

CONDITIONS OF APPROVAL

As approved by the Planning & Land Use Management Committee on July 28, 2015

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 including an accessory warehouse building, 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.
 - a. A 15-foot high sound wall by 47 feet long shall be constructed at the southeast corner of the Warehouse Building extending toward to the southeast to shield the loading area from the adjacent properties, as shown on **Exhibit No. "C", and dated April 23, 2015**. The sound wall shall be constructed of decorative masonry material that will attenuate noise from the loading area to the satisfaction of the Department of City Planning. Optionally, the applicant may continue the proposed green-screen treatment similar to the east elevation of the Warehouse Building.
 - b. All truck bays shall be installed with a loading dock seal or gasket system to help shield noise transmission.
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.
 - 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.
 - 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 or to the satisfaction of the Los Angeles Department of Transportation.
 - c. For all one-way driveways, a width of $W=16'$, exclusive of side slope shall be provided or to the satisfaction of the Los Angeles Department of Transportation.
 - 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 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. Additionally, a sign shall be posted at all exiting driveways to indicate that trucks greater than 6,000 lbs. GVWR are prohibited to turn right into the residential streets.
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. Landscape details shall incorporate the following:
- a. Tree wells within the parking area shall have a minimum dimension of 6 feet by 6 feet diamond shaped area with permeable surface to ensure health and survival of trees. The minimum dimension may be reduced to 5 feet by 5 feet provided that a minimum dimension of 6 feet by 6 feet remains permeable.
- b. In addition to landscape areas, the site should incorporate as much as permeability as possible to capture surface runoff.
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 including the accessory warehouse may operate 24 hours a day, 7 days a week.
- b. The easterly driveway shall be limited to the hours of operation between the hours of 7 a.m. and 11 p.m. 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 permitted at any time.
 - iii. No loitering or gathering shall be permitted at any time.
- c. For the accessory non-film based rental operation, deliveries into and out of the subject site shall be limited to the hours of operations between 7 a.m. to 10 p.m., Monday thru Sunday.

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. The applicant shall provide quarterly decibel readings, within the first two years of its operation, to ensure the noise mitigations at the southerly and easterly property lines are effective. Such information shall be included in the Plan Approval filing pursuant to the Plan Approval Condition no. A.13 above.

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 filming, parking or loading activities along the eastern property. Use of the easterly drive aisle will be limited to the hours of 7:00AM – 4:00PM.

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. Further, the Commission has evaluated the Warehouse loading area where the applicant proposes a 24 hour loading operation. In accordance with the Mitigated Negative Declaration, it is recognized that the impacts of the operational aspects of the project would be mitigated to a level of insignificance. However, at the Commission's direction, it is with an abundance of caution that an additional sound wall of 15 feet high and 47 feet in length is required for

additional noise attenuation which would aid in reducing any noise generated from loading activity.

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 gutter¹. 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.

On appeal, the Planning, Land Use Management Committee of the City Council denied the appeal, modified the conditions of approval, and sustained the action of the City Planning Commission. The PLUM Committee approved a request from the applicant's representative, Mr. Rosenheim, to clarify Condition No. A.14.a. to include the "accessory warehouse" language in order to confirm that the warehouse is indeed an accessory use to the Studio use. Additionally, the request to expand the hours of operation to that which is similar to the LAMC required Mini-Shopping Center/Commercial Corner hours of operation was made by the applicant's representative was also granted by the

¹ 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.

Committee. Condition no. A.14.b. effectively, will expand the hours of permitted use of the easterly driveway to 7 a.m. to 11 p.m.

Further, the PLUM Committee at their discretion, require the above and the following conditions to be added/modified as followings:

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. **Additionally, a sign shall be posted at all exiting driveways to indicate that trucks greater than 6,000 lbs. GVWR are prohibited to turn right into the residential streets.**

14. **Hours of Operation:**
 - a. The film and television studio facility **including the accessory warehouse** may operate 24 hours a day, 7 days a week.
 - b. The easterly driveway shall be limited to the hours of operation **between the hours of 7 a.m. and 11 p.m. 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 permitted at any time.
 - iii. No loitering or gathering shall be permitted at any time.
 - c. **For the accessory non-film based rental operation, deliveries into and out of the subject site shall be limited to the hours of operations between 7 a.m. to 10 p.m., Monday thru Sunday.**

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. **The applicant shall provide quarterly decibel readings, within the first two years of its operation, to ensure the noise mitigations at the southerly and easterly property lines are effective. Such information shall be included in the Plan Approval filing pursuant to the Plan Approval Condition no. A.13 above.**

These conditions were added at the will of the PLUM Committee Members' concern for protection of the adjacent residential neighborhood. Larger trucks running through the single family residential neighborhood to the west would create additional conflicts of vehicles and pedestrians, including additional exhaust, noise, and vibrations. As a result, PLUM imposed additional prohibitions on trucks over a GVWR of 6,000 lbs.

The appellant's concerns in the matter of “party rental use” as a separate business was reviewed. The PLUM Committee recognized that the proposed studio will be a rental facility that will rent studio space as well as equipment for film and television production. Therefore, the warehouse and all rental equipment will be accessory to the studio use. Equipment included in the production rentals will include tables and chairs for commissary functions of production projects. The appellant identifies this as party rental usage as a separate business because rentals include off-site venues. As a result, the PLUM Committee applied a condition that addressed any off-site party to limit the hours of shipping operation throughout the week. This will minimize any extraneous shipping that may impact residents.

Last, the Committee required additional monitoring of noise at the site's periphery so that during the Plan Approval review of condition compliance will add a measure of noise compliance with the provisions of the Los Angeles Municipal Code.

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 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 area². 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

² 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.

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 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 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 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 area³.

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.

³ 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 line⁴. 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

⁴ 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.