

## **DRAFT TVC 2050 SPECIFIC PLAN**

**(As modified by the PLUM Committee on December 3, 2024)**

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance establishing the Television City (TVC) 2050 Specific Plan (Specific Plan) pursuant to the provisions of Section 13B.1.2 of Chapter 1A of the Los Angeles Municipal Code (Code), for a portion of the Wilshire Community Plan area.

**WHEREAS**, the entertainment industry is continually evolving, whether it be technological advancements, shifts in production and post-production, or increased competition from other states and countries, and long-term adaptation in land use and planning is a requirement for ongoing consistency with the City's General Plan policies;

**WHEREAS**, the existing TVC major film and television studio campus needs to modernize and expand its existing facilities to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production in order to remain competitive in the industry and for the long-term preservation of the TVC campus;

**WHEREAS**, TVC has, over time, made improvements in a piecemeal and ad hoc manner and does not have a comprehensive set of requirements for on-site development, and a Specific Plan would allow for a more comprehensive set of regulations to address the unique characteristics of a major studio and entertainment facility, guiding the future development of the site, and establishing an ecosystem of production uses suited to meet modern entertainment needs for decades to come;

**WHEREAS**, a Specific Plan will enable TVC to continue to be at the forefront of such change and innovation, providing artists and creators with the necessary physical space and infrastructure;

**WHEREAS**, modernization of the TVC campus will honor William Pereira and Charles Luckman's original vision for a major studio headquarters, which was designed to be modified and expanded over time to meet the changing needs of the constantly evolving media and entertainment industry;

**WHEREAS**, a clear and consistent set of principles and regulations established by this Specific Plan would provide a level of certainty for future development of the site while remaining mindful of the Specific Plan area's surrounding community;

**WHEREAS**, development under the Specific Plan would support the local and regional economy by creating a wide range of entertainment jobs, catering to various types of production and media-related uses, and supporting the City of Los Angeles as the global capital of media and entertainment;

**WHEREAS**, it is the intent of the City Council that this Ordinance be applied and administered consistent with the goals and purposes stated above; and in order to assure that such development proceeds in compliance with the General Plan and the above goals, it is necessary to adopt the following Specific Plan.

**NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO  
ORDAIN AS FOLLOWS:**

**SECTION 1. ESTABLISHMENT OF THE SPECIFIC PLAN**

**Section 1.1 Boundaries.**

The City Council hereby establishes the TVC Specific Plan, which shall be applicable to the approximately 25-acre site located at 7716–7860 West Beverly Boulevard, generally bounded by Beverly Boulevard to the north, Fairfax Avenue to the west, The Grove Drive and apartments to the east, and The Original Farmers Market and The Grove to the south, as shown within the heavy dashed line on Map 1 (Specific Plan Boundary Map). An approximately 0.63-acre portion of the Specific Plan area falls under the land use jurisdiction of the County of Los Angeles and is planned to be annexed into the City of Los Angeles; upon annexation, this Specific Plan will apply to the 0.63-acre property.

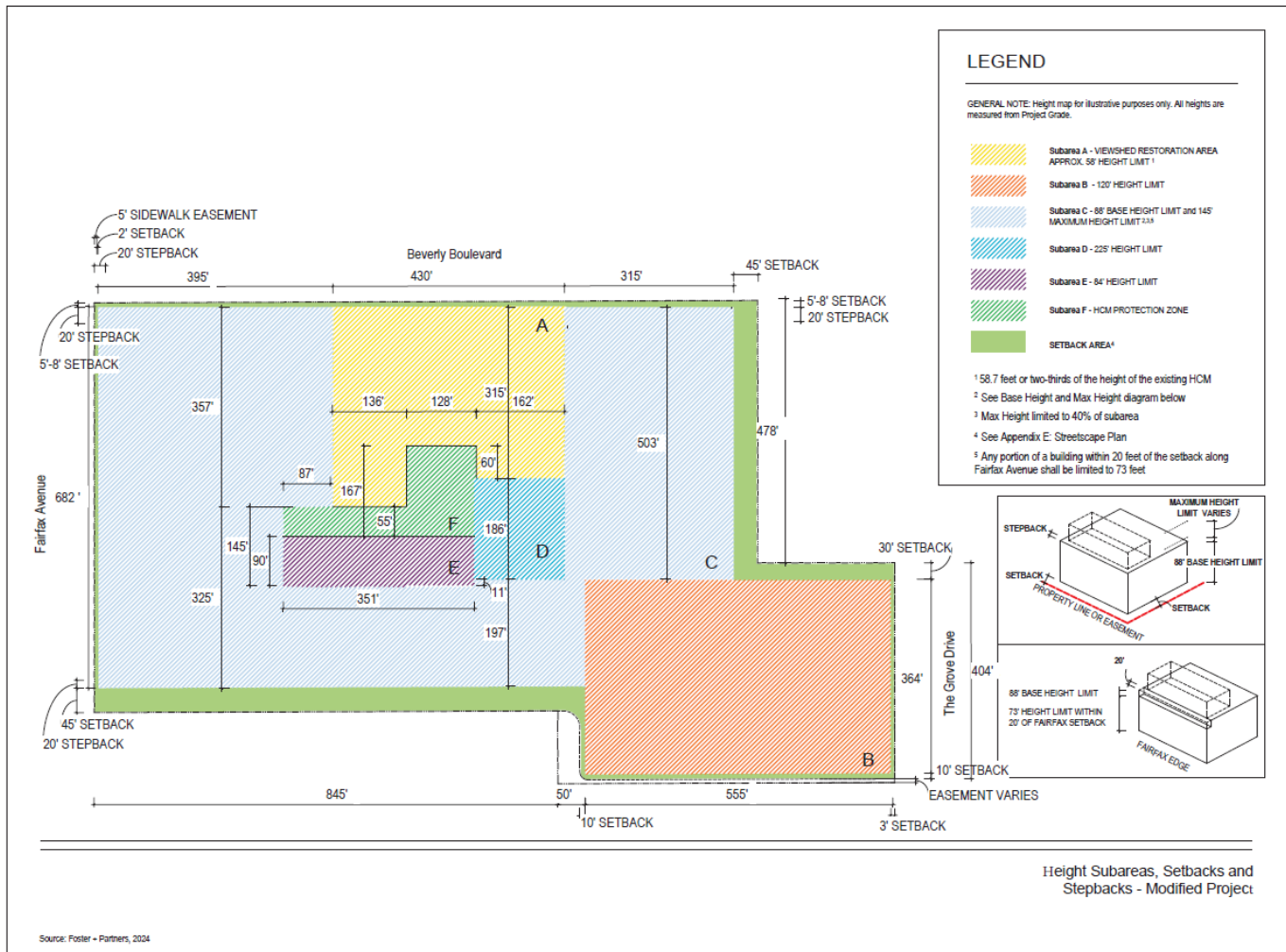
**MAP 1. SPECIFIC PLAN BOUNDARY MAP**



## Section 1.2 Subareas.

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan area is divided into six subareas. The locations and boundaries of these subareas are depicted on Map 2 (Specific Plan Subarea Map), as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

**MAP 2. SPECIFIC PLAN SUBAREA MAP**



## Section 1.3 Relationship to the Code.

- A. Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Chapter 1 or 1A of the Code, as amended, and any other relevant ordinances, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the Code or other ordinances, except as provided for in this Specific Plan.

**B. Superseded Code Regulations.** Wherever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as height, use, floor area, setbacks, vehicle and bicycle parking, open space and landscape requirements) that are different from, more restrictive, or more permissive than the Code, this Specific Plan shall prevail and supersede the applicable provisions of the Code. Accordingly, approvals under, and compliance with, the following sections are not required for development within the Specific Plan area:

1. Project Review. Code Section 16.05.
2. Major Development Project. Code Section 12.24 U.14.
3. Mini-Shopping Centers and Commercial Corner Development. Code Sections 12.22 A.23 and 12.24 W.27.
4. Alcoholic Beverage Sales and Service Regulations. Code Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1.
5. Street Dedications and Improvements. Code Section 12.37. Public Rights- of-Way widths and improvements shall comply with those dimensions set forth by Vesting Tentative Tract Map No. 83387 and Appendix E (Streetscape Plan).

**C. Sign Regulations.** In the event the City adopts a “SN” Supplemental Signage Use District (Sign District) with boundaries that are the same as, or include, the Specific Plan area, the provisions of the Sign District would govern signs located within those portions of the Specific Plan area which are within the Sign District. The adoption of the Sign District shall be subject to all the provisions set forth in Section 13.11 of the Code with the following exception: properties in the TVC Zone may be included in such Sign District, notwithstanding the restrictions on the zoning of property included in a sign district as set forth in Section 13.11 B of the Code. To this extent, this Specific Plan and the Sign District, if adopted, shall supersede Section 13.11 of the Code.

1. **Historic Sign Guidelines.** Signs identified within Appendix F (Historic Sign Guidelines) shall be designed and constructed per the Guidelines. These signs shall be reviewed by the Office of Historic Resources (OHR) and permitted in compliance with the TVC 2050 Sign District. Specifically, the TVC 2050 Specific Plan allows for replacement of non-conforming signs on the Primary Studio Complex (a City-designated Historic Cultural Monument [HCM]). Non-conforming signs may be retained or recreated at the approval of OHR, based on sufficient evidence of the existence of the historic sign, and upon consensus that the sign complies with the Secretary of the Interior’s Standards.

## SECTION 2. PURPOSE

**Section 2.1 General.** This Specific Plan provides the regulatory framework for the comprehensive redevelopment of the Specific Plan area to maintain TVC as a studio use and to modernize and enhance production facilities to meet both the existing unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio campus.

**Section 2.2 Purposes and Objectives.** The purposes and objectives of this Specific Plan are as follows:

- A.** Provide regulatory controls and incentives for the systematic and incremental execution of those portions of the Community Plan which relate to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates.
- B.** Set forth principles, standards and general procedures to assure the orderly development of the Specific Plan area.
- C.** Establish permitted uses and/or activities and provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for the uses.
- D.** Create a fully integrated and cohesive planned site regulated by this Specific Plan that retains the land use as a studio facility and provides an expandable, flexible, and operationally seamless production ecosystem that can respond to evolving market demands, support content creation, and maximize studio production capabilities.
- E.** Rehabilitate and preserve the integrity of the Primary Studio Complex consistent with the HCM designation, while building upon William Pereira and Charles Luckman's master plan for a flexible and expandable studio campus.
- F.** Address and discontinue ad hoc building through implementation of a clear set of regulations which allow for the construction of technologically advanced sound stages and a complementary mix of state-of-the-art production support facilities and production offices to meet the existing unmet and anticipated future demands of the entertainment industry.
- G.** Complement the neighboring community through design elements that would be compatible with surrounding uses, concentrate building mass and height towards the center of the TVC campus, and provide enhanced street frontages to promote walkability, foster connectivity and safety, and better integrate on- and off-site uses.

- H. Provide adequate, safe, and efficient ingress/egress, circulation, staging, and parking that satisfies the unique demands of a large-scale production studio with direct, enhanced access to the uses on-site and sufficient truck and trailer circulation areas, in compliance with modern fire and life safety requirements.
- I. Create multiple production basecamps to allow for the flexible and efficient staging of vehicles necessary for film and television productions.
- J. Provide multi-modal transportation solutions, including a Mobility Hub, to connect TVC employees and guests with surrounding public transit lines, employee shuttles, and a rideshare program, to encourage alternative means of transportation, and focus growth in a high-density, jobs-rich area in proximity to bus and rail transit.
- K. Create a model for environmental sustainability in modern production studio operations by implementing the City's first all-electric studio, in addition to best management practices regarding water, energy, and resource conservation by achieving LEED Gold certification or equivalent green building standards.
- L. Enhance the identity of TVC as a media center by providing architecturally distinct development and a creative signage program that reflects and complements the production uses on-site.

### SECTION 3. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Definitions of the terms set forth in this Section shall supersede the definitions set forth in the Code, including, without limitation, Section 12.03 of the Code. Words and phrases not defined here shall be construed as defined in Section 12.03 of the Code, or pursuant to Section 13B.4.6 of the Code and Section 4.1 of this Specific Plan for interpretations of the Specific Plan by the Director.

**Basecamp.** An area at, near, or within a filming location where temporary Production Activities can be coordinated and where mobile facilities such as trucks and support vehicles related to production are temporarily staged, that includes, but is not limited to: loading, wardrobe, hair, make-up, craft service, parking, storage of mobile facilities, support vehicles, etc., in direct support of the Production Activity.

**Cellular Facilities.** Wireless telecommunication facilities, including cellular facilities, for telephone, information and data transmission, and similar communication and future technological advances in such communication. Cellular Facilities shall also include all necessary support infrastructure, such as electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, and other related communication support equipment and systems.

**Character-Defining Features.** The features identified in the findings that were



adopted as part of the HCM designation for the Primary Studio Complex (CHC-2018- 476-HCM) and included in Appendix G (Historic Cultural Monument Character- Defining Features).

**Communications Facilities.** Any structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, other than Cellular Facilities. Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as Wi-Fi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities may also include, but are not limited to, all necessary support infrastructure, such as electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

**Floor Area.** Floor Area shall be as defined in accordance with Section 12.03 of the Code, with the following exceptions: areas related to the Mobility Hub; Basecamp; outdoor eating areas (covered or uncovered); trellis and shade structures; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses (e.g., Sets/Façades).

**General Office.** A Studio Land Use that includes general office uses, which may or may not include those office uses associated with or in furtherance of Production Activity, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, and administration, as well as general commercial, professional, executive, business, and administration. General Office also includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copy rooms, coffee rooms, restrooms, and other ancillary office functions/facilities.

**Grade (Project Grade).** Grade shall be measured from a fixed point of 201 feet above mean sea level (AMSL), which represents the base level of Production Activity.

**Historic Preservation Professional.** A professional who meets the applicable Secretary of the Interior's Professional Qualifications Standards.

**Initial Development Plans.** The buildings, structures, improvements, landscaping, and streetscapes shown in the plans included in Appendix A (Initial Development Plans), and related on- and off-site infrastructure improvements.

**Primary Studio Complex.** The two attached buildings, the Service Building on the east and the Studio Building on the west, that were constructed in 1952 and together are designated as HCM No. 1167.

**Production Activity.** Indoor and/or outdoor activities in conjunction with the creation, development, production (on Sound Stages or any other indoor and outdoor location), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural works, products, services, rights and communications, including without limitation sound and lighting effects associated with such activities and the use of any and all vehicles, aircraft, and watercraft; equipment; machinery (temporary or permanent); materials (including pyrotechnic and other special effects materials); and animals.

**Production Office.** A Studio Land Use that includes those office uses associated with or in furtherance of Production Activity, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, and administration. This includes, but is not limited to, motion pictures, internet, cable, commercials, television and radio production and programming, video games, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing. Production Office also includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copy rooms, coffee rooms, restrooms, and other ancillary office functions/facilities.

**Production Support.** A Studio Land Use primarily used for the support of Production Activities and employee services, which includes, but is not limited to, equipment facilities, wardrobe, storage (indoor and outdoor), Sets/Façades manufacturing, mill shop, equipment maintenance and repair, transportation maintenance and repair, commissary, gym, audience security and processing, IT infrastructure, financial services, museum storage and display, archives, and retail associated with studio/production uses where goods are displayed, sold and/or services, including studio tours and related activities, and other similar uses.

**Project.** The construction, erection, addition to or structural alteration or modification of any building or structure, or improvement in whole or in part within the Specific Plan area that requires the issuance of a building permit or use of land permit. However, the term “Project” shall not include any of the following:

- A.** Demolition in substantial conformance with the applicable provisions of the Mitigation Monitoring Program included in Appendix B (Environmental Standards), excluding demolition of the Primary Studio Complex;
- B.** Construction, replacement, or modification of utilities or other infrastructure, including, but not limited to, water and sewer facilities, gas, cable, water and electrical generation and transmission facilities and cooling towers;
- C.** Construction of Communication Facilities;



- D. Interior remodeling of any building, including interior remodeling of the Primary Studio Complex, unless the alteration will impact a Character-Defining Feature;
- E. A change in use within or between any building, structure, or improvement, provided that the new use is a permitted use, does not involve a Land Use Exchange per Section 5.2.E, is not a change between Studio Land Use categories set forth in Table 5.2.B, and does not exceed the permitted Floor Area under Table 5.2.B;
- F. The maintenance, repair, reconstruction, including, but not limited to, exterior or interior remodeling, of or to any building, structure, or improvement, provided that any exterior remodeling is consistent with Appendix D (Design Standards) of this Specific Plan, and excluding any work on the Primary Studio Complex;
- G. Construction of Sets/Façades, and/or other production-related items (including, but not limited to, bleachers, stages, risers, tents/enclosures, sets, and other production related items) which are temporary in nature; and
- H. Any construction for which a building permit is required:
  - 1. In order to comply with any order issued by the Los Angeles Department of Building and Safety (LADBS) to repair an unsafe or substandard condition; or
  - 2. In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the rebuilding does not increase the height or Floor Area of the destroyed building.

**Retail.** A Studio Land Use which is limited to Neighborhood Retail uses identified in Section 13.07 C of the Code.

**Set/Façade.** A temporary or permanent structure not intended for occupancy that is constructed and used for motion picture, film, television, commercials, or digital production and any derivation or evolution of the foregoing technologies, utilized in conjunction with Production Activities.

**Sound Stage.** A Studio Land Use that includes permanent buildings for Production Activities and which may contain Sets/Façades.

**Stepback.** A horizontal distance by which the upper levels of a building façade is offset from the lower levels of the façade, in order to reduce building mass above a specified height.

**Studio Land Use.** Studio Land Uses are comprised of the following uses: Sound Stage, Production Support, Production Office, General Office, and Retail.

## **SECTION 4. PROCEDURES**

### **Section 4.1 Specific Procedures.**

- A. Applicability of Sections 13B.3, 13B.4, and 13B.5 of the Code.** The procedures for the granting of an Administrative Review shall be governed by and implemented in accordance with Section 13B.3.1 of the Code. The procedures for granting a Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, Specific Plan Interpretation, and/or Specific Plan Amendment shall be governed and implemented in accordance with the provisions set forth in Section 13B.4 of the Code. The procedures for the granting of an Alternative Compliance shall be governed by and implemented in accordance with Section 13B.5.1 of the Code, except as set forth in Section 4 of this Specific Plan.
- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 13B.4 and 13B.5 of the Code, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, and/or Specific Plan Interpretations, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

### **Section 4.2 Development Review Process.**

- A.** Notwithstanding Section 13B.4 of the Code, the development review process set forth in this Specific Plan shall be applicable to, and is required for, all Projects (as defined in Section 3 of this Specific Plan) in the Specific Plan area.
- B.** Any activity that does not meet the definition of "Project" (as defined in Section 3 of this Specific Plan) can be reviewed as part of a building permit sign-off and shall not require an Administrative Review or discretionary review process as set forth in this Section. This Specific Plan's Development Review Process is divided into three categories: Administrative Review, Alternative Compliance, and Project Compliance. No grading permit, foundation permit, or building permit shall be issued for a Project unless an Administrative Review, Alternative Compliance, or Project Compliance has been approved pursuant to the procedures set forth in this Section.
- C. Administrative Review.** Projects (as defined in Section 3 of this Specific Plan) in substantial conformance with Appendix A (Initial Development Plans) and/or in compliance with Appendix D (Design Standards); Cellular Facilities in substantial conformance with Appendix D (Design Standards); and any alcohol use that complies with Section 9 (Alcohol Consumption Regulations) of this Specific Plan shall be eligible for Administrative Review. The Director shall approve an Administrative Review if the Project complies with the applicable

Specific Plan regulations. Prior to any sign-off, the Project shall demonstrate compliance with any Project Design Features and Mitigation Measures set forth in Appendix B (Environmental Standards) of the Specific Plan which apply to the specific Project, and shall demonstrate that the Project is within the scope of analysis of the TVC 2050 Project Environmental Impact Report and Erratum No. 1 to the Environmental Impact Report (Case No. ENV-2021-4091-EIR; State Clearinghouse No. 2021070014), certified on September 12, 2024 (EIR). The Administrative Review shall be a ministerial review and determination of whether a Project complies with the applicable provisions of the Specific Plan and is approved with a sign-off from the Director. The approval of an Administrative Review is not discretionary for the purposes of Sections 15060(c)(1) and 15268 of the CEQA Guidelines. The decision of the Director shall be final and not appealable.

