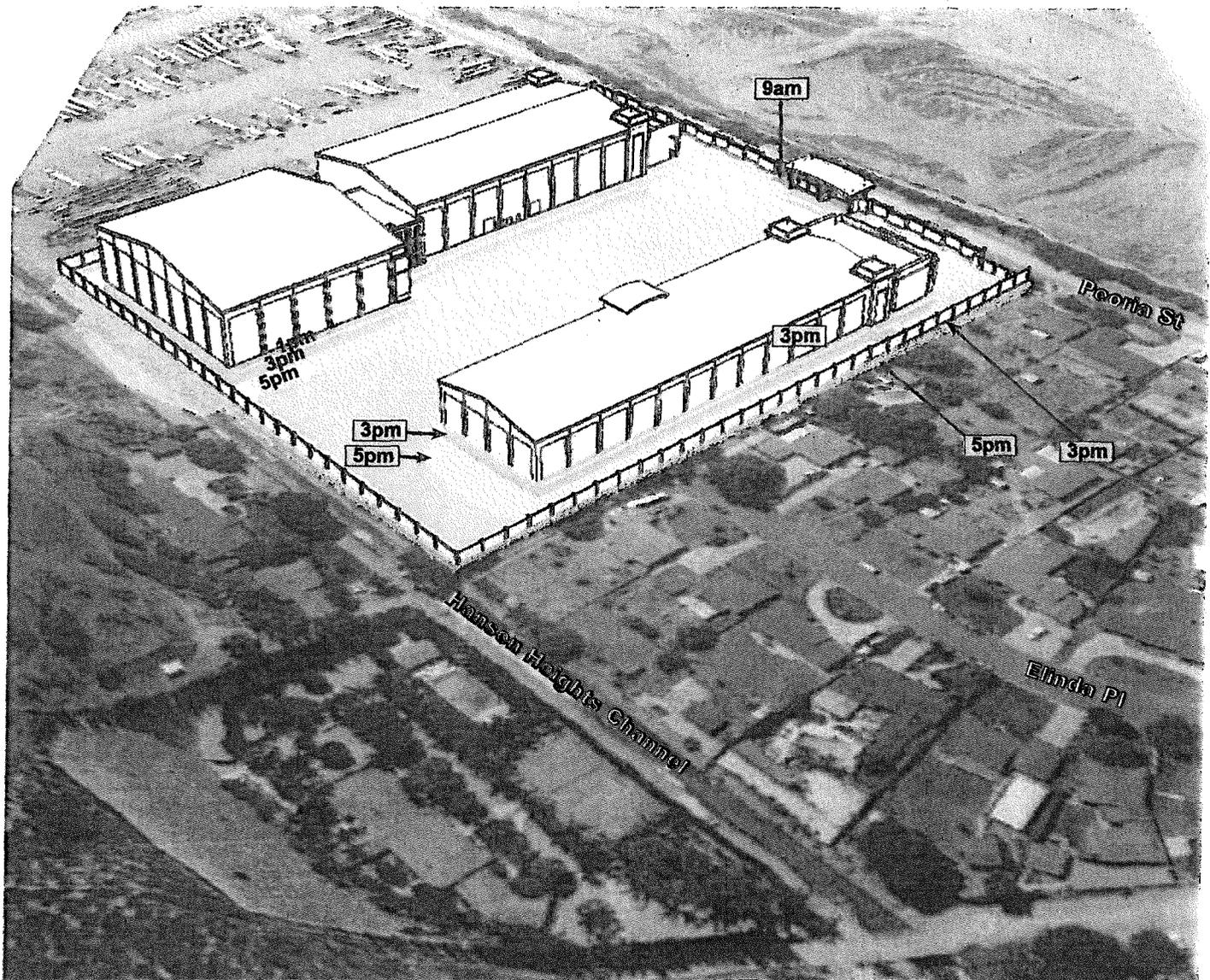
Winter Solstice Shadows - December 21 (Pacific Standard Time-PST)

Line 204 Studio

Source: PCR Services Corporation, 3/2015.

FIGURE

1



Legend

-  9:00 a.m. Shadow
-  1:00 p.m. Shadow
-  3:00 p.m. Shadow
-  5:00 p.m. Shadow

NOTE:

CEQA Thresholds Guide Standard:

A significant impact would occur if shadow-sensitive uses would be shaded by project-related structures for more than four hours between the hours of 9:00 AM and 5:00 PM Pacific Standard Time (between mid-March and early November).



Summer Solstice Shadows - June 21 (Pacific Daylight Saving Time-PDST)

Line 204 Studio

Source: PCR Services Corporation, 3/2015.

FIGURE

2

As shown in Figure 1, during the winter solstice, when the project's shadows are longest, the project's decorative wall would begin shading the project's 6-foot-wide landscaped buffer by 11:00 A.M. Shadows would be similar at noon, with the project's decorative site wall shading the landscaped buffer. By 1:00 P.M., the decorative site wall would be to shade the westernmost portion of the yards of adjacent residents. In addition, for the first time during the day, the ornamental tower of the warehouse building would begin casting shadows that would extend beyond the decorative site wall, falling on the backyard of the home immediately adjacent to the project site along Peoria Street. Between 1:00 P.M. and 3:00 P.M., shadows cast by the warehouse would continue to grow longer and would extend beyond the decorative site wall. By this time, the warehouse would cast shadows on the yards, houses, and other routinely useable outdoor spaces (i.e., pools) of the residences adjacent to the project site. In summary, the project would cast shadows on the majority of the adjacent residences for a period of slightly less than two hours during the winter solstice. The one exception is a small portion of the property immediately adjacent to the project site along Peoria Street, which would experience shading from the warehouse's ornamental tower for a period of approximately 2.5 hours. In conclusion, the project would not shade adjacent residences for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. between late October and early April, including during the winter solstice, and a less than significant impact would result.

It is important to note that the graphic depiction of the project's shading in Figure 1 is conservative because it is not a reflection of existing conditions, which are the appropriate baseline for a CEQA evaluation, in that it assumes that the existing berm and vegetation along the project site's eastern boundary are not present. In reality, as stated on page B-10 of the Draft MND, shading created by the project would largely mimic the shading created by the landscaping currently in place along the site's eastern boundary.

As shown in Figure 2, during the summer solstice, when shadows are the shortest because the sun is highest on the horizon, the project's decorative site wall would begin to shade the project's 6-foot-wide landscaped buffer by approximately 3:00 P.M. By about 4:00 P.M., the decorative site wall would begin shading the westernmost portion of the adjacent residences. This shading would continue until 5:00 P.M. At no time between 9:00 A.M. and 5:00 P.M., would the warehouse cast shadows across the property line. As a result, the project would shade the westernmost edge of the adjacent residences for a period of slightly less than two hours during the summer solstice. In conclusion, the project would not shade adjacent residences for more than four hours between the hours of 9:00 A.M. and 5:00 P.M. between early April and late October, including the summer solstice, and a less than significant impact would result. As with the graphic depiction of the project's winter shading, the analysis is conservative in that it assumes the existing berm and vegetation along the eastern site boundary are not present.

RESPONSE 62-2

Please refer to Response 2-1 for discussion of the mitigation measures required to reduce the project's groundborne vibration impacts during construction to a less than significant level at adjacent residences.

RESPONSE 62-3

Please refer to Response 2-3 above for a discussion of the project's less than significant traffic impacts, including on residential neighborhood east of the project site.

