

Additional Conditions of Approval to the project submitted by Council District 5
Council file No: 24-1315-S1

1. MAINTAINING STUDIO USES

Section **5.1 (Permitted Uses), Subsection A (Studio Land Uses)** shall be amended as follows:

A. **Studio Land Uses.** The uses permitted within the Specific Plan area shall be consistent with the following five Studio Land Uses: Sound Stage, Production Support, Production Office, General Office, and Retail, including, but not limited to, the following ancillary uses set forth below. The Specific Plan area **shall maintain a minimum of 150,000 square feet of combined Sound Stage, Production Support, and Production Office uses. Additionally, the Specific Plan area shall maintain the Sound Stage use at all times.**

2. DRIVEWAY QUEUING DEPTHS

Section **6.1 (Standard Operation and Access), Subsection B (Access)** shall be amended as follows:

B. Access. A driveway access plan shall be submitted to the Los Angeles Department of Transportation (LADOT) Development Review Section for review and approval prior to the construction of any Project pursuant to this Specific Plan, and prior to any change to the driveway access, or location of a Mobility Hub. **LADOT shall review driveway and queuing capacity to prevent potential vehicular backup onto adjacent roadways.**

3. SPECIAL EVENTS

A new **Subsection D (Special Events)** shall be added to **Section 6.1 (Standard Operation and Access)**:

D. Special Events. A maximum of 12 non-production, ticketed special events, with over 500 attendees per year shall be permitted within the Specific Plan area. Such special events shall adhere to the existing applicable regulations under the Code, such as providing a traffic control plan to the satisfaction of LADOT.

4. HELIPAD OPERATIONS

A new **Subsection E (Helipad)**, shall be added to **Section 6.1 (Standard Operation and Access)**, as follows:

E. (Helipad). Operation of a helipad shall be consistent with the historical studio use of the existing helipad.

5. ROOFTOP CELLULAR AND COMMUNICATION FACILITIES (SOUTHEAST PARKING STRUCTURE)

Appendix D (Design Standards), Section 4.E.1 (Cellular Facilities), shall be amended as follows:

1. Cellular Facility areas shall be concealed and visually integrated within the design or architecture of the building or structure housing the equipment and not visible from the public right-of-way. **In addition, for all Cellular Facilities located on the rooftop of the southeast parking structure included in the Initial Development Plans, a 20-foot setback from all perimeter façades of the parking structure shall be required.**