- D. Alternative Compliance.** Projects that do not comply with a design, development, or performance standard required by Appendix D (Design Standards) of this Specific Plan, but which propose an alternative standard or condition that does not substantially alter the execution or intent of the Specific Plan, shall be eligible for an Alternative Compliance review. A Project seeking Alternative Compliance shall be reviewed in accordance with Sections 13B.5.1.C through H of the Code, except as otherwise provided in Section 4.1.B (Decision and Appeal Authority) of this Specific Plan.
- E. Project Compliance.** Projects that request approvals allowed in accordance with Section 5.2.E, Land Use Exchange, or that do not substantially conform to the Initial Development Plans, but otherwise comply with all applicable regulations of this Specific Plan, shall be processed as a discretionary Project Compliance pursuant to Section 13B.4.2 of the Code, as modified by Sections 4 and 5 of this Specific Plan. Prior to any Project Compliance approval, the Director shall ensure that such Project complies with all applicable regulations of this Specific Plan (either as submitted or with conditions imposed to achieve compliance) and complies with CEQA.
- F. Specific Plan Deviations.** An application to deviate from the development regulations in this Specific Plan shall be processed, as applicable, in accordance with the procedures for Project Adjustments, Project Exceptions, Specific Plan Interpretations, or Specific Plan Amendments, as set forth in this Specific Plan and Sections 13B.4.4, 13B.4.5, 13B.4.6 and 13B.1.2, respectively, of the Code.
- G. Development Agreement.** No building permits shall be issued by LADBS until the Department of City Planning (City Planning) has verified compliance with the terms of Case No. CPC-2021-4089-DA, Development Agreement between the City of Los Angeles and Television City Studios, LLC, authorized pursuant to California Government Code Section 65864, et seq., as applicable, and as may be amended.

- H. Specific Plan Tracking.** Each application submitted under this Specific Plan shall include Project information as indicated in Section 5.2.C (Accounting of Floor Area) of this Specific Plan.

### **Section 4.3 Environmental Standards.**

- A. Applicability.** The environmental standards in Appendix B (Environmental Standards) are included in the Specific Plan to implement the Mitigation Monitoring Program, included as part of the EIR. An Applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix B (Environmental Standards), subject to the below provisions. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor façade alterations and no grading shall not be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in their reasonable discretion, shall determine the applicability of Environmental Standards to a Project.
- B. Plans.** Compliance with all applicable Environmental Standards listed in Appendix B (Environmental Standards) shall be demonstrated on the plans as features that are physically built into the Project (such as an air filtration system) or as operational measures listed on a sheet within the plans that are carried out either during the construction of the Project, or over the life of the Project, or through the submittal of other documentation, as required by the Director in their reasonable discretion.
- C. Specific Plan Approvals.** No approval shall be issued until an Applicant has demonstrated substantial compliance with all applicable Environmental Standards or a modification of an Environmental Standards has been approved pursuant to Subsection D, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.
- D. Modification of Environmental Standards.** A modification to an Environmental Standard under Section 4.3 shall not by itself require an Administrative Review, Project Compliance, Project Adjustment, Project Exception, Alternative Compliance pursuant to Section 4.2.D, or any other discretionary action. The Director or decision-making body on appeal, at the request of the Applicant, may modify or not require an Environmental Standard listed in Appendix B (Environmental Standards) for any Project when: (1) the Director finds in writing, based on substantial evidence, that the Environmental Standard is infeasible because the measure or condition has been performed by others, has been rejected by an agency with jurisdiction, or for other reasons outside of the Applicant's reasonable control and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to avoid or

mitigate a significant impact, including because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with Section 15162 of the CEQA Guidelines, including by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standard; or (4) the City prepares a new CEQA clearance for the Project. No approval shall be issued for a Project with modified Environmental Standards until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the Code, or CEQA.

- E. Sustainability.** Each Project shall comply with sustainability measures identified in Appendix B (Environmental Standards), which incorporates commitments to water efficiency measures identified in conjunction with the Los Angeles Department of Water and Power, tailored to each subarea, including irrigation standards, California Native Plants, and efficient fixtures. Finally, Appendix B (Environmental Standards) incorporates a robust program to reduce Vehicle Miles Traveled, improving air quality and reducing emissions.

## **SECTION 5. LAND USE AND DEVELOPMENT REGULATIONS**

### **Section 5.1 Permitted Uses.**

- 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.
- B. Ancillary Uses.** The following uses and activities shall be allowed anywhere within the Specific Plan area, as ancillary uses to the Studio Land Uses, and any Floor Area associated with the use and ancillary to a Studio Land Use shall be tracked and monitored along with said Studio Land Use:
1. Basecamp
  2. Cellular Facilities and Communication Facilities
  3. Childcare (ancillary to General Office or Production Office)
  4. Emergency Medical Facilities (for on-site users)
  5. Helipad (as originally granted and governed under ZA-11412 and Permit 19-70 [H])

6. Infrastructure and Private and Public Utilities (including, but not limited to, energy systems and structures, and distribution sub-stations)
7. Parking (including, but not limited to, automobile parking, automobile storage area or garage, electric vehicle charging stations)
8. Recreational and Fitness Facilities (for on-site users)
9. Security Facilities and Entry Kiosks
10. Sleeping Quarters (for on-site users and not located within the lower level used for parking, Basecamp, or Mobility Hub)
11. Special Events (as governed by the Code)
12. Temporary Uses

- C. Prohibited Uses.** Unless approved by the Director as allowed in Subsection D of this Specific Plan (and consistent with the permitted Studio Land Uses), any use not identified above shall not be permitted within the Specific Plan area.
- D. Use Not Listed.** Proposed uses not listed in Section 5.1 of the Specific Plan may be permitted upon determination by the Director, pursuant to Section 13B.4.6 (Specific Plan Interpretation) of the Code, that such uses are similar to and no more objectionable to the public welfare than the uses provided in Section 5.1 of the Specific Plan. Upon approval thereof, such uses shall be deemed permitted uses for all purposes under this Specific Plan.
- E. General Office Marketing.** All commercially reasonable efforts shall be used to prioritize/target tenants engaged primarily in media, entertainment, and/or technology-related businesses, including, but not limited to, writing, casting, production, software, special effects, editing, content, communication, multimedia, professional, service, administrative, documentation and technical support, or ancillary businesses to the foregoing in connection with marketing efforts for General Office land uses. Upon written request by the City, the Property Owner shall update the City of its efforts pertaining to the above commitment.
- F. Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the Specific Plan area may also be developed with residential uses allowed in accordance with density and all other development standards in effect prior to the effective date of the Specific Plan, and as may be permitted pursuant to any applicable State or local law or regulation; provided, however, any such future residential Project shall be subject to receipt of all necessary governmental approvals and compliance with CEQA.

## Section 5.2 Floor Area

- A. Floor Area.** This Specific Plan shall supersede any regulations in the Code which address the permitted Floor Area or Floor Area Ratio (FAR) for a lot. The total Floor Area contained in all buildings within the Specific Plan area shall not exceed 1,724,000 square feet.
- B. Studio Land Uses.** The permitted Floor Area by Studio Land Use category is set forth in Table 5.2.B below.

**TABLE 5.2.B  
PERMITTED FLOOR AREA BY STUDIO LAND USE CATEGORY**

STUDIO LAND USE	PERMITTED FLOOR AREA
SOUND STAGE	238,560 SF
PRODUCTION SUPPORT	215,440 SF
PRODUCTION OFFICE	712,000 SF
GENERAL OFFICE	5000,000 SF
RETAIL	20,000 SF
<b>TOTAL</b>	<b>1,686,000 SF</b>

*SF = Square Feet*

- C. Accounting of Floor Area.** Prior to the issuance of any building permit resulting in the addition of Floor Area within the Specific Plan area, the Director shall verify that the total Floor Area proposed does not exceed the maximum allowed by the Specific Plan. The Director shall, at all times, maintain an updated summary sheet that accurately reflects: (a) the amount of Floor Area permitted or built within the Specific Plan area; and (b) the remaining amounts of total Floor Area available under the Specific Plan. Each Administrative Review and discretionary action shall include, as of the date of the determination letter, the following information regarding the cumulative amounts approved through Administrative Review or discretionary actions regarding: (i) the total amount of Floor Area by Studio Land Use category; (ii) the amount of Floor Area exchanged for additional Sound Stage or Production Support Floor Area, if any, pursuant to Section 5.2.E (Land Use Exchange); and (iii) the number of approvals granted for alcohol permit sales.
- D. Location of Uses and Floor Area.** Any permitted use as set forth in Section 5.1 is allowed in all subareas within the Specific Plan area. A Project that includes a mix of uses identified under Table 5.2.B or with an amount of Floor Area that varies from what is set forth in the Initial Development Plans shall still qualify for an Administrative Review if: 1) the Project is in compliance with the

applicable regulations set forth in this Specific Plan; 2) the permitted Floor Area for the use does not exceed that set forth in Table 5.2.B (except as allowed by Section 5.2.E [Land Use Exchange]); and 3) the total Floor Area does not exceed that set forth in Table 5.2.B.

In addition, a minimum of 30 percent of the lineal ground floor building frontage along Fairfax Avenue shall be comprised of publicly accessible uses (including but not limited to retail, office, and Mobility Hub uses) with direct pedestrian entrances from Fairfax Avenue.

**E. Land Use Exchange.** The Land Use Exchange procedure is established to provide development flexibility by permitting limited exchanges of permitted Floor Area between certain Studio Land Uses, as set forth in Subsection E.1 below, while maintaining the intent and regulatory requirements of this Specific Plan. As noted in Section 4.2.E of this Specific Plan, and Section 5.2.E, Floor Area from any permitted Studio Land Use may be exchanged for a limited amount of additional Sound Stage and/or Production Support Floor Area. The total permitted Floor Area for Sound Stages and Production Support may exceed the square footages in Table 5.2.B as a result of Land Use Exchanges; however, under no circumstances shall the total permitted Floor Area of 1,724,000 square feet be exceeded. A Project Compliance shall be required to approve a Project involving a Land Use Exchange.

1. The adjustment of total permitted Floor Area for the Studio Land Uses (Sound Stage, Production Support, Production Office, General Office, and Retail) pursuant to the Land Use Exchange shall be limited as follows:
  - a. The total permitted Sound Stage Floor Area may be increased from 238,560 square feet up to a total of 450,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.
  - b. The total permitted Production Support Floor Area may be increased from 215,440 square feet up to a total of 450,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.
  - c. The total Production Office Floor Area shall not exceed 700,000 square feet.
  - d. The total General Office Floor Area shall not exceed 550,000 square feet.
  - e. The total Retail Floor Area shall not exceed 20,000 square feet.
  - f. The total Floor Area within the Specific Plan area shall not exceed



1,724,000 square feet.

### Section 5.3 Building Height.

- A. Maximum Building Height.** The maximum permitted building height, as measured from Grade (Project Grade), for any Project shall not exceed the heights as set forth in the Specific Plan Subarea Map (Map 2) and this Section.

As shown in Table 5.3.A below, certain subareas have a maximum height limit that applies to the entire subarea area (i.e., Subareas A, B, D and E), whereas Subarea C has a base height limit, with a maximum height limit that would be limited to up to 40 percent of the Subarea C area, in order to limit bulk and massing within areas immediately surrounding the Primary Studio Complex.

**TABLE 5.3.A  
MAXIMUM BUILDING HEIGHTS BY SUBAREA**

<b>SUBAREA</b>	<b>BASE HEIGHT LIMIT (in feet)</b>	<b>MAXIMUM HEIGHT LIMIT (in feet)</b>	<b>MAXIMUM COVERAGE OF SUBAREA WITH THE MAXIMUM HEIGHT (% of Subarea area)</b>
A	N/A	58	100 <sup>1</sup>
B	N/A	120	100
C	88	145	40
D	N/A	225	100
E	N/A	84	100
F	N/A	EXISTING CONDITIONS	EXISTING CONDITIONS

- 1. Subarea A. Viewshed Restoration Area:** Subarea A is located within the northern portion of the Specific Plan area and extends 430 feet along Beverly Boulevard to the west from Genesee Avenue on the east, and southward toward the Primary Studio Complex. Buildings in Subarea A shall be limited to 58 feet in height. Buildings in Subarea A shall also comply with the Viewshed Restoration Area standards included in Section 5.6 of this Specific Plan.
- 2. Subarea B. 120-Foot Height Limit:** Subarea B is located within the southeastern portion of the Specific Plan area and shall be subject to a height limit of 120 feet.

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<sup>1</sup> Projects must also comply with Viewshed Restoration Area requirements (Section 5.6 E of the Specific Plan).

3. **Subarea C. 88-Foot Base Height Limit and 145-Foot Maximum Height Limit:** Subarea C is located along the western, southern, and northeastern sections of the Specific Plan area. Buildings in Subarea C shall be limited to a base height of 88 feet. However, a maximum height of 145 feet shall be permitted within up to 40 percent of Subarea C.
  4. **Subarea D. 225-Foot Height Limit:** Subarea D is located within the central portion of the Specific Plan area. Buildings in Subarea D shall be limited to a height of 225 feet.
  5. **Subarea E. 84-Foot Height Limit:** Subarea E is located at the southern portion of the Primary Studio Complex at a beginning point approximately 55 feet south of the northerly façade of the Studio Building. Subarea E shall be subject to a height limit of 84 feet. Accordingly, new construction in Subarea E would be limited to a height of 36 feet above the existing parapet of the Studio Building within the entirety of Subarea E.
  6. **Subarea F. HCM Protection Area:** Subarea F is located at the northern portion of the Primary Studio Complex, approximately 167 feet south from the northerly façade of the Service Building and extending to approximately 55 feet south from the northerly façade of the Studio Building. The construction of any new occupiable building is prohibited in Subarea F. Existing rooftop appurtenances in Subarea F may be maintained and modernized, as long as screening is provided in conformance with Appendix D (Design Standards).
- B. Measurement of Height.** Building height shall be measured as the vertical distance above Project Grade to the highest point of the roof structure, not including parapets or guardrails.
- C. Elements Exempt from Height Calculation.** Roof structures and equipment shall be governed by Section 12.21.1 B.3 of the Code with the following addition: Communication Facilities shall be added to those items exempt from the building height limits listed in Section 12.21.1 B.3(a) of the Code.
- D. Transitional Height.** The transitional height requirements of Section 12.21.1 A.10 of the Code shall not apply.

## **Section 5.4 Setback (Frontage Areas) and Stepback Regulations.**

### **A. Setbacks (Frontage Areas).**

Building setbacks (also referred to as frontage areas) shall be provided along all Specific Plan boundary lines (property lines), as shown in Map 2. Otherwise, no front, side, or rear yards or building setbacks are required.

These areas along the Specific Plan boundaries shall function as buffers and

transitional space around the perimeter of the Specific Plan area and are identified for the purpose of improving the public realm, providing a buffer between adjacent properties, and concentrating building mass towards the center of the Specific Plan area.

Features such as Basecamp, driveways, walkways, landscaping, fences, walls, projections, parking, auto circulation, pedestrian entrances, stairs, balconies, art installations, wayfinding signage, and security kiosks are permitted within these at-grade areas, unless noted below. Except for security facilities or entry kiosks, no building Floor Area shall be developed within the setback areas. The following setback areas shall be required, as shown in Map 2:

1. **Fairfax Avenue:** A 2-foot-wide setback shall be provided along the entire Specific Plan area boundary along Fairfax Avenue. The setback shall be measured from the interior edge of the 5-foot sidewalk easement used to complete a 15-foot sidewalk. At-grade Basecamp uses shall be prohibited within this setback area. (See Design Standards for additional Project Gateway requirements.)
2. **Beverly Boulevard:** A varying 5- to 8-foot-wide setback shall be provided along Beverly Boulevard. (See Design Standards for additional Project Gateway requirements.)
3. **Shared Eastern Property Line:** A varying 30- to 45-foot-wide setback shall be provided along the entire length of the Shared Eastern Property Line (the lot line shared by the Specific Plan area and the property located at 7650-7662 West Beverly Boulevard (Rancho La Brea Tract, ARB 28, as recorded in PAT-1 289/290 [Broadcast Center Apartments]) as follows: a 45-foot-wide setback shall be provided along the segment of the Shared Eastern Property Line running north-south, and a 30-foot-wide setback shall be provided along the segment of the Shared Eastern Property Line running east-west.
4. **The Grove Drive:** A 3-foot-wide setback shall be provided along the entire Specific Plan area boundary along The Grove Drive. At-grade Basecamp uses shall be prohibited within this setback area. (See Design Standards for additional Project Gateway requirements.)
5. **Southern Specific Plan Area Boundary/Southern Shared Access Drive:** A varying 10- to 45-foot-wide setback shall be provided along the southern property line. A 10-foot-wide setback shall be provided along the Southern Shared Access Drive as described in the First Amendment to Quitclaim of Easements, Grant of Easements and Declaration of Reciprocal Rights, Obligations and Easements, dated May 14, 2003, by and between A.F. Gilmore Company, GFM, LLC, d/b/a The Grove, LLC,

and CBS Broadcasting Inc. (Southern Shared Access Drive) and a 45-foot-wide setback shall be provided along the western portion of the southern property line, west of the Southern Shared Access Drive.

**B. Building Stepbacks.** The following upper-floor building stepbacks are required as shown in Map 2:

1. **Fairfax Avenue:** Any portion of a building within 20 feet of the setback along Fairfax Avenue within Subarea C shall be limited to 73 feet.
2. **Beverly Boulevard:** Any portion of a building within 20 feet of the setback along Beverly Boulevard within Subarea C shall be limited to the 88-foot base height limit.
3. **Southern Specific Plan Area Boundary:** Any portion of a building within 20 feet of the setback along the Southern Specific Plan Area Boundary within Subarea C shall be limited to the 88-foot base height limit.

## **Section 5.5 Historic Preservation.**

- A.** This Section regulates the preservation, rehabilitation, and alteration of the Primary Studio Complex, and the demolition, alteration, and construction of new buildings adjacent to the Primary Studio Complex. The requirements of this Section, the HCM designation, and the Code shall be the exclusive historic preservation requirements applicable to the Specific Plan area.
- B.** Projects shall comply with Project Design Features CUL-PDF-1 and CUL-PDF-2, as applicable, which are included in the Mitigation Monitoring Program, in Appendix B (Environmental Standards), in compliance with Section 22.171 of the Los Angeles Administrative Code.
- C. Non-Historic Buildings.** The demolition or substantial alteration of any building that is less than 45 years old and is not a “historical resource”, as defined in Section 15064.5 of the CEQA Guidelines, or a “historic cultural monument”, as defined in Section 22.171.7 of the Los Angeles Administrative Code, is permitted upon written verification by OHR.
- D. Interior Modifications.** Demolition and alteration of any non-Character-Defining Feature is permitted and no written verification from a Historic Preservation Professional is required. The preservation, rehabilitation, and alteration of the Character-Defining Features in the interior of the Primary Studio Complex is permitted and shall require submittal and approval of written verification from a Historic Preservation Professional that the modification complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary of the Interior’s Standards), in

compliance with Section 22.171 of the Los Angeles Administrative Code, and with Appendix B (Environmental Standards).

**E. Viewshed Restoration Area.** Any Project within Subarea A (Viewshed Restoration Area) shall preserve meaningful views of the Primary Studio Complex from the adjacent public right-of-way along Beverly Boulevard, as guided by the following criteria, consistent with the HCM designation for the Primary Studio Complex:

1. Heights of buildings and structures within Subarea A shall not exceed 58 feet.
2. One-story buildings and structures of a similar size and height shall be permitted throughout Subarea A. Such buildings and structures within Subarea A that do not exceed 25 feet in height shall be permitted through the Administrative Review process set forth in Section 4.2 of this Specific Plan. Buildings and structures within Subarea A that exceed 25 feet in height shall be permitted through the Project Compliance process set forth in Section 4.2 of this Specific Plan, and shall require review by OHR for compliance with the HCM designation, and may require further CEQA review.
3. View corridors from the adjacent public right-of-way along Beverly Boulevard shall maintain clear and unobstructed views of the following:
  - a. Central entryway bridge
  - b. Signage at the western corner of the Service Building
  - c. The connection between the asymmetrical volumes of the western portion of the Service Building and Studio Building (see Exhibit 1a).



**Exhibit 1a:** Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard

- d. Glass curtain wall of the Service Building, including enough of the eastern corner of the Service Building to appear as a three-dimensional cube (see Exhibit 1b).

4. A Project shall maintain clear and unobstructed views of the exterior viewshed features. However, this does not require continuous views of the exterior viewshed features along Beverly Boulevard for the entire width of the Viewshed Restoration Area.
5. **New Non-Adjacent Construction.** No written verification from a Historic Preservation Professional is required to be submitted to OHR for any new Project that is more than 15 feet from the Primary Studio Complex to the east and 10 feet from the Primary Studio Complex to the west.



**Exhibit 1b:** Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube

## **SECTION 6. STUDIO OPERATION REGULATIONS**

### **Section 6.1 Standard Operation and Access.**

- A. **Hours of Operation.** The regular hours for the studio's operation shall continue to be 24 hours a day, seven days a week.
- 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. Access to the Specific Plan area shall be provided during operation with the requirements set forth below:
  1. A minimum of one automobile entrance and one pedestrian entrance each shall be provided along Beverly Boulevard, Fairfax Avenue, and The Grove Drive into the Specific Plan area. All vehicular and pedestrian access points may be gate-controlled. Additional vehicular and pedestrian ingress and egress may be provided, consistent with the EIR. (Additional ingress/egress beyond those shown in the EIR shall be allowed as required by the Los Angeles Fire Department or LADOT.)
- C. **Mobility Hub.** The Mobility Hub shall be an off-street area within the Specific

Plan area for the temporary parking of bicycles, buses, carpools, vanpools, shuttles, ride-share, taxi and/or other alternate modes of commercial and non-commercial transit utilized for the loading and unloading of employees, passengers, and staff by means other than single-occupancy vehicles. A Mobility Hub includes the support, storage, maintenance, staging, security facilities, and ridership amenities which are related to these uses. The location of loading areas and proposed Mobility Hub shall also be clearly identified.

1. **Single-Phase Project.** If the Specific Plan is developed in a single-phase, the Mobility Hub shall be incorporated into the design of the building in the southwestern portion of the Project Site (as shown in Appendix A [Initial Development Plans]), with ancillary mobility functions located along the circulation system in the central and/or eastern portions of the Project Site. All key functions of the Mobility Hub, in a Single-Phase Project, shall be available prior to the issuance of the first Certificate of Occupancy of the Project Site.
2. **Multi-Phase Project.** If the Specific Plan is developed in multiple phases, the functions of the Mobility Hub shall be implemented with the first phase of the Project regardless of the type of studio land use(s) being constructed. These functions will be appropriately sized to the Floor Area identified per phase, as to be determined by LADOT and the Department of City Planning. Functions of the Mobility Hub may be accessed from the southwest portion of the site but may be temporarily located anywhere within the internal circulation network of the Specific Plan area.

Under a multi-phase project, prior to issuance of a Certificate of Occupancy for the building(s) in the southwest corner of the Specific Plan, the Mobility Hub shall be relocated from its temporary location to said building(s). The permanent location of the Mobility Hub shall be on the ground floor of the building(s) in the southwestern portion of the Specific Plan area.

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

## **Section 6.2 Childcare Facilities.**

- A. Conditions for the operation of a childcare use within the Specific Plan area are set forth below:

1. The establishment of any childcare use within the boundary of the Specific Plan area shall be permitted.
2. Operation of any childcare use shall comply with the applicable requirements of the State of California Code of Regulations (CCR), including, without limitation, all licensing requirements.
3. Outdoor activity space (if required by the CCR) shall be located as regulated by all applicable requirements of the CCR and shall be no closer than 200 feet from existing residential uses.
4. Any childcare use shall comply with all applicable regulations under the CCR related to hours of operation (e.g., in no instance shall a childcare use offer any overnight lodging of children).

## **SECTION 7. VEHICULAR PARKING STANDARDS AND TRANSPORTATION IMPROVEMENTS**

### **Section 7.1 Parking Standards.**

The required parking ratios and minimum parking requirements set forth in Section 12.21 A.4 of the Code shall not apply. The ratios of automobile parking permitted within the Specific Plan area for a Project shall be determined in accordance with Table 7.1.

#### **A. General Provisions.**

1. Parking spaces may include standard, compact, or disabled parking spaces, including tandem, stacked, valet, attendant, or other methods to optimize the number of parking spaces. Vehicles parked in tandem (double or triple) or by valet may only be utilized if parking attendants are available to move vehicles at all times that said stalls are being utilized.
2. Prior to the issuance of the Administrative Review or Project Compliance review for the first Project developed under this Specific Plan, the Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Specific Plan area. With each Administrative Review or Project Compliance submittal, the Applicant shall provide a table summarizing any changes in parking proposed by the Project.



**TABLE 7.1 PARKING STANDARDS**

<b>STUDIO LAND USE</b>	<b>PARKING RATIO PER 1000 SF OF FLOOR AREA</b>
SOUND STAGE	2.5 SPACES
PRODUCTION SUPPORT	2.0 SPACES
PRODUCTION OFFICE	3.0 SPACES
GENERAL OFFICE	3.0 SPACES
RETAIL	2.0 SPACES

*SF = SQUARE FEET*

## **Section 7.2 Location of Parking.**

Parking provided for a Project may be located anywhere within the Specific Plan area.

## **Section 7.3 Valet, Tandem, and Compact Spaces.**

There is no limitation on the number, configuration, or percentage of valet, tandem, or compact spaces permitted within the Specific Plan area.

## **Section 7.4 Commercial Loading.**

Project commercial loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of commercial vehicles.

## **Section 7.5 Parking for Existing Uses and Facilities.**

Any use or facility, including but not limited to buildings, structures and infrastructure, existing within the Specific Plan area as of the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

## **Section 7.6 Transportation Demand Management Program.**

The Project Transportation Demand Management (TOM) Program shall result in a 30 percent reduction in automobile trips at Project buildout.

The property owner shall demonstrate progress toward that trip reduction target as the Project develops through an annual traffic count monitoring program, consisting of an annual traffic count at each of the Project's driveways over the course of a typical week (Monday - Friday) in October. The traffic count shall record the hourly flow of inbound and outbound vehicles for the typical peak periods of the day, as defined by LADOT, and calculate the average of the weekday hourly trips during the morning and afternoon peak commute hours.

The results of the traffic count shall be compared to the trip generation projections in

the Project's EIR, using a template approved by LADOT. The annual traffic count results shall compare the actual trips counted at the Project driveways to the trip generation projections calculated in the EIR.

If the Project is developed incrementally, the comparison of actual trips to the EIR trip levels should demonstrate progress toward the 30 percent trip reduction target. If the 30 percent target, as described above, is not accomplished to the satisfaction of the General Manager of LADOT for a period of two consecutive years, LADOT may require additional TOM strategies to be implemented by the Project prior to the next annual count.

The annual traffic counts shall be conducted until the Project has met the trip reduction target for a period of five consecutive years. Once the target is achieved for five consecutive years, the traffic counts shall be conducted every three years thereafter. If as a result of one of those triennial counts the target is not met, then the General Manager of LADOT shall require additional TOM strategies to be implemented by the Project and the Project shall return to annual counts until it has again met the target for a period of five consecutive years.

If additional development is added to the interim development levels already tested, new annual counts shall be required.

A preliminary TOM Program should be prepared and provided for LADOT review prior to the issuance of the first building permit for this project and a final TOM Program approved by LADOT is required prior to the issuance of the first certificate of occupancy for the project. This condition shall be implemented to the satisfaction of LADOT.

#### **Section 7.7 Transportation Improvements**

All Projects shall comply with the Transportation Improvement requirements set forth in Appendix H (Transportation Improvements) of this Specific Plan to the satisfaction of the LADOT General Manager, in consultation with the Director of City Planning.

### **SECTION 8. STREETSCAPE IMPROVEMENTS**

#### **Section 8.1 Streetscape Plan.**

All Projects shall comply with the TVC 2050 Streetscape Plan set forth in Appendix E (Streetscape Plan) of this Specific Plan. Beyond general City standards and specifications that apply to streetscape projects, each Project shall be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. In the event of a conflict between a general City standard and a standard in the Streetscape Plan, the Streetscape Plan shall prevail. Prior to the issuance of a building permit for any Project, the Director shall have the discretion to require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the Streetscape Plan. The Applicant shall implement the public right-of-way elements identified within the Streetscape Plan, including but not limited to curb, gutter, driveway approach, sidewalk, etc., prior to the issuance of a Certificate of

Occupancy for each Project requiring such improvement. Streetscape improvements shall be implemented as follows:

1. Fairfax Avenue street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 350 lineal feet or more of said frontage.
2. Beverly Boulevard street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 395 lineal feet or more of said frontage.
3. The Grove Drive street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 180 lineal feet or more of said frontage.

## **SECTION 9. ALCOHOL CONSUMPTION REGULATIONS**

### **Section 9.1 Regulations for On-Site Alcohol Sales, Service, and Consumption.**

- A. The sales and service of alcoholic beverages for on-site consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for on-site consumption shall obtain, as required, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. **New Establishments/Uses.** On-site sales, service, and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.
  1. **Number of Establishments.** A maximum of eight establishments shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption, including, but not limited to, restaurant, bar, or other space.
  2. **Approval Procedure.** Each establishment subject to Section 9.1.A of this Specific Plan shall apply for an Alcohol Use Approval following the same procedure as an Administrative Review. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for compliance with the conditions listed in Appendix C (Alcohol Conditions) of this Specific Plan. A table identifying all existing on-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.

- C. Conditions.** Each establishment and Alcohol Use Approval shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C (Alcohol Conditions) of this Specific Plan.
- D. Modifications to Existing Establishments.** Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or changes of owner/operator, shall not require a new Alcohol Use Approval.
- E. Revocation.** If the conditions of Appendix C (Alcohol Conditions) have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 13B.6.2 of the Code.
- F. Application Requirements.** Prior to the application for the first Alcohol Use Approval under this Specific Plan, the Specific Plan area property owner shall provide a table summarizing any existing alcohol permits for the Specific Plan area. Each establishment subject to Section 9.1.A of the Specific Plan shall apply to the Director for an Alcohol Use Approval, following the same procedure as an Administrative Review, except that a separate sheet containing a table identifying all existing alcohol permits within the Specific Plan area, type of alcohol application, and the square footage of each restaurant, bar, or event space shall be submitted with the application. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sale of alcoholic beverages. The Director's review of the Alcohol Use Approval application shall follow the same procedures as required for an Administrative Review, except that the Director's review shall be limited to review of Alcohol Use Approval applications for substantial compliance with the conditions listed in Appendix C (Alcohol Conditions) of the Specific Plan.

## **Section 9.2 Regulations for Off-Site Alcohol Sales, Service, and Consumption.**

- A.** The sales and service of alcoholic beverages for off-site consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for off-site consumption shall obtain, as required, licenses or permits from the State Department of ABC.
- B. New Establishments/Uses.** Off-site sales, service, and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.

1. **Number of Establishments.** A maximum of one establishment shall be allowed for the sale and service of a full line of alcoholic beverages for off-site consumption, including, but not limited to, restaurant, bar, or other space.
  2. **Approval Procedure.** An establishment subject to Section 9.2.A of the Specific Plan shall apply for an Alcohol Use Approval following the same procedure as an Administrative Review. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for substantial compliance with the conditions listed in Appendix C (Alcohol Conditions) of the Specific Plan. A table identifying all existing off-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.
- C. Conditions.** Each establishment and Alcohol Use Approval shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C (Alcohol Conditions) of this Specific Plan.
- D. Modifications to Existing Establishments.** Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or changes of owner/operator, shall not require a new Alcohol Use Approval.
- E. Revocation.** If the conditions of Appendix C (Alcohol Conditions) have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 13B.6.2 of the Code.

## **SECTION 10. SPECIFIC PLAN AREA BOUNDARIES FOLLOWING ACTION BY THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)**

- A.** As of the effective date of this Ordinance, the boundaries of the TVC 2050 Specific Plan shall be as shown on Map 1-A (Specific Plan Boundary Map).
- B.** If LAFCO approves the proposed annexation action, then the TVC 2050 Specific Plan shall encompass those areas shown on Map 1 (Specific Plan Boundary Map).
- C.** If LAFCO modifies the proposed annexation area, the boundaries of the TVC 2050 Specific Plan shall be modified consistent with LAFCO's action, and the Director is authorized to modify Map 1 (Specific Plan Boundary Map) of this Ordinance

consistent with the modified boundaries.

- D.** No further Area Planning Commission, City Planning Commission, or City Council action shall be required to modify this Specific Plan consistent with the LAFCO action. The exhibit modification procedures shall apply only to modifications for consistency with the LAFCO action. All other boundary adjustments, exceptions, amendments, and interpretations to this Ordinance shall follow the procedures set forth in the Charter or the Code.

## **SECTION 11. INTERPRETATION**

Whenever any ambiguity or uncertainty related to the provisions or application of this Specific Plan exists, the Director shall, upon application by the property owner, issue a Specific Plan Interpretation per Section 13B.4.6 of the Code. Ambiguity between the Specific Plan and Code shall be interpreted in favor of and consistent with the goals and purposes of this Specific Plan. Even if the Code is more recent or more restrictive, this Specific Plan shall control.

## **SECTION 12. SEVERABILITY**

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

# TVC 2050 Specific Plan

## APPENDIX A: Initial Development Plans



# TELEVISION CITY

7716 - 7860 WEST BEVERLY BLVD, LOS ANGELES, CA 90036

## PROJECT TEAM

**OWNER**  
TELEVISION CITY STUDIOS, LLC.  
4080 INCE BLVD  
CULVER CITY, CA 90232

**PROJECT MANAGEMENT**  
TRIFILETTI CONSULTING  
1545 Wilshire Blvd., Suite 700  
Los Angeles, CA 90017  
(213) 315-2121  
Contact: Lisa Trifiletti

**DESIGN ARCHITECT**  
FOSTER AND PARTNERS  
701 Ocean Front Walk, Unit 2  
Venice, CA 90291  
(323) 493-3935  
Contact: Marc Guberman

**ARCHITECT OF RECORD**  
Adamson Associates, Inc.  
700 S Flower Street, Suite 860  
Los Angeles, CA 90017 USA  
(310) 230-0088  
Contact: Marc Salette

**MASTER PLAN ARCHITECT**  
RIGS  
3101 W. Exposition Place  
Los Angeles, CA 90018 USA  
(323) 785-1800  
Contact: Bob Hale

## PROJECT DATA

### PROJECT DESCRIPTION

THE PROPOSED PROJECT ALLOWS FOR THE MODERNIZATION OF TELEVISION CITY TO MEET THE EVOLVING NEEDS OF THE ENTERTAINMENT INDUSTRY. THE PROJECT INCLUDES, AMONG OTHER THINGS, A SPECIFIC PLAN THAT WOULD PERMIT UP TO APPROXIMATELY 1,686 MILLION SQUARE FEET OF STAGES, PRODUCTION SUPPORT, PRODUCTION OFFICE, GENERAL OFFICE AND RETAIL USES WITHIN THE PROJECT SITE

### PROJECT ADDRESSES

7800 W BEVERLY BLVD  
7700 W BEVERLY BLVD  
7718 W BEVERLY BLVD  
7716 W BEVERLY BLVD  
7860 W BEVERLY BLVD  
7720 W BEVERLY BLVD

**APPROXIMATE SITE AREA**  
1,071,011 SF (24.587 ACRES)

### (E) PARCEL & ZONING INFO

APN: 5512-001-003  
ZONING: C2-1-0  
COMMUNITY COMMERCIAL

APN: 5512-002-002  
ZONING: C2-1-0  
NEIGHBORHOOD OFFICE COMMERCIAL

APN: 5512-002-009  
ZONING: C1.5-2D-OCC2-1-0  
LIMITED COMMERCIAL

APN: 5512-002-001  
ZONING: C-MU  
COUNTY OF LA PARCEL

### PROPOSED ZONING

TVC ZONE (PER PROPOSED SPECIFIC PLAN)

### APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA GREEN BUILDING  
2019 CALIFORNIA CODE OF REGULATIONS (CCR): TITLE 24 BUILDING  
2019 CALIFORNIA CODE OF REGULATIONS (COP): TITLE 22 & TITLE 17.  
CALIFORNIA HEALTH LAWS RELATED TO RECYCLED WATER.  
2019 CALIFORNIA ENERGY CODE  
ALL W/ LOS ANGELES AMENDMENTS

## SHEET INDEX

### TITLE

T0.00 - TITLE SHEET

### ARCHITECTURE

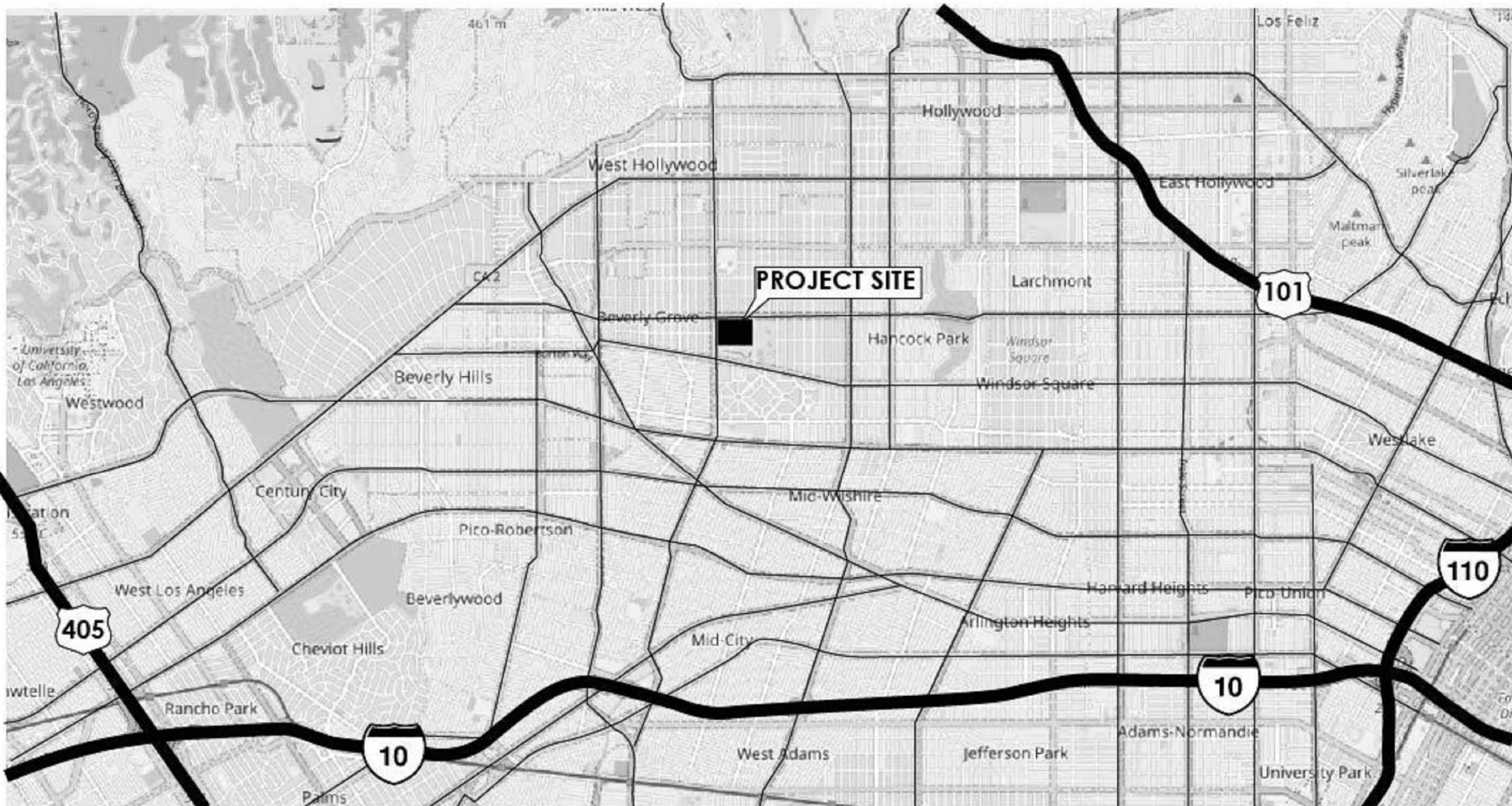
A0.01 - INITIAL DEVELOPEMENT PLAN  
A0.02 - ILLUSTRATIVE RENDERING  
A0.03 - ILLUSTRATIVE RENDERING  
A0.04 - ILLUSTRATIVE RENDERING  
A0.05 - ILLUSTRATIVE RENDERING  
A0.06 - ILLUSTRATIVE RENDERING

A1.01 - FLOOR PLAN PROJECT GRADE LEVEL

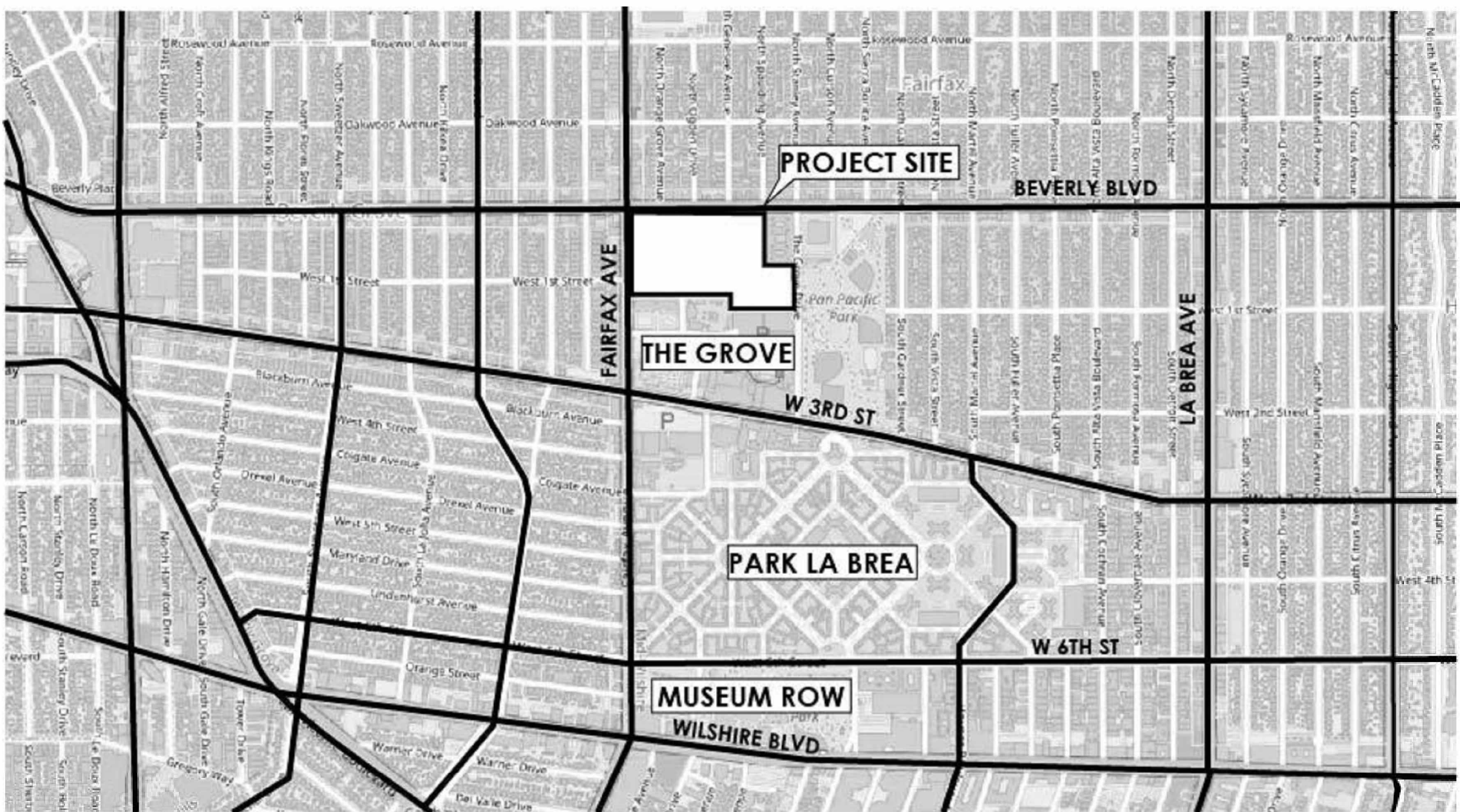
A1.02 - TYP FLOOR PLAN  
A1.03 - FLOOR PLAN LEVEL 4  
A1.04 - FLOOR PLAN LEVEL 6 (TYP TOWER PLAN)  
A1.05 - FLOOR PLAN TOWER ROOF TERRACE, L-15  
A1.06 - SITE ROOF PLAN  
A1.07 - FLOOR PLAN LEVEL B1  
A1.08 - FLOOR PLAN LEVEL B2  
A1.09 - FLOOR PLAN LEVEL B3

A2.01 - SITE ELEVATIONS

## VICINITY MAP



## LOCATION MAP



## CONCEPTUAL ILLUSTRATIVE SITE PLAN



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TELEVISION CITY

TITLE SHEET

OCTOBER 2024

As indicated

T0.00

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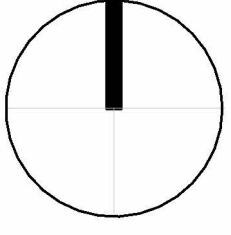
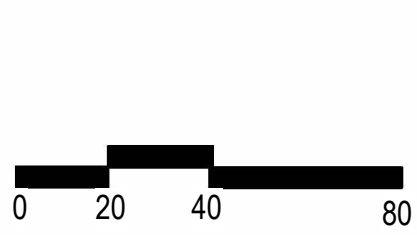




Source: Foster + Partners, 2024

A0.01-INITIAL DEVELOPMENT PLAN  
Scale (1" = 40'-0")

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ILLUSTRATIVE RENDERING  
FAIRFAX AVENUE

DRAWING TITLE  
OCTOBER 2024

DRAWING NO  
A0.02

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ILLUSTRATIVE RENDERING  
BEVERLY BOULEVARD

DRAWING DATE  
OCTOBER 2024

DRAWING NO  
A0.03

A0.03-ILLUSTRATIVE RENDERING. BEVERLY BOULEVARD

1





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ILLUSTRATIVE RENDERING  
BEVERLY BOULEVARD

DRAWING DATE  
OCTOBER 2024

DRAWING NO  
A0.04

A0.04-ILLUSTRATIVE RENDERING. BEVERLY BOULEVARD

1





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ILLUSTRATIVE RENDERING  
GENESEE AVENUE  
ENTRANCE

DRAWING DATE  
OCTOBER 2024

DRAWING NO  
A0.05

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A0.05-ILLUSTRATIVE RENDERING. GENESEE AVENUE ENTRANCE





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ILLUSTRATIVE RENDERING.  
THE GROVE DRIVE

DRAWING DATE  
OCTOBER 2024

DRAWING NO  
A0.06

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1

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TELEVISION CITY

TITLE	FLOOR PLAN PROJECT	GRADE LEVEL
1. Floor Plan of the Classroom	1. Classroom	1. Grade 1
2. Floor Plan of the School	2. School	2. Grade 2
3. Floor Plan of the City	3. City	3. Grade 3
4. Floor Plan of the Country	4. Country	4. Grade 4
5. Floor Plan of the World	5. World	5. Grade 5
6. Floor Plan of the Universe	6. Universe	6. Grade 6
7. Floor Plan of the Galaxy	7. Galaxy	7. Grade 7
8. Floor Plan of the Solar System	8. Solar System	8. Grade 8
9. Floor Plan of the Earth	9. Earth	9. Grade 9
10. Floor Plan of the Atmosphere	10. Atmosphere	10. Grade 10
11. Floor Plan of the Hydrosphere	11. Hydrosphere	11. Grade 11
12. Floor Plan of the Biosphere	12. Biosphere	12. Grade 12
13. Floor Plan of the Geosphere	13. Geosphere	13. Grade 13
14. Floor Plan of the Lithosphere	14. Lithosphere	14. Grade 14
15. Floor Plan of the Atmosphere	15. Atmosphere	15. Grade 15
16. Floor Plan of the Hydrosphere	16. Hydrosphere	16. Grade 16
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20. Floor Plan of the Atmosphere	20. Atmosphere	20. Grade 20
21. Floor Plan of the Hydrosphere	21. Hydrosphere	21. Grade 21
22. Floor Plan of the Biosphere	22. Biosphere	22. Grade 22
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84. Floor Plan of the Lithosphere	84. Lithosphere	84. Grade 84
85. Floor Plan of the Atmosphere	85. Atmosphere	85. Grade 85
86. Floor Plan of the Hydrosphere	86. Hydrosphere	86. Grade 86
87. Floor Plan of the Biosphere	87. Biosphere	87. Grade 87
88. Floor Plan of the Geosphere	88. Geosphere	88. Grade 88
89. Floor Plan of the Lithosphere	8	

DATE OCTOBER 2024

As indicated

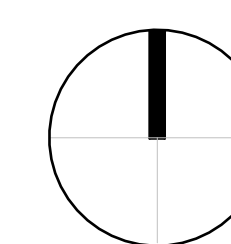
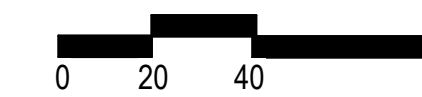
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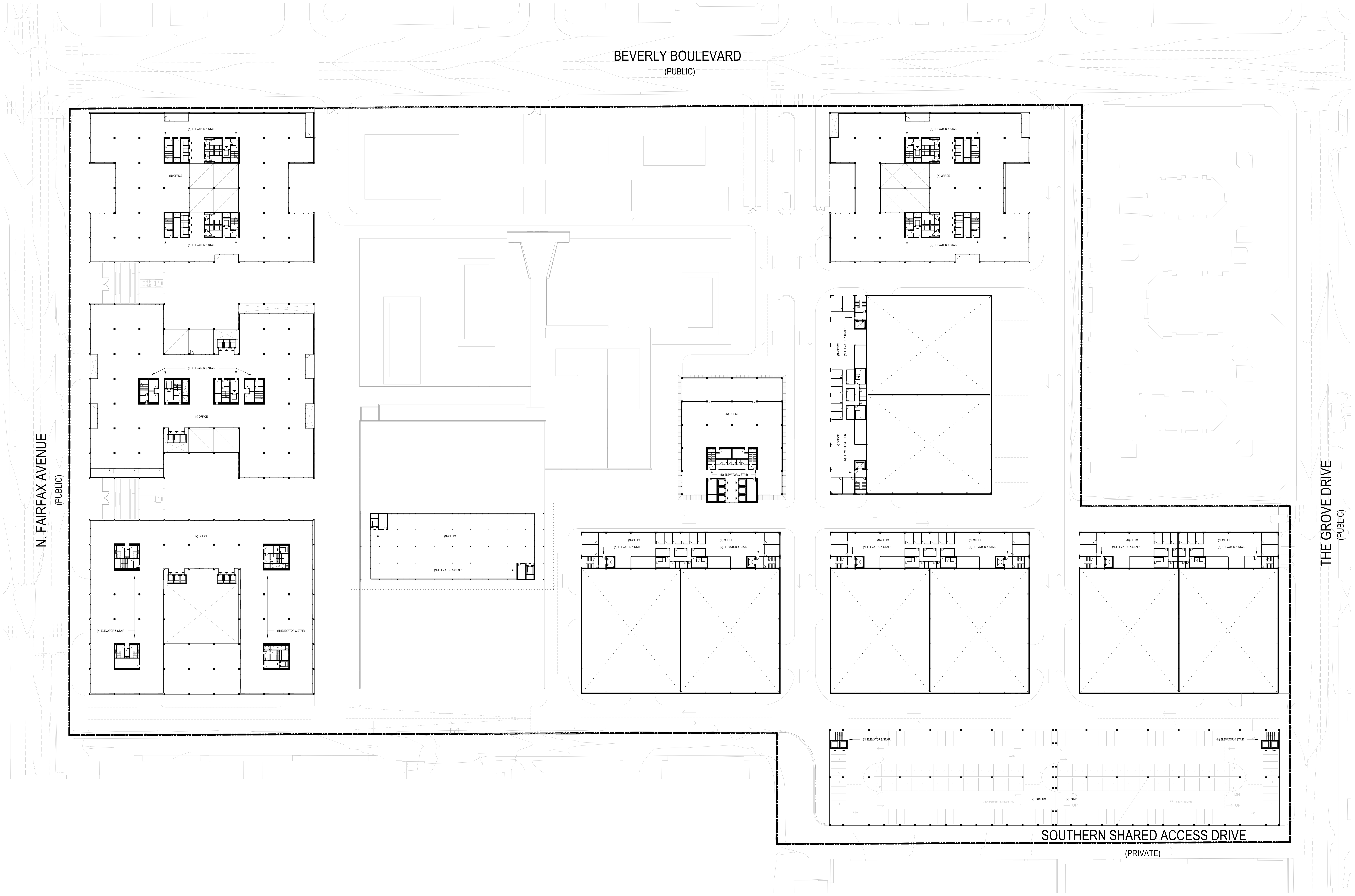


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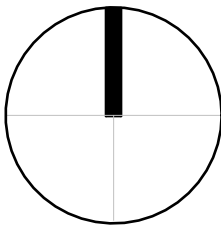
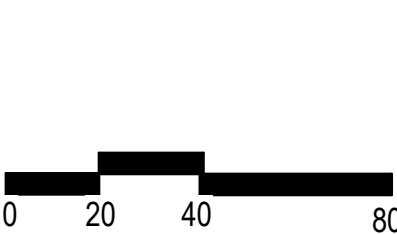


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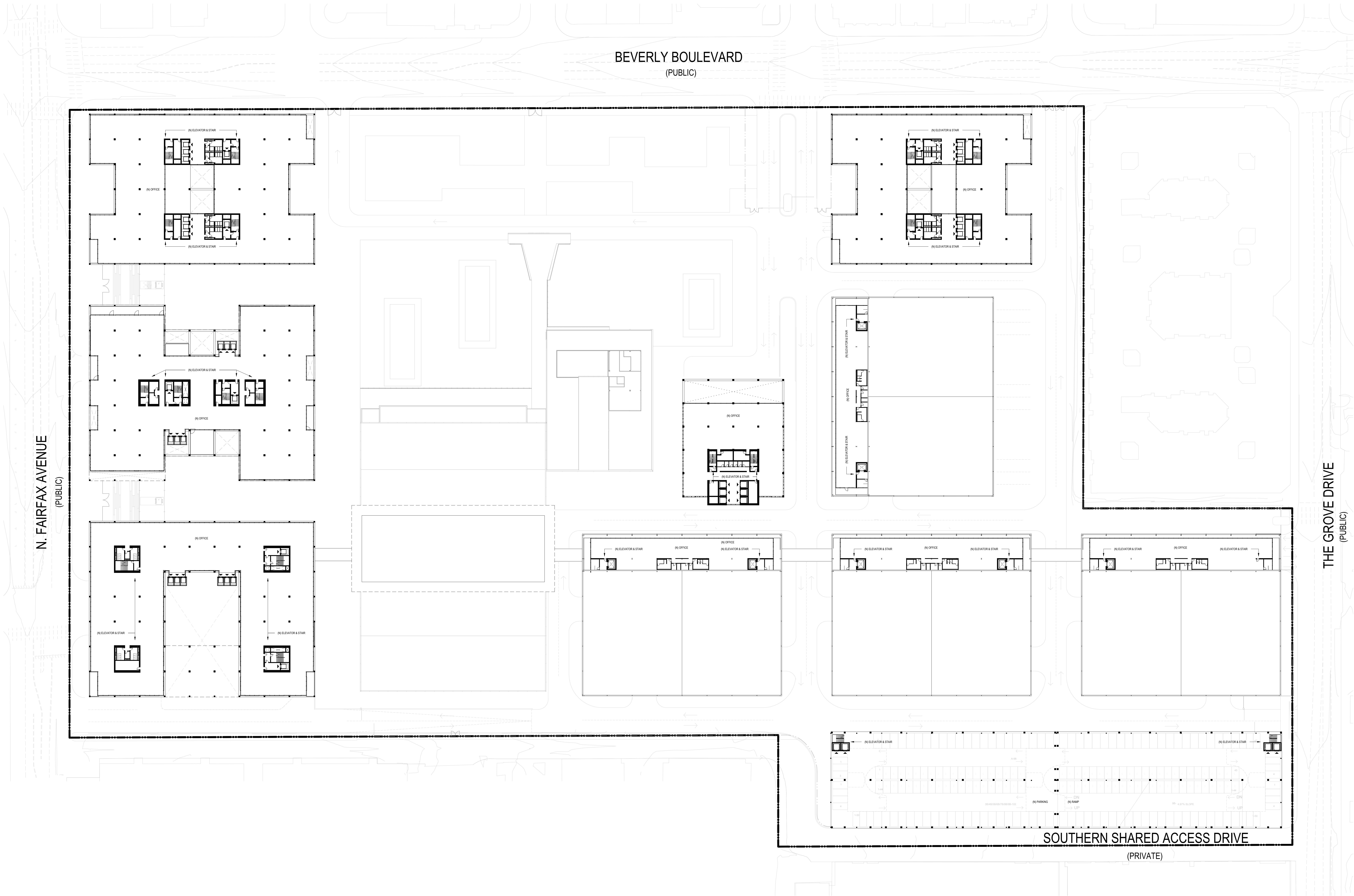
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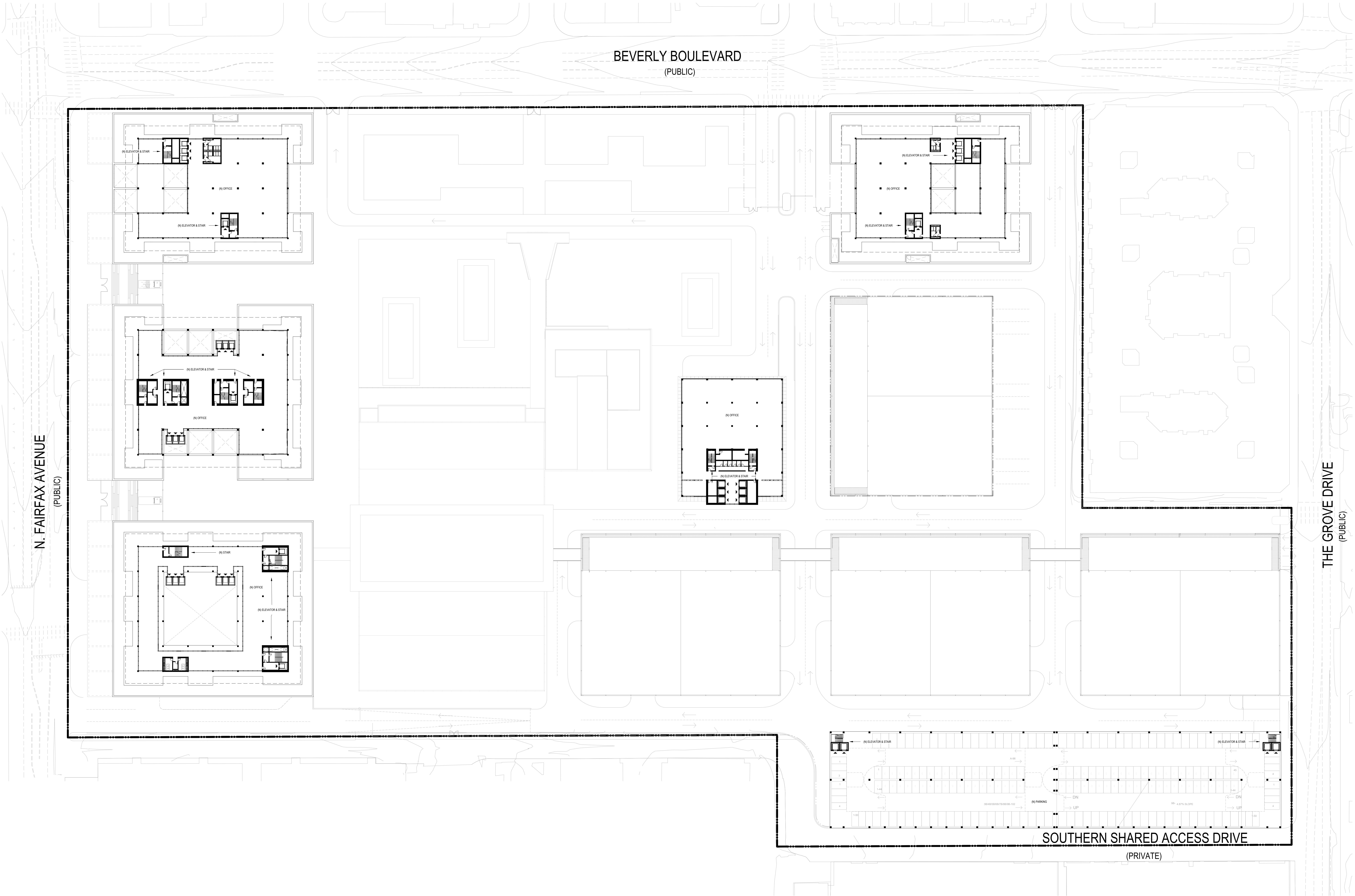
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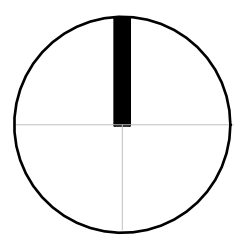
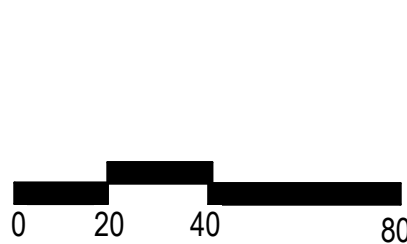
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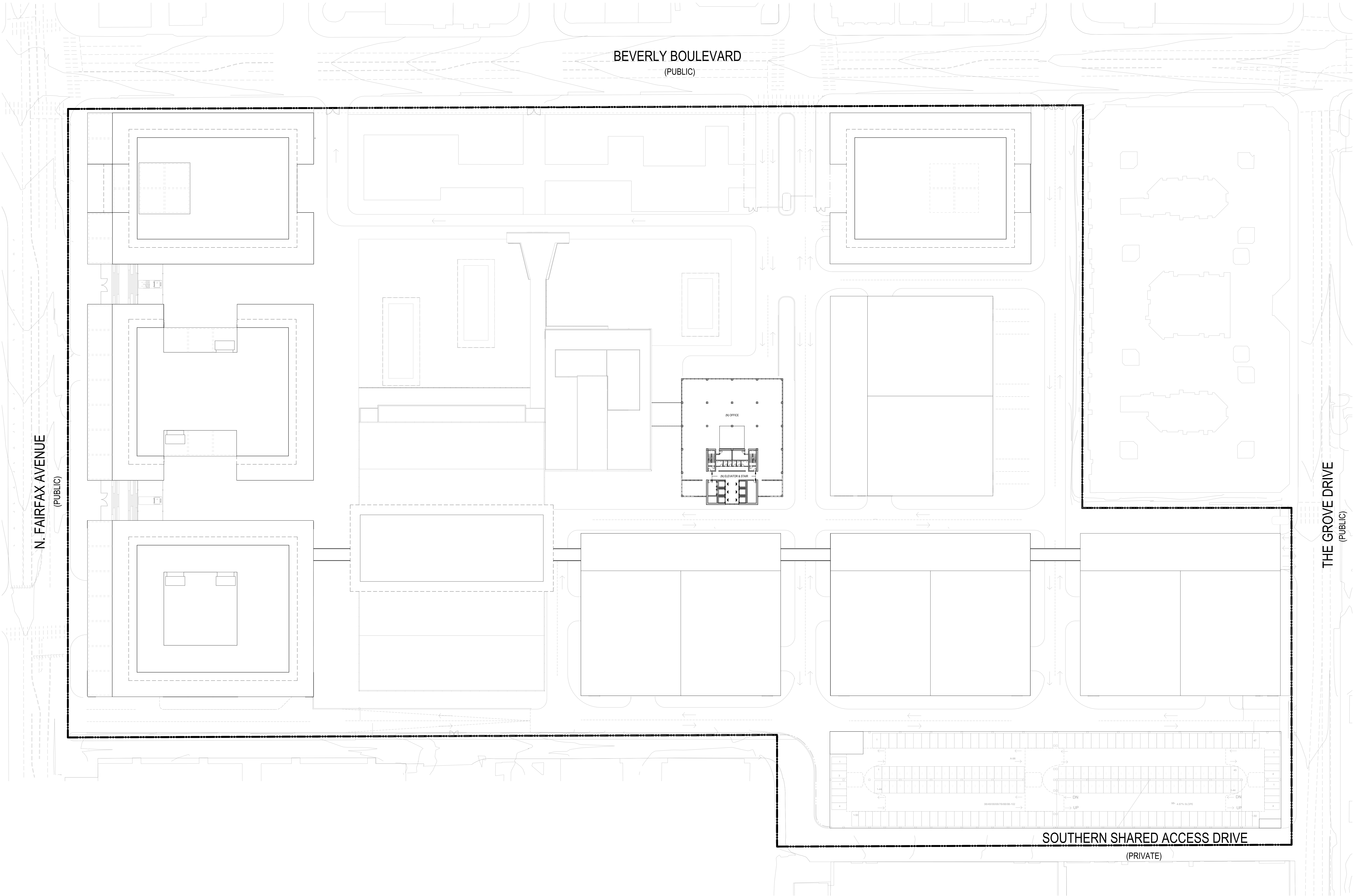


FLOOR PLAN LEVEL 6  
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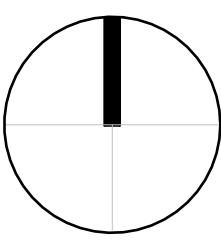
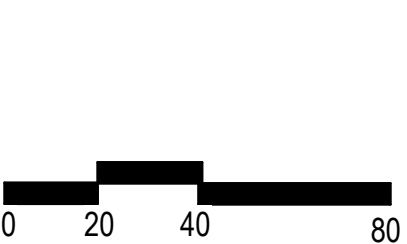


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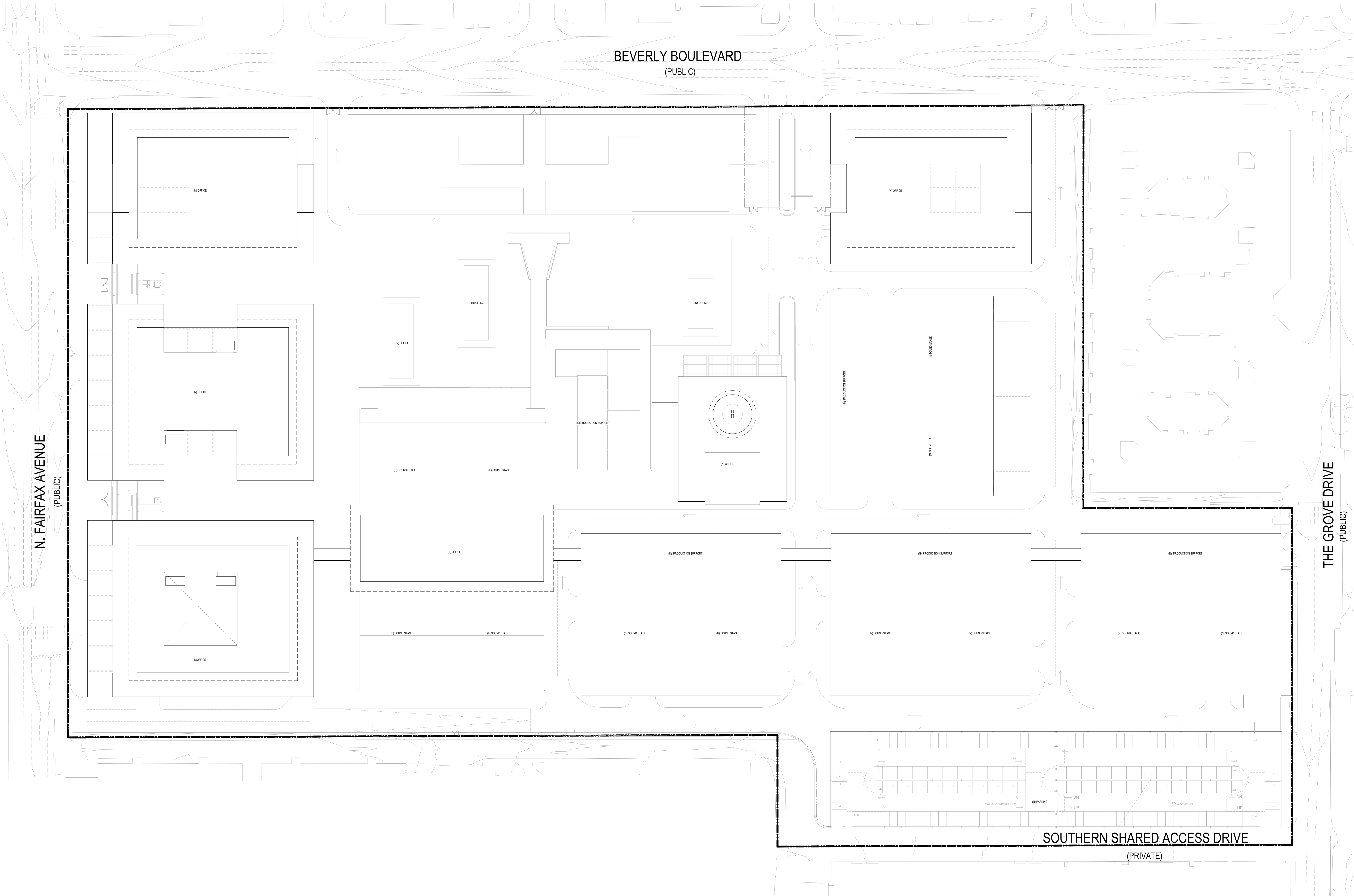


FLOOR PLAN LEVEL 15  
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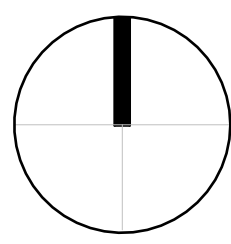
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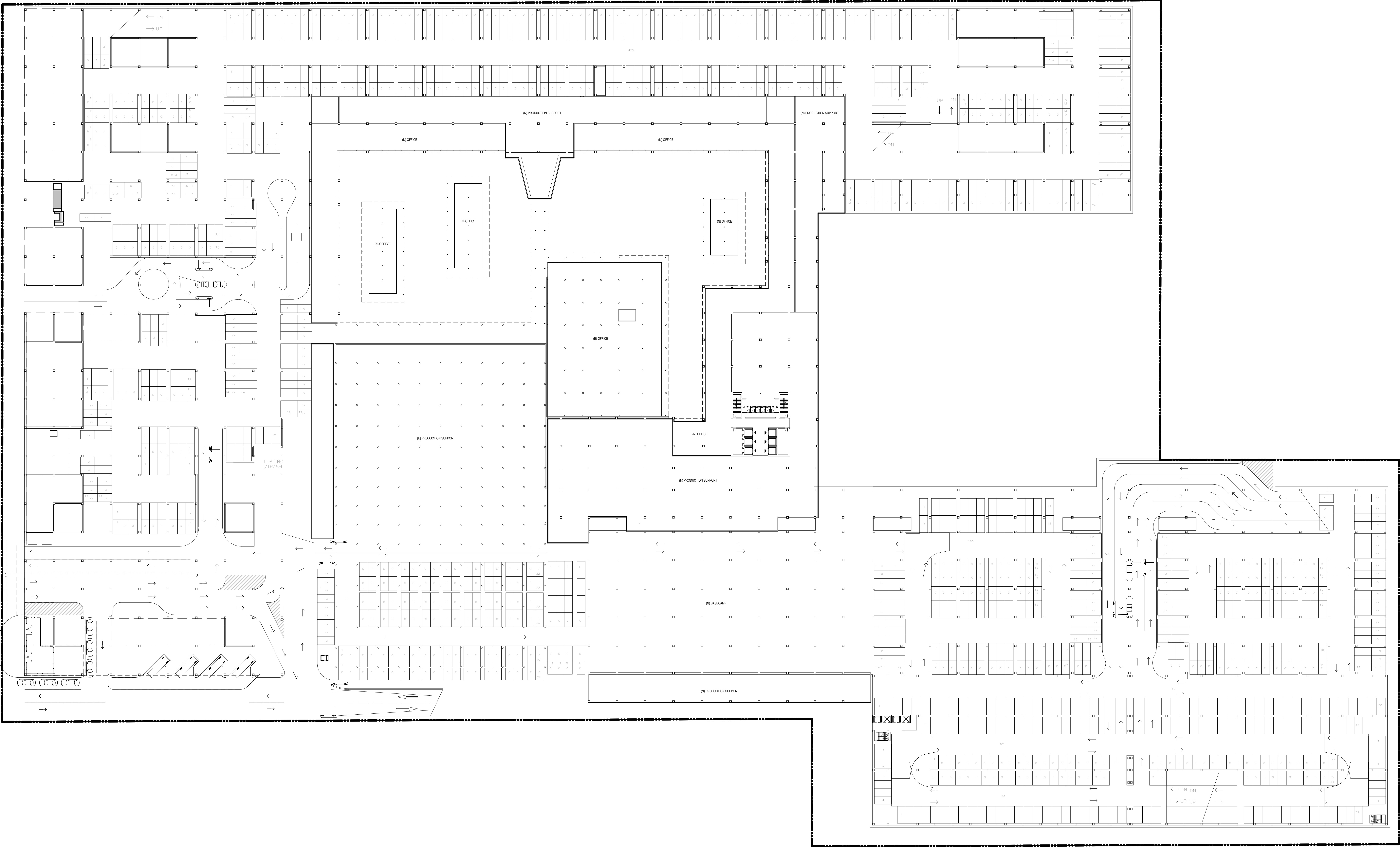
ROOF PLAN  
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0 20 40 80







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FLOOR PLAN LEVEL B1

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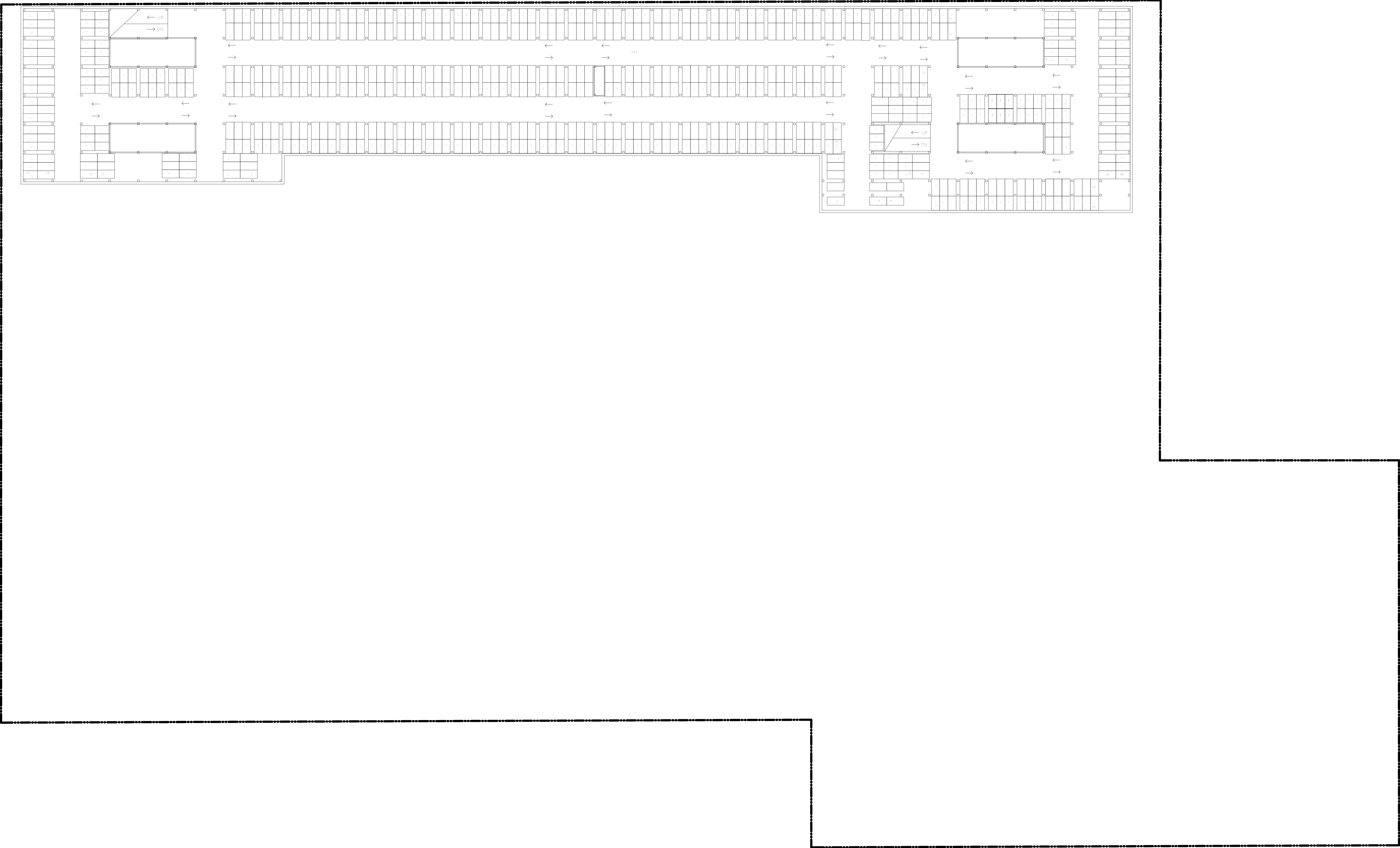
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FLOOR PLAN LEVEL B3

DRAWING TITLE

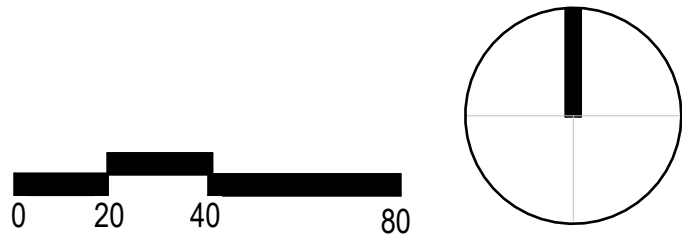
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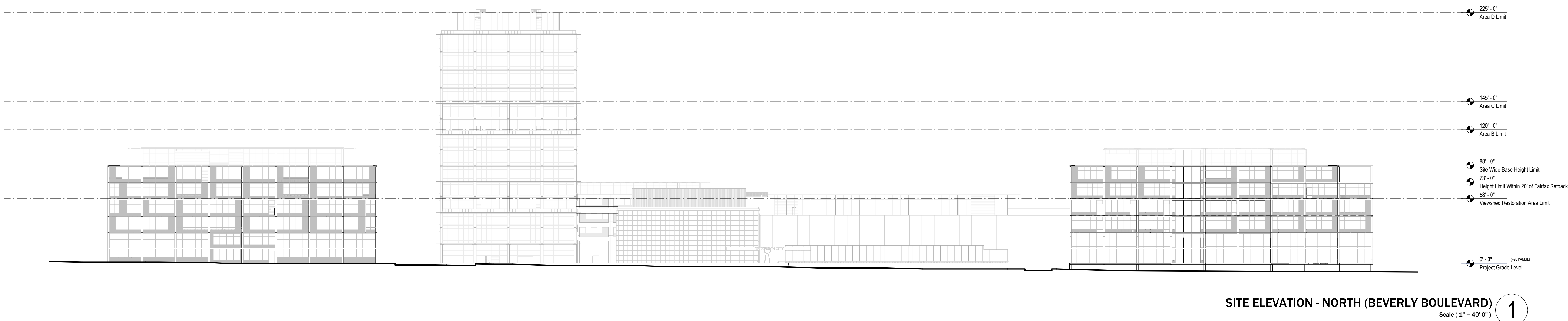
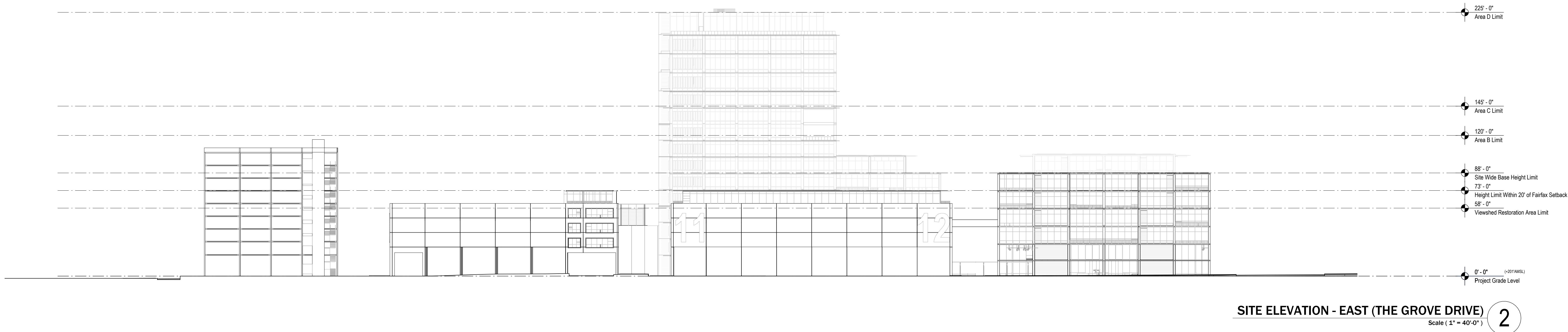
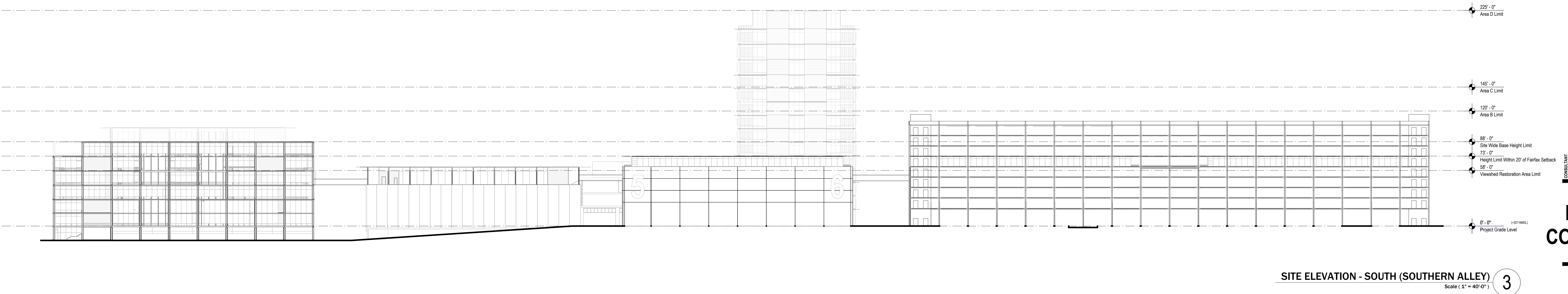
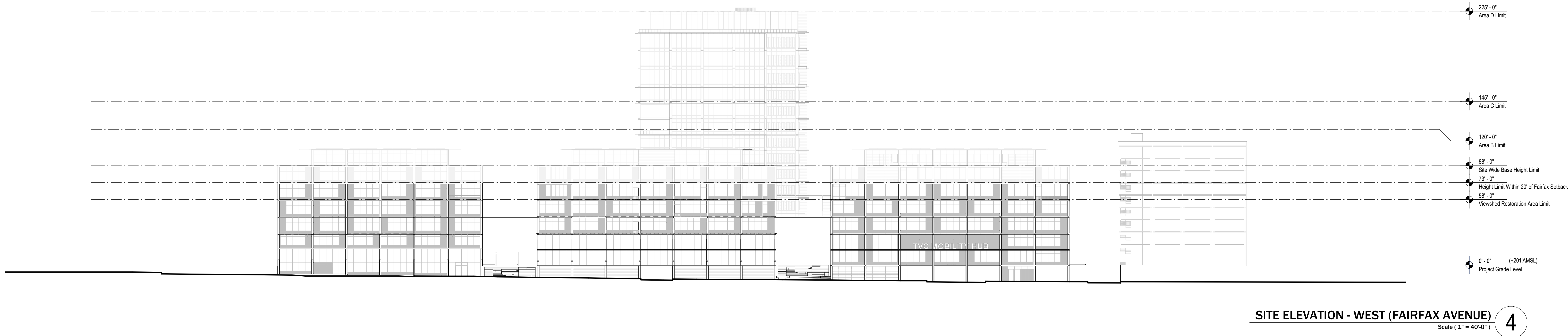
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SITE ELEVATIONS

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DATE OCTOBER 2024

SCALE 1" = 40'-0"

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A2.01

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# TVC 2050 Specific Plan

## APPENDIX B: Environmental Standards

# **Appendix B: Environmental Standards**

---

## **1. Introduction**

A Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. The MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

As part of Section 4.3, Environmental Standards, of the TVC 2050 Specific Plan (Specific Plan), the MMP prepared for the TVC 2050 Project EIR is established as the Environmental Standards for a Project processed by the Specific Plan.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. The MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

## **2. Organization**

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** The agency with the power to enforce the PDF or MM.
- **Monitoring Agency:** The agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** The phase of the Project during which the PDF or MM shall be monitored.
- **Monitoring Frequency:** The frequency at which the PDF or MM shall be monitored.
- **Action Indicating Compliance:** The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

### **3. Administrative Procedures and Enforcement**

The MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in the MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

### **4. Program Modification**

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval.

The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in the MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

## 5. Mitigation Monitoring Program

### A. Air Quality

#### (1) Project Design Features

**Project Design Feature AIR-PDF-1:** Where power poles are available, electricity from power poles and/or solar powered generators, rather than temporary diesel or gasoline generators, will be used during construction.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature AIR-PDF-2:** All new emergency generators will meet the emission standards included in Table 1 of SCAQMD Rule 1470 and

USEPA Tier 4 Final standards. A childcare use, if any is proposed in the future, will be located a minimum of 330 feet from the existing Big Blue emergency generator to the extent it remains in use.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit (provide proof of compliance); field inspection sign-off

**Project Design Feature AIR-PDF-3:** The on-site speed limit for construction employee vehicles and delivery and haul trucks will be limited to 15 miles per hour on paved surfaces, 10 miles per hour on unpaved surfaces controlled by soil stabilizers, and 5 miles per hour near active work zones to position for loading/unloading. To further control dust emissions from the unpaved portion of on-site haul routes, 400 feet of surface area per haul (haul truck round trip) will be controlled by soil stabilizers and 200 feet of surface area per haul near the active import/export operation (excavation area) will be watered three times daily.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

## (2) Mitigation Measures

**Mitigation Measure AIR-MM-1:** Prior to demolition, a Project representative shall make available to the City of Los Angeles Department of Building and Safety and the South Coast Air Quality Management District (SCAQMD) a comprehensive inventory of all offroad construction equipment that will be used during any portion of construction. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board (CARB) or

SCAQMD operating permit shall be available onsite at the time of mobilization of each applicable unit of equipment to allow a Construction Monitor to compare the onsite equipment with the inventory and certified Tier specification and operating permit. Offroad diesel-powered equipment within the construction inventory list described above shall meet the United States Environmental Protection Agency (USEPA) Tier 4 Final standards. In addition, where commercially available for the Project Site, construction equipment shall meet Tier V requirements.

To the extent commercially available for the Project Site, small electric (i.e., less than 19 kilowatts) off-road equipment shall be used during Project construction in lieu of conventional small gasoline or diesel off-road equipment. Electric pumps shall be used for temporary dewatering during Project construction.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit (provide proof of compliance); field inspection sign-off

**Mitigation Measure AIR-MM-2:** The Project's truck operator(s)/construction contractor(s) shall commit to using 2010 model year or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/brake horsepower (bhp)-hr for particulate matter and 0.20 g/bhp-hr of nitrogen oxide emissions or newer, cleaner trucks for haul trucks associated with demolition and grading/excavation activities and concrete delivery trucks during concrete mat foundation pours. To monitor and ensure 2010 model year or newer trucks are used during Project construction, the Lead Agency shall require that truck operator(s)/construction contractor(s) maintain records of trucks during the applicable construction activities and make these records available to the Lead Agency during the construction process upon request. In addition, where commercially available for the Project Site, the Project's truck operator(s)/construction contractor(s) shall use 2014 model year or newer heavy-duty trucks meeting CARB's 2013 optional low-NOx standard (i.e., 0.02 g/bhp-hr of nitrogen oxide emissions).

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Mitigation Measure AIR-MM-3:** Construction haul truck staging areas shall be located no closer to adjacent residential uses than depicted in Figure 1 of Appendix FEIR-8 of the Final EIR.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Mitigation Measure AIR-MM-4:** All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Mitigation Measure AIR-MM-5:** To the extent commercially available for the Project Site, renewable diesel fuel shall be used in Project construction equipment in lieu of conventional diesel.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during field inspection

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

## B. Cultural Resources

### (1) Project Design Features

**Project Design Feature CUL-PDF-1: Project Parameters**—The following Project Parameters set forth the maximum permitted development footprint and building heights for new adjacent construction and additions to the Primary Studio Complex to ensure that the historic significance of the Primary Studio Complex is not adversely impacted by new construction. These Project Parameters will not limit the land uses or floor areas permitted under the proposed Specific Plan. Conceptual diagrams illustrating the Project Parameters set forth below are included in Section 9 of the Historical Resources Technical Report—TVC 2050 Project (Historic Report), provided in Appendix C of the Draft EIR.

Rehabilitation of the Primary Studio Complex and new construction adjacent to the Primary Studio Complex will comply with the following Project Parameters:

#### **Rehabilitation of the Primary Studio Complex**

- Preserve the existing character-defining features of the Primary Studio Complex, as detailed in designated Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM), and restore those character-defining features which, in some cases, have been compromised in the past (prior to this Project).<sup>1</sup>
- Remove the non-historic Support Building addition on the west side of the Studio Building, thereby restoring the original volume of the Studio Building, revealing the currently obstructed portions of the Studio Building's original west wall and restoring areas that have previously been removed.
- Remove up to two bays of the Studio Building's west wall to allow for an interior east-west passage through the Primary Studio Complex.
- Remove the non-historic Mill Addition constructed in 1969 on the east side of the Service Building.

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<sup>1</sup> The character-defining features of the Primary Studio Complex are set forth in the findings that were adopted as part of the HCM designation (CHC-2018-476-HCM), which is included in Appendix C of the Historic Report of the Draft EIR (Draft EIR Appendix C.1).



- Retain and rehabilitate the three-story office portion of the Service Building and its steel frame and glass curtain walls on the primary (north) and east façades.
- Remove the portion of the Service Building south of the three-story office, much of which has been altered since 1963.
- Replace the portion of the Service Building south of the three-story office with new construction that partially restores the original volume of the Service Building.
- Remove and/or extend the south façade of the Studio Building by up to 20 feet south.
- Remove portions of the roof of the Studio Building above the interior east-west passage to create a partial open-air corridor.

### **Rooftop Addition above the Primary Studio Complex**

- Design any rooftop addition as a single rectangular volume.
- Design any rooftop addition to be a separate and distinct volume rather than as an integrated extension of the Primary Studio Complex.
- Limit the height of any rooftop addition to 36 feet in height when measured from the top of the parapet of the Studio Building (approximately 84 feet above Project Grade) to the roof of the rooftop addition.
- Set back any rooftop addition a minimum of 55 feet from the north façade of the Studio Building.
- Engineer the structural support of any rooftop addition so that it could be removed without impairing the essential form and integrity of the Primary Studio Complex.

### **Adjacent New Buildings**

- Locate new buildings immediately adjacent to the Primary Studio Complex to the east and south of the Service Building and to the west of the Studio Building.
- For any new construction immediately east of the Service Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 60 feet and separated from the east façade of the Service Building by a minimum of 15 feet.
- For any new construction immediately west of the Studio Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 150 feet and separated from the west façade of the Studio Building by a minimum of 10 feet.

- Limit new construction on the west and east of the Primary Studio Complex to 225 feet in height above Project Grade.
- Design new construction to the west and east of the Primary Studio Complex as distinct volumes.
- Permit up to six open-air bridges at the interior floor levels (three on the east and three on the west) to provide pedestrian access to the Primary Studio Complex and any rooftop addition from the adjacent new buildings.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning/ Office of Historic Resources and subsequent issuance of applicable building permit

**Project Design Feature CUL-PDF-2: Historic Structure Report**—The Applicant will prepare a Historic Structure Report (HSR) that will further document the history of the Primary Studio Complex and guide its rehabilitation in compliance with the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards). The HSR will be completed prior to the development of the architectural and engineering plans for the Project. The HSR will be prepared based upon the National Park Service's Preservation Brief #43: The Preparation and Use of Historic Structure Reports. The HSR will thoroughly document and evaluate the existing conditions of the character-defining features of the Primary Studio Complex and make recommendations for their treatment. The HSR will also address changes to the buildings to suit new production techniques and modern amenities as well as their on-going maintenance after Project completion. The HSR will set forth the most appropriate approach to treatment and outline a scope of recommended work before the commencement of any construction. As such, the report will serve as an important guide for the rehabilitation of the Primary Studio Complex and will provide detailed information and instruction above and beyond what is typically available prior to the rehabilitation of a historical resource.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources

- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning/ Office of Historic Resources and subsequent issuance of applicable building permit

## (2) Mitigation Measures

**Mitigation Measure CUL-MM-1:** Prior to the start of ground disturbance activities during Project construction, including demolition, digging, trenching, plowing, drilling, tunneling, grading, leveling, removing peat, clearing, augering, stripping topsoil or a similar activity (Ground Disturbance Activities), a qualified principal archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (Qualified Archaeologist) shall be retained by the Applicant to prepare a written Cultural Resource Monitoring and Treatment Plan (CRMTP) in accordance with the Secretary of the Interior's Standards for Archeological Documentation, to reduce potential Project impacts on unanticipated archaeological resources unearthed during construction, with an emphasis on potential historical-period materials. The Applicant shall also coordinate with the Gabrieleño Band of Mission Indians—Kizh Nation who shall act in the capacity of the Tribal Consultant. A copy of the executed contract shall be submitted to the Department of City Planning prior to the issuance of any permit necessary for the Ground Disturbance Activities.

The CRMTP shall include the professional qualifications required of key staff, applicable regulatory requirements, monitoring protocols, provisions for evaluating and treating archaeological materials discovered during ground-disturbing activities, situations under which monitoring may be reduced or discontinued, and reporting requirements. Applicable regulations shall include but not be limited to Public Resources Code (PRC) Section 5024.1, Title 14 California Code of Regulations, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1. The monitoring protocols shall include but not be limited to halting Ground Disturbance Activities within at least a 25-foot radius in the event resources are discovered so that the significance can be determined. Treatment provisions shall include but not be limited to the following: statement of the preference for preservation in place (i.e., avoidance) per CEQA Guidelines Section 15126.4(b)(3); description of methods for the adequate recovery of scientifically consequential information; requirements to coordinate with the Tribal Consultant to ensure that consideration is

given to the cultural values ascribed to a resource beyond that which is scientifically important in the event the resource is Native American in origin; and procedures for curating any archaeological materials at a public, non-profit curation facility, university or museum with a research interest in the materials. The CRMTP shall be approved by the Department of City Planning prior to commencement of any Ground Disturbance Activities.

Prior to commencing any Ground Disturbance Activities at the Project Site, the Applicant shall retain an archaeological monitor who is qualified to identify archaeological resources and shall work under the direction of the Qualified Archaeologist. The Tribal Consultant shall designate a Native American monitor who will work in tandem with the archaeological monitor to identify resources. If no Native American monitor is designated within 30 days, the activity shall commence without the designated Native American monitor.

Prior to the commencement of any Ground Disturbance Activities, the archaeological monitor shall provide Worker Environmental Awareness Program (WEAP) training to construction workers involved in Ground Disturbance Activities that provides information on regulatory requirements for the protection of cultural resources. As part of the WEAP training, construction workers shall be informed about proper procedures to follow should a worker discover a cultural resource during Ground Disturbance Activities. In addition, construction workers shall be shown examples of the types of resources that would require notification of the archaeological monitor. The Applicant shall maintain on the Project Site, for City inspection, documentation establishing that the training was completed for all construction workers involved in Ground Disturbance Activities.

The Qualified Archaeologist shall coordinate the proper implementation of this mitigation measure during the demolition and excavation phases of the Project. The archaeological and Native American monitor shall observe all Ground Disturbance Activities until the Qualified Archaeologist and Tribal Consultant, in consultation with the archaeological and Native American monitors, determines monitoring is no longer necessary, as specified in the CRMTP. If Ground Disturbance Activities are occurring simultaneously at multiple locations on the Project Site, the Qualified Archaeologist shall determine if additional monitors are required for other locations where such simultaneous Ground Disturbance Activities are occurring.

Within 30 days of concluding the archaeological monitoring, the Qualified Archaeologist shall prepare a memo stating that the archaeological monitoring requirement of the mitigation measure has been fulfilled and summarize the results of any archaeological finds. The memo shall be submitted to the Applicant and the Department of City Planning. In the event that archaeological resources are identified, a full technical report shall be prepared documenting the

methods and results of all work completed under the CRMTP, including, if any, treatment of archaeological materials, results of artifact processing, analysis, and research, and evaluation of the resource(s) for the California Register of Historical Resources. The report shall be prepared under the supervision of the Qualified Archaeologist and submitted to the Department of City Planning within one year of completion of the monitoring, unless other arrangements are required given the nature of the discovery. The final report shall be submitted to the South Central Coastal Information Center.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety; Metro
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** To be determined by consultation with the Qualified Archaeologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a Qualified Archaeologist; issuance of building permit(s)

## C. Geology and Soils

### (1) Project Design Features

**Project Design Feature GEO-PDF-1:** All development activities conducted on the Project Site will incorporate the professional recommendations contained in the Preliminary Geotechnical Engineering Investigation and all associated Addenda and/or alternative recommendations set forth in a site-specific, design-level geologic and geotechnical investigation(s) approved by the City Engineer, provided such recommendations meet and/or surpass relevant state and City laws, ordinances, and Code requirements, including California Geological Survey's Special Publication 117A and the City's Building Code. Such professional recommendations will include, but will not be limited to, the following and may be revised or superseded in accordance with an approved final geotechnical investigation(s):

- Excavated fill materials will be removed and exported or properly removed and recompacted as controlled fill for foundation and/or slab support of lightly loaded structures.
- Imported soil materials will have an Expansion Index of less than 50.

- At-grade structures with column loads less than 500 kips will be supported on conventional foundations bearing in an engineered fill pad.
- Foundation piles will be used for high-load office buildings and parking structures.
- Temporary dewatering will be utilized during construction.
- Permanent structures will be designed for hydrostatic pressure such that the temporary construction dewatering system will be terminated at the completion of construction.
- Temporary shoring, such as conventional shoring piles and tiebacks, will be installed for excavation of the subterranean levels.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

**Mitigation Measure GEO-MM-1:** The services of a Qualified Professional Paleontologist who meets the Society of Vertebrate Paleontology ([SVP] 2010) standards, shall be retained prior to ground disturbance activities associated with Project construction in order to develop a site-specific Paleontological Resource Mitigation and Treatment Plan. As defined by the SVP (2010), a Qualified Professional Paleontologist, also Principal Investigator, or Project Paleontologist, is described as:

A practicing scientist who is recognized in the paleontological community as a professional and can demonstrate familiarity and proficiency with paleontology in a stratigraphic context. A paleontological Principal Investigator shall have the equivalent of the following qualifications:

1. A graduate degree in paleontology or geology, and/or a publication record in peer reviewed journals; and demonstrated competence in field techniques, preparation, identification, curation, and reporting in the state or geologic province in which the project occurs. An advanced degree is less important than demonstrated competence and regional experience.

2. At least two full years professional experience as assistant to a Project Paleontologist with administration and project management experience; supported by a list of projects and referral contacts.
3. Proficiency in recognizing fossils in the field and determining their significance.
4. Expertise in local geology, stratigraphy, and biostratigraphy.
5. Experience collecting vertebrate fossils in the field.”

The Paleontological Resource Mitigation and Treatment Plan shall specify the levels and types of mitigation efforts based on the types and depths of ground disturbance activities and the geologic and paleontological sensitivity of the Project Site. The Paleontological Resource Mitigation and Treatment Plan shall also include a description of the professional qualifications required of key staff, communication protocols during construction, fossil recovery protocols, sampling protocols for microfossils, laboratory procedures, reporting requirements, and curation provisions for any collected fossil specimens. The Paleontological Resource Mitigation and Treatment Plan shall be reviewed by the curatorial staff of the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County and/or the La Brea Tar Pits and Museum. The Draft Paleontological Resource Mitigation and Treatment Plan will be provided to the curatorial staff no later than four weeks before the start of excavation. A Worker Environmental Awareness Program, or WEAP, shall be conducted at the preconstruction meeting for the Project.

No monitoring would be required during excavation within artificial fill. This Qualified Professional Paleontologist shall supervise a Qualified Paleontological Resource Monitor who shall monitor all ground disturbance activities within high sensitivity deposits (e.g., Pleistocene age deposits), including asphaltic deposits in order to identify potential paleontological remains. As defined by the SVP (2010), a Qualified Paleontological Resource Monitor has the following qualifications (or their equivalent):

1. BS or BA degree in geology or paleontology and one year experience monitoring in the state or geologic province of the specific project. An associate degree and/or demonstrated experience showing ability to recognize fossils in a biostratigraphic context and recover vertebrate fossils in the field may be substituted for a degree. An undergraduate degree in geology or paleontology is preferable, but is less important than documented experience performing paleontological monitoring, or
2. AS or AA in geology, paleontology, or biology and demonstrated two years of experience collecting and salvaging fossil materials in the state or geologic province of the specific project, or

3. Enrollment in upper division classes pursuing a degree in the fields of geology or paleontology and two years of monitoring experience in the state or geologic province of the specific project.
4. Monitors must demonstrate proficiency in recognizing various types of fossils, in collection methods, and in other paleontological field techniques.

In the event of a paleontological resource discovery, the monitor has the authority to divert and/or re-direct ground-disturbing activities in the area of the find, and rope off a protective barrier of at least 50 feet in length to evaluate the unanticipated find.

If significantly disturbed deposits or younger deposits too recent to contain paleontological resources are encountered during construction, the Qualified Professional Paleontologist may reduce or curtail monitoring in those affected areas, after consultation with the Applicant and the Los Angeles Department of City Planning's Office of Historic Resources.

Post-construction, a report shall be prepared detailing paleontological resources discovered during construction. The paleontological resources must be prepared, identified, curated, and donated to a repository, such as the Natural History Museum of Los Angeles County or the La Brea Tar Pits and Museum.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during grading and excavation activities; to be determined by consultation with the Qualified Paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a Qualified Paleontologist

## D. Greenhouse Gas Emissions

### (1) Project Design Features

**Project Design Feature GHG-PDF-1:** The design of new buildings will incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program to be capable of meeting the standards of LEED Gold under LEED v4 or equivalent green building standards. Specific sustainability features that are integrated into the Project design will include, but will not be limited to, the following:



- a. Incorporate energy-saving technologies and components to reduce the Project's electrical use profile. Examples of these components include the use of light-emitting diode (LED) and other efficient lighting technology, energy saving lighting control systems, such as light- and motion-detection controls (where applicable), and energy efficient heating, ventilation, and air conditioning (HVAC) equipment;
  - b. Use of Energy Star-labeled appliances (e.g., refrigerators, air conditioners, and water heaters) consistent with California Code of Regulations (CCR) Title 20 (Appliance Efficiency Regulations);
  - c. Reduce indoor water use by at least 20 percent;
  - d. Plumbing fixtures (water closets and urinals) and fittings (faucets) that exceed Los Angeles Municipal Code (LAMC) performance requirements; and
  - e. Weather-based irrigation system and water-efficient landscaping with use of drought tolerant plants in up to 60 percent of the proposed landscaping.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Pre-construction; construction
  - **Monitoring Frequency:** Once at Project plan check; once during field inspection
  - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature GHG-PDF-2:** Upon buildout of the Project, the Project will provide photovoltaic panels on the Project Site capable of generating a minimum of 2,000,000 kilowatt-hours annually.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature GHG-PDF-3:** The use of portable gasoline or diesel generators at basecamps or elsewhere on-site will be prohibited. Installation of a backbone electrical grid will be provided so that plugs (i.e., electrical hookups) are available at basecamp areas. In addition, four EV chargers will be installed for the four shuttle parking spaces in the Mobility Hub.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature GHG-PDF-4:** The use of portable combustion equipment (e.g., street sweeper, forklifts, aerial lifts) including landscape equipment will be prohibited on-site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## E. Hazards and Hazardous Materials

### (1) Project Design Features

**Project Design Feature HAZ-PDF-1:** The Project Applicant will update, and the Project will comply with, the Consolidated Contingency Plan for the Project Site. This will include spill prevention measures such the use of secondary containment storage and storing materials away from drains in leak-proof containers with tight-fitting lids. Spill response measures will include the evacuation of unnecessary employees from a spill area, the use of absorbent materials in the case of small spills or evacuating all employees, calling 911, and reporting to Los Angeles

Fire Department (LAFD) in the case of large spills. Absorbent materials used to clean small spills will be placed in a leak-proof container that is compatible with the waste, labeled as hazardous waste, and lawfully disposed of as such. Notifications will be made to the Health Hazardous Waste Materials Division of the LAFD and the California Office of Emergency Services (Cal OES) as necessary.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**Project Design Feature HAZ-PDF-2:** The Project Applicant will update, and the Project will comply with, the Television Studios Emergency Action Plan and associated emergency exit and assembly maps. The Emergency Action Plan will include procedures for earthquakes, emergency evacuation, fires, medical emergencies, and active shooters.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**Project Design Feature HAZ-PDF-3:** The Project Applicant will update, and the Project will comply with, the Television Studios Safety Manual. This manual will include, among other measures, safety procedures and requirements for personnel working at heights and procedures that ensure the safety of crew members when servicing or repairing equipment that is capable of a spontaneous release of stored mechanical, electrical, or hydraulic energy, or which could be inadvertently energized.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**Project Design Feature HAZ-PDF-4:** The Project Applicant will update, and the Project will comply with, the Television Studios Injury and Illness Prevention Program (IIPP). The IIPP will include protocols regarding responsibility, compliance, employee communication, hazard assessment, accident/exposure investigation, hazard correction, training and construction, and recordkeeping.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

**Project Design Feature HAZ-PDF-5:** Prior to demolition, existing buildings and structures will be tested to determine if they include asbestos-containing materials (ACMs). If present, ACMs will be removed and disposed of by a licensed and certified asbestos abatement contractor, in accordance with applicable federal, state, and local regulations. If required, the Project Applicant will submit a Hazardous Building Materials Demolition Assessment and Management Plan to the South Coast Air Quality Management District (SCAQMD) and LAFD for review and approval.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Fire Department; South Coast Air Management District
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off

**Project Design Feature HAZ-PDF-6:** Prior to demolition, existing buildings and structures will be sampled to determine if they contain lead-based

paint (LBP). If LBP is present, standard handling and disposal practices will be implemented pursuant to Occupational Safety and Health Act regulations. If required, the Project Applicant will submit a Hazardous Building Materials Demolition Assessment and Management Plan to LAFD for review and approval.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off

## (2) Mitigation Measures

**Mitigation Measure HAZ-MM-1:** Soil Management Plan (SMP)—The Project Applicant shall implement the SMP prepared by Geosyntec, provided as Appendix B of the Site Summary Report, which shall be submitted to the City of Los Angeles Department of Building and Safety for review and approval prior to the commencement of excavation and grading activities. The entire Project Site shall be subject to the general protocols described in the SMP regarding prudent precautions and general observations and evaluations of soil conditions to be implemented throughout earthwork, grading, excavation, or other soil disturbance activities on the Project Site.

The protocols in the SMP include, but are not limited to, the following:

- Special precautions shall be taken to manage soils that will be disturbed during Project earthwork activities in areas containing Chemicals of Concern (COCs) above screening levels (SLs). These areas include the former Texaco gas station and other select areas of the Project Site with elevated total petroleum hydrocarbons (TPH) and arsenic in shallow soil, as shown in the Site Summary Report. Soil in these areas of the Project Site with residual COCs above SLs shall either be excavated prior to commencing excavation and grading operations in these areas or segregated and stockpiled prior to off-site disposal.
- The following requirements and precautionary actions shall be implemented when disturbing soil at the Project Site other than imported backfill: no soil disturbance or excavation activities shall occur without a Project Site-specific Health and Safety Plan (HASP). Any soil that is disturbed, excavated, or trenched due to onsite construction activities shall be handled in accordance with

applicable local, state, and federal regulations. Prior to the re-use of the excavated soil or the disposal of any soil from the Project Site, the requirements and guidelines in the SMP shall be implemented. The General Contractor shall conduct, or have its designated subcontractor conduct, visual screening of soil during activities that include soil disturbance. If the General Contractor or subcontractor(s) encounter any soil that is stained or odorous (Suspect Soil), the General Contractor and subcontractor(s) shall immediately stop work and take measures to not further disturb the soils (e.g., cover suspect soil with plastic sheeting) and inform the property owner's representative and the environmental monitor. The environmental monitor, an experienced professional trained in the practice of the evaluation and screening of soil for potential impacts working under the direction of a licensed Geologist or Engineer, shall be identified by the property owner prior to the beginning of work.

- If Suspect Soil is encountered on the Project Site, the environmental monitor shall collect samples for analysis to characterize the soil for potential on-site re-use or off-site disposal per the provisions provided in the SMP.
- Prior to excavation activities, the General Contractor or designated subcontractor shall establish specific areas for stockpiling Suspect Soil, should it be encountered, to control contact by workers and dispersal into the environment, per the provisions provided in the SMP.
- In the event of soil import to the Project Site, soil must be screened and evaluated in accordance with the Department of Toxic and Substance Control (DTSC) advisory regarding clean imported fill material. The General Contractor or designated subcontractor shall require that the source of the imported soil provide documentation of such evaluation.
- The General Contractor shall ensure that on-site construction personnel comply with all applicable federal, state, and local regulations, as well as the State of California Construction Safety Orders (Title 8). Additionally, if Suspect Soil is expected to be encountered, personnel working in that area shall comply with California Occupational Safety and Health Administration regulations specified in CCR Title 8, Section 5192. The General Contractor shall prepare a Project-specific HASP. It is the responsibility of the General Contractor to review available information regarding Project Site conditions, including the SMP, and potential health and safety concerns in the planned area of work. The HASP should specify COC action levels for construction workers and appropriate levels of personal protective equipment (PPE), as well as monitoring criteria for increasing the level of PPE. The General Contractor and each subcontractor shall require its

employees who may directly contact Suspect Soil to perform all activities in accordance with the General Contractor and subcontractor's HASP. If Suspect Soil is encountered, to minimize the exposure of other workers to potential contaminants on the Project Site, the General Contractor or designated subcontractor may erect temporary fencing around excavation areas with appropriate signage as necessary to restrict access and to warn unauthorized on-site personnel not to enter the fenced area. It is anticipated that all soil will be immediately loaded onto trucks for disposal and stockpiling on-site would not be necessary. If soil needs to be temporarily stored on-site, the stockpiled soil will be stored on the Project Site interior away from public interfaces on the perimeter.

- The General Contractor shall implement the following measures as provided in the SMP to protect human health and the environment during construction activities involving contact with soils at the Project Site: decontamination of construction and transportation equipment; dust control measures; storm water pollution controls and best management practices; and proper procedures for the handling, storage, sampling, transport and disposal of waste and debris.
- In the event volatile organic compound (VOC)-contaminated soil is encountered during excavation onsite, a South Coast Air Quality Management District (SCAQMD) Rule 1166 permit shall be obtained before resuming excavation. Rule 1166 defines VOC-contaminated soil as a soil which registers a concentration of 50 ppm or greater of VOCs as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane. Either a SCAQMD Various Locations permit and plan, or a Project Site-specific permit and plan shall be required, depending upon the volume of soil to be excavated. Notifications, monitoring, and reporting related to the SCAQMD Rule 1166 permit shall be the responsibility of the General Contractor. If a Rule 1166 permit is required, an air monitoring plan may be required by the SCAQMD. Air monitoring plans are intended to protect the surrounding community from harmful exposure to VOCs and typically entail stationary monitoring stations for sample collection for laboratory analysis. Protection of onsite construction workers shall be accomplished by the development and implementation of the HASP.
- Known below-grade structures at the Project Site (i.e., storm water infrastructure) shall be removed from the ground or cleaned, backfilled, and left in place as appropriate during grading and excavation. If unknown below-grade structures are encountered during Project Site grading and excavation, the General Contractor

shall promptly notify the property owner's representative the same day the structure is discovered. Based on an evaluation of the unknown below-grade structure by the appropriate professional (e.g., environmental monitor, geotechnical engineer), the property owner shall address the below-grade structure in accordance with applicable laws and regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; South Coast Air Quality Management District; California Department of Toxic Substances Control
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

**Mitigation Measure HAZ-MM-2:** During construction activities at the Project Site, controls shall be in place to mitigate the effects of subsurface gases and impacted soil and groundwater on workers and the public. During construction, the following shall be implemented:

- Monitoring devices for methane and benzene shall be present to alert workers of elevated gas concentrations when basement or subsurface soil disturbing work is being performed;
- Contingency procedures shall be in place if elevated gas concentrations are detected such as the mandatory use of PPE, evacuating the area, and/or increasing ventilation within the immediate work area where the elevated concentrations are detected;
- Workers shall be trained to identify exposure symptoms and implement alarm response actions;
- Soil and groundwater exposed during excavations shall be minimized to reduce the surface area which could off-gas. This shall be achieved by staggering exposed excavation areas;
- Soil removed as part of construction shall be sampled and tested for off-site disposal in a timely manner. If soil is stockpiled prior to disposal, it shall be managed in accordance with the Project's Storm Water Pollution Prevention Plan (SWPPP);
- Fencing shall be erected to limit public access and allow for gas dilution; and
- A HASP shall be prepared to describe the proposed construction activities and hazards associated with each activity. Hazard mitigation shall be presented in the HASP to limit construction risks



to workers. The HASP shall include emergency contact numbers, maps to the nearest hospital, gas monitoring action levels, gas response actions, allowable worker exposure times, and mandatory PPE requirements. The HASP shall be signed by all workers on-site to demonstrate their understanding of the construction risks.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

## F. Noise

### (1) Project Design Features

**Project Design Feature NOI-PDF-1:** Power construction equipment (including combustion engines), fixed or mobile, will be equipped with state-of-the-art noise shielding and muffling devices, consistent with manufacturers' standards. All equipment will be properly maintained to assure that no additional noise due to worn or improperly maintained parts will be generated.

- Construction contractors will schedule construction activities to avoid the simultaneous operation of construction equipment within 100 feet of receptor location R1 (Broadcast Center Apartments) to minimize noise levels resulting from operating several pieces of high-noise-level emitting equipment such as drilling rigs, excavators, and concrete pumps.
- Construction equipment staging areas will be located at least 100 feet from receptor location R1. Contractors will place stationary noise sources on the Project Site at least 100 feet from receptor location R1.
- A telephone hot-line for use by the public will be established to report any adverse noise conditions associated with the construction of the Project. The hot-line telephone number shall be posted at the Project Site during construction in a manner visible to passersby with a minimum spacing of one sign for each 200 feet of the perimeter. In the event that the noise complaint is Project construction-related, the Applicant shall:
  - Document and respond to each noise complaint;
  - Conduct an investigation to attempt to determine the source of noise related to the complaint;

- Take all reasonable measures to reduce the noise at its source; and
  - Submit a monthly summary report of the Project-related noise complaints to the City Planning Department or Building and Safety.
- Hydraulic tools will be used instead of pneumatic tools within 100 feet from receptor location R1, when commercially available.
  - All impact tools will be shrouded or shielded within 100 feet from receptor location R1.
  - Construction equipment will not be idled for extended periods of time (more than 5 minutes) within 100 feet of receptor location R1, as specified by CARB.
  - Music (i.e., workers' radios) from the construction site will not be audible at off-site noise-sensitive receptors.
  - Large 40-yard dumpsters will not be located within 200 feet from receptor location R1; or, if located within 200 feet of receptor location R1, a sound barrier blocking the line of sight to the dumpster from receptor location R1 will be required.
  - Within 100 feet from any sensitive receptor location, the Project would utilize electric or battery powered construction equipment for the following pieces of equipment: tower cranes; mounted placing booms; scissor lifts; welding machines once permanent power is in place; swing stages; light towers for limited durations; concrete saw; and some light material forklifts (except for heavy material lifting) once concrete is in place.
  - **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
  - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Construction
  - **Monitoring Frequency:** Once at plan check (provide proof of compliance); periodically during construction
  - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Project Design Feature NOI-PDF-2:** Project construction will not include the use of driven (impact) pile systems.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during construction
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Project Design Feature NOI-PDF-3:** Outdoor mounted mechanical equipment will be enclosed or screened by the building design (e.g., a roof parapet or mechanical screen) from the view of off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

**Project Design Feature NOI-PDF-4:** Outdoor amplified sound systems for outdoor gatherings (non-production uses) on roof decks, if any, will be designed so as not to exceed a maximum noise level of 85 A-weighted decibels (dBA) ( $L_{eq-1hr}$ ) at a distance of 25 feet from the amplified speaker sound systems in any roof deck gathering areas located within 15 feet from the northern, southern and western property lines and within 40 feet from the eastern property line, and 95 dBA ( $L_{eq-1hr}$ ) at a distance of 25 feet from the amplified speaker sound systems within the interior portions of the Project Site<sup>2</sup>. A qualified noise consultant will provide written documentation that the design of the system complies with these maximum noise levels.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection

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<sup>2</sup> Based on the conceptual site plan shown in Section II, Project Description, of the Draft EIR, the potential roof decks along the perimeter were assumed to be at least 75 feet above adjacent grade and the roof decks within the interior portion of the Project Site were assumed to be at least 50 feet above grade.

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

**Project Design Feature NOI-PDF-5:** Outdoor studio production activities will be prohibited within 200 feet of the Shared Eastern Property Line adjacent to the existing multi-family residence located immediately east of the Project Site (receptor location R1) between the hours of 10 P.M. and 7 A.M.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

## (2) Mitigation Measures

**Mitigation Measure NOI-MM-1:** A temporary and impermeable sound barrier shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- Along the eastern property line of the Project Site between the construction areas and the adjacent residential and park uses to the east, the temporary sound barrier shall be designed to provide a minimum 16-A-weighted decibels (dBA) noise reduction at the ground level of receptor locations R1 and R2. In addition, the temporary sound barrier along the Shared Eastern Property Line (between the Project Site and the Broadcast Center Apartments (R1)) shall be 30 feet high. The sound barriers shall be constructed when construction activities are located within 700 feet and 560 feet of receptor locations R1 and R2, respectively.
- Along the northern property line of the Project Site between the construction areas and the motel (receptor location R3) and school (receptor location R4) on the north side of Beverly Boulevard and the residential uses along Orange Grove Avenue, Ogden Drive, Genesee Avenue, and Spaulding Avenue (represented by receptor location R5), the temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 9-dBA, 5-dBA and 8-dBA noise reduction at the ground level of receptor locations R3, R4, and R5 respectively. The sound barriers shall be constructed

when construction activities are located within 280 feet, 300 feet, and 490 feet of receptor locations R3, R4 and R5, respectively.

- Along the western and a portion of the southern property lines of the Project Site between the construction areas and residential uses on Hayworth Avenue (receptor location R7) and the residential and motel uses on the west side Fairfax Avenue (receptor location R8), the temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 15-dBA and 10-dBA noise reduction at the ground level of receptor locations R7 and R8, respectively. The sound barriers shall be constructed when construction activities are located within 700 feet and 340 feet of receptor locations R7 and R8, respectively.
- Along an approximately 250-foot segment of the southern portion of the Project property line between the construction areas and the Gilmore Adobe, a temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 15 dBA noise reduction at the ground level of the Gilmore Adobe.<sup>3</sup> The sound barrier shall be constructed when construction activities are located within 700 feet of the Gilmore Adobe.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant

## G. Public Services—Police Protection

### (1) Project Design Features

**Project Design Feature POL-PDF-1:** During Project construction, the Applicant will implement security measures including security fencing, low-level security lighting, locked entry, and security patrols.

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<sup>3</sup> The Gilmore Adobe (also referred to as the Rancho La Brea Adobe) is a commercial use. A commercial use is not a sensitive receptor for purposes of the noise analysis under CEQA. Nonetheless, the Gilmore Adobe was treated hypothetically as a residential use for informational purposes in response to comments on the Draft EIR.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

**Project Design Feature POL-PDF-2:** During operation, the Project will incorporate a 24/7 security plan to ensure the safety of its employees and visitors. The Project's security plan will include, but will not be limited to, the following design features:

- Security fencing, walls, landscaping, and/or other elements to create a physical barrier at the Project Site perimeter;
- Points of entry will be secured by elements such as guard booths, key card passes, and pedestrian and vehicular access controls;
- A 24-hour security camera network to provide visual surveillance of outdoor areas, parking facilities, and other activity areas;
- Private on-site security staff, including at guard booths to control entry, and regular security patrols of the Project Site; and
- Appropriate staff training on security protocols, including site and building access control, managing and monitoring fire/life/safety systems, and patrolling the Project Site.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

**Project Design Feature POL-PDF-3:** The Project will include appropriate lighting of buildings and walkways to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry into buildings.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature POL-PDF-4:** The Project will include appropriate lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature POL-PDF-5:** The design of the Project's entrances to and exits from buildings, open spaces around buildings, and pedestrian walkways will be open and in view of surrounding sites.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature POL-PDF-6:** Prior to the issuance of a building permit, the Applicant will consult with Los Angeles Police Department's (LAPD's) Crime Prevention Unit regarding the incorporation of feasible crime prevention features appropriate for the design of the Project.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature POL-PDF-7:** Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Wilshire Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## H. Transportation

### (1) Project Design Features

**Project Design Feature TR-PDF-1:** A detailed Construction Traffic Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, will be prepared and submitted to the City for review and approval prior to commencing construction. The



Construction Traffic Management Plan will formalize how Project construction will be carried out and identify specific actions that will reduce effects on the surrounding community. The Construction Traffic Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and will include, but not be limited to, the following elements, as appropriate:

- The Project Applicant will designate a construction manager to serve as a liaison with the surrounding community and respond to any construction-related inquiries. Publicly visible signs will be posted at various locations with the liaison's contact information to contact regarding dust complaints. The South Coast Air Quality Management District's phone number will also be included to ensure compliance with applicable regulations.
- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets or in predominantly residentially zoned areas.
- Temporary pedestrian, bicycle, and vehicular traffic controls (e.g., flag people trained in pedestrian and bicycle safety at the Project Site's driveways) during all construction activities adjacent to Fairfax Avenue, Beverly Boulevard, and The Grove Drive, to ensure traffic safety on the public right-of-way.
- Scheduling of construction-related activities to reduce the effect on traffic flow on surrounding major roadways.
- Containment of construction activity within the Project Site boundaries, to the extent feasible.
- Coordination with the Los Angeles Department of Transportation (LADOT) Parking Meter Division to address any potential loss of metered parking spaces.
- Implementing safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers.
- Rerouting construction trucks to reduce travel on congested streets.
- Provision of dedicated turn lanes for the movement of construction trucks and equipment on- and off-site, subject to LADOT approval.
- Prohibition of haul truck staging on any streets adjacent to the Project Site, unless specifically approved as a condition of an approved haul route.
- Spacing of trucks so as to discourage a convoy effect.

- Sufficient dampening of the construction area to control dust caused by grading and hauling and reasonable control at all times of dust caused by wind.
- Maintenance of a log, available on the Project Site at all times, documenting the dates of hauling and the number of trips (i.e., trucks) per day.
- Identification of a construction manager and provision of a telephone number for any inquiries or complaints from residents regarding construction activities and posting of the telephone number at the Project Site readily visible to any interested party during site preparation, grading, and construction.
- Obtaining the required permits for truck haul routes from the City prior to the issuance of any building permit for the Project.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

**Project Design Feature TR-PDF-2:** The Project will implement a series of transportation demand management (TDM) measures that exceed the requirements established in the current TDM Ordinance. The TDM strategies will be implemented for the Project Site as a whole and will be available to both the existing and new employees on-site. The TDM Program will be subject to review and approval by the City, and the Project Applicant will record a Covenant and Agreement to ensure that the TDM Program will be maintained. The following TDM strategies will be implemented as proposed under the TDM Program:

- **Educational Programs/On-Site Coordinator:** A coordinator will reach out to employees directly to promote the benefits of TDM. The coordinator will provide information on public transit and any related incentives, flexible work schedules and telecommuting programs, pedestrian and bicycle amenities, rideshare/carpool/vanpool programs, and parking incentives. Marketing activities, including printed/posted materials and digitally distributed information, will ensure that employees and visitors at the Project Site are aware of the benefits of the TDM Program and all of the mobility options available on-site and in the surrounding area.

- **Transportation Information Center/Kiosks via Mobility Hub:** The Project will install a transportation information center at a Mobility Hub. The transportation information center will provide employees and visitors with information regarding transit, commute programs, and non-vehicular travel planning. Informational digital bulletin boards and wayfinding information will be displayed along pedestrian paths to direct pedestrians to the Mobility Hub, nearby transit stops, bicycle parking, and bikeshare facilities.
- **Bicycle Parking and Amenities:** In order to facilitate bicycle use, the Project will provide short-term and long-term bicycle parking spaces in accordance with the Los Angeles Municipal Code (LAMC), as well as valet service, showers, lockers, and bicycle service areas and repair stands within the Project Site. The Project will incorporate features for bicyclists, such as exclusive access points and secured bicycle parking facilities. The Project Applicant will also contribute toward the implementation of bicycle improvements within the Study Area in accordance with the Mobility Plan.
- **Pedestrian Amenities:** The Project will incorporate features for pedestrians, such as landscape improvements, exclusive access points, and upgraded pedestrian facilities and bus stops. Additionally, the Project Site will be designed to be a safe, friendly, and convenient environment for pedestrians. The Project will provide more pedestrian-friendly sidewalks and areas along Fairfax Avenue, Beverly Boulevard, and The Grove Drive and maintain internal walkways throughout the Project Site. The Project Applicant will also contribute toward pedestrian facilities improvements as part of Vision Zero.
- **Shuttle Service:** The Applicant will either operate or fund van or shuttle service for employees and visitors between the proposed Metro D (Purple) Line Wilshire/Fairfax Station and the Project Site. The shuttle will operate during typical commuter peak periods and provide service from or near the Project Site to the Metro D Line Wilshire/Fairfax Station. The shuttle service will enhance employee and visitor access to the Metro D (Purple) Line and, therefore, result in greater reductions in vehicle trips and vehicle miles traveled (VMT). Additionally, the Mobility Hub could support future shuttle services to connect to existing and future transit stations (e.g., the Metro B [Red] Line or Metro K [Crenshaw North] Line Extension).
- **Ride-Share Matching and Carpool/Vanpool Program:** The on-site TDM coordinator will provide ride-share matching services to match interested employees with similar commuters into carpools and vanpools.

- **Neighborhood Enhancements:** The Project will enhance the transportation mobility around the immediate Project Site area to encourage alternative transportation modes and connections to the Project Site from off-site locations. The Project will also enhance the existing crosswalks at the signalized intersections along Beverly Boulevard at Fairfax Avenue and Stanley Avenue/The Grove Drive to current LADOT standards with new continental crosswalks and black and white contrast markings.<sup>4</sup>
- **First-Mile/Last-Mile Options:** In recent years, there has been a proliferation of new options for personal transportation that help to address first-mile/last-mile connectivity issues with public transit. These options include motorized scooters, skateboards, and bicycles, as well as human-powered bicycles. Some of these options involve personal ownership (various types of electric skateboards, bicycles, and scooters) and some are publicly available for short-term rentals (electric scooters, Metro Bike Share pedal-powered bicycles). These services are rapidly evolving and gaining widespread acceptance, and it is anticipated that by the time the Project is completed, the landscape for these services, as well as the regulatory issues surrounding some of them, may look substantially different. The Applicant is committed to forward-thinking in the design and implementation of the Project and will provide support for such services at the Mobility Hub, as appropriate. Specifically, as required by LADOT, the Mobility Hub will include space to accommodate support uses, storage, maintenance, and staging facilities. These services will give employees and visitors a variety of travel mode choices and, therefore, encourage the use of non-automobile modes to and from the Project Site and reduce VMT.
- **Carpool/Vanpool Parking and Loading via Mobility Hub:** The Mobility Hub will provide safe and convenient passenger loading areas for employee carpools/vanpools along with access to the Project Site's internal roadway network to get to the parking structures. Additional passenger loading areas are also proposed on Fairfax Avenue, Beverly Boulevard, and the Southern Shared Access Drive for carpools, vanpools, shuttles, ride-share, taxi, and other commercial and non-commercial vehicles. Bus or shuttle loading and unloading would not occur within 75 feet of the Broadcast Center Apartments without a noise barrier in place.
- **Guaranteed Ride Home Program:** A Guaranteed Ride Home program assures that transportation service will be provided to

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<sup>4</sup> While LADOT recommended in their Assessment Letter for the Transportation Assessment (Draft EIR Appendix M.2) to improve the visibility of crosswalks, all crosswalks adjacent to the Project Site have since been improved with continental crosswalks.

individuals who commute without their personal automobiles. This program overcomes one of the primary concerns of those who may choose alternative modes of transportation, which is how to get home or to a child's school in the case of an emergency. In the event of personal or family emergencies, the individual will be reimbursed for a taxi ride, ride-share ride, or short-term car rental. This program will cover all employees participating in the carpool/vanpool program or using transit to and from the Project Site. A support service, such as Guaranteed Ride Home, is an important part of TDM implementation that assures an individual will not be dependent on a carpool or transit schedule in the event of an emergency.

- **Transit Infrastructure Improvements:** The Project will improve the existing transit infrastructure at bus stops located within the immediate vicinity of the Project Site along Fairfax Avenue and Beverly Boulevard. This will include, where applicable, upgrades to provide adequate benches, shelters, lighting, light-emitting diode (LED) displays, and signage.
- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit (provide proof of compliance); once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Approval of TDM program from LADOT; issuance of Certificate of Occupancy; submittal of compliance documentation by Applicant

**Project Design Feature TR-PDF-3:** The Project will include the following off-site Vision Zero safety improvements:<sup>5</sup>

- Where applicable, the Project will improve the existing pedestrian infrastructure at the bus stops located around the Project Site perimeter along Fairfax Avenue and Beverly Boulevard to include adequate benches, shelters, lighting, LED displays, and signage to the extent feasible under the City of Los Angeles' current bus shelter contract.
- The Project Applicant will contribute toward the funding of pedestrian facilities and safety improvements within the Study

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<sup>5</sup> While LADOT recommended in their Assessment Letter for the Transportation Assessment (Draft EIR Appendix M.2) to improve the visibility of crosswalks, all crosswalks adjacent to the Project Site have since been improved with continental crosswalks.

Area, including a pedestrian hybrid beacon at Stanley Avenue and Melrose Avenue.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment

**Project Design Feature TR-PDF-4:** The Project Applicant will contribute \$1.34 million toward transportation systems management (TSM) improvements within the Project area that may be considered to better accommodate intersection operations and increase network capacity throughout the Study Area. LADOT's Automated Traffic Surveillance and Control (ATSAC) Section has identified the following improvements within the Project area along Fairfax Avenue, Beverly Boulevard, and The Grove Drive:

- Fairfax Avenue and Beverly Boulevard—Signal upgrades, 351 cabinet with new signal controller, system loop, flashing yellow arrow at Beverly Boulevard for the westbound left-turn.
- Fairfax Avenue and Oakwood Avenue—Northbound and southbound system loops.
- Fairfax Ave and 3rd Street—Signal upgrades, new cabinet, flashing yellow arrow for eastbound and westbound left turn.
- The Grove Drive and 3rd Street—New signal controller for leading pedestrian interval.
- The Grove Drive and Beverly Boulevard—Closed Circuit TV (CCTV) camera, new cabinet and signal controller for leading pedestrian interval.
- The Grove Drive Corridor—Signal communication including conduit, 25 pair interconnect, 24SM single mode fiber, pull boxes, and ground cables.
- Beverly Boulevard and Genesee Avenue—System loops for eastbound and westbound, and new cabinet and westbound left turn phasing (if warranted).

- Beverly Boulevard and Gardner Street—System loops for eastbound and westbound.
- Beverly Boulevard and Curson Avenue—System loops for eastbound and westbound.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy for the earliest of the three Project features identified in the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of TSM improvements; issuance of Certificate of Occupancy for the earliest of the three Project features identified in the Transportation Improvement Program Schedule in the Transportation Assessment

**Project Design Feature TR-PDF-5:** The Project will install left-turn signal phases at the following three key intersections: Fairfax Avenue and 3rd Street, Martel Avenue/Hauser Boulevard and 3rd Street, and La Brea Avenue and 3rd Street.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment

# I. Utilities and Service Systems—Water Supply and Infrastructure

## (1) Project Design Features

**Project Design Feature WAT-PDF-1:** In addition to any existing applicable regulatory requirements, the Project design will incorporate the following water conservation features to support water conservation:

- High-Efficiency Toilets with a flush volume of 1.1 gallons per flush or less.
- Showerheads with a flow rate of 1.5 gallons per minute or less.
- ENERGY STAR Certified Residential Dishwashers—standard with 3.0 gallons/cycle or less.
- Drip/Subsurface Irrigation (Micro-Irrigation).
- Proper Hydro-Zoning/Zoned Irrigation (groups plants with similar water requirements together).
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy



# TVC 2050 Specific Plan

## APPENDIX C: Alcohol Conditions

**APPENDIX C**  
**ALCOHOL APPROVAL CONDITIONS**

**A. Conditions for On-Site Alcohol Consumption**

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning (City Planning) and the Department of Building and Safety (LADBS) for purposes of having a building permit issued at any time during the term of this grant.
3. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. Prior to the effectuation of this grant, a Covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office.
5. The Covenant and Agreement ([CP-6770](#)) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
6. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
7. Electronic age verification device(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed or utilized as handheld devices on the premises, maintained in an operational condition, and all establishment employees shall be instructed in their use.
8. Each employee of said establishment/permittee who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, State Department of Alcoholic Beverage Control (ABC)-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment, or within 30 days after the start

of employment, whichever applies. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Director.

9. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon the request of any peace officer, employee of the ABC, the LADBS, or City Planning. The on-site manager and employees shall be knowledgeable of the conditions herein.
10. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per Section 19.01 E.3 of the Code - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 of the Code - Miscellaneous ZA Sign Offs shall be paid to the City.
11. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
12. The owner and operator shall be notified of any deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by LADBS which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the decision-maker..
13. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
14. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring

properties, the Zoning Administrator (upon his/her initiative, or upon written request by the Los Angeles Police Department [LAPD] or ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to Code Section 19.01 E of the Code, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions.

15. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 300-foot radius of the property, the Council Office and LAPD's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
16. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
  - i. Entry, visible to pedestrians.
  - ii. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.

17. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or ABC "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request LAPD or ABC to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by ABC and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and

criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

19. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
20. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

### **Restaurant Conditions**

21. Restaurants with sales and service of alcohol shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
22. A restaurant, café, or food hall shall be considered a single permit and shall be permitted to sell a full line of alcoholic beverages from one or more bars, lounges, or restaurants/stalls within a single restaurant, cafe or food hall establishment.
23. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
24. **Amplified Sound.** Outdoor amplified sound shall comply with the City of Los Angeles Noise Ordinance as codified in Chapter XI of the Code.

### **Bar/Lounge Conditions**

25. **Designated Driver Program.** Prior to the utilization of this grant, establishments that do not serve food with alcohol sales shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

26. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by LAPD.
27. Only the front door shall be used for patron access to bar/lounge uses. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
28. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
29. The exterior windows and glass doors of the establishments shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
30. The applicant shall utilize social media, webpages, or other media to provide travel information to the establishment. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool).

**B. Conditions for Off-Site Alcohol Consumption**

1. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request of the peace officer, employee of ABC, LADBS, or City Planning. The on-site manager and employees shall be knowledgeable of the conditions herein.
2. **Hours of sales.** Alcoholic beverages may be sold as permitted by State law.
3. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the LAPD "Standardized Training for Alcohol Retailers" (STAR) or ABC "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request LAPD or ABC to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all

new hires within three months of their employment.

4. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
5. Establishments with off-site sales shall maintain windows and other openings from 30 inches to 84 inches at the ground floor free of coverings, advertisements, or any other such screening from obscuring, blocking, or otherwise obstructing line of sight into the establishment.

# TVC 2050 Specific Plan

## APPENDIX D: Design Standards



## APPENDIX D: DESIGN STANDARDS

### SECTION 1. BUILDING DESIGN

This section provides standards for building design with particular emphasis on facade materials and rooflines visible from the public right-of-way. A pedestrian-scale, inviting, and well-designed ground floor facade along public street frontages is essential to sustaining street-level interest, public realm engagement, and pedestrian safety, while maintaining studio security, privacy, and operations.

**A. Pedestrian Entrances.** Well-marked pedestrian entrances shall be provided to cue access and use.

- 1. Building Entrances.** The treatment of primary building entrances or lobbies shall be accentuated and differentiated through changes in the building plane, material, treatment, or articulation. Building entrances shall provide shading and weather protection, such as a cantilevered floor plate above the ground level, and utilize weather-resistant, woven fabric, glass, metal, or other permanent material compatible with the building architecture. When said shading and weather protection elements correspond to publicly accessible uses (including but not limited to retail, office, and community uses) these areas shall provide opportunities for publicly accessible amenities that encourage, safe, attractive, accessible, and enjoyable walking such as sidewalk cafes, retail courtyards, covered walkways, or spaces for outdoor dining or seating. Internally illuminated, vinyl awnings are not permitted.
- 2. Project Gateways.** Project Gateways are located on private property and shall function as extensions of the Project Setbacks (Frontages). Project Gateways shall be improved with landscape, hardscape, and open space. Gateways shall support and facilitate attractive, accessible, and enjoyable spaces of respite for pedestrians, visitors/tourists, and employees. Project Gateways along major frontages (Fairfax Avenue, Beverly Boulevard, and The Grove Drive) shall be provided as follows:
  - a. Fairfax Avenue:** A minimum of two, 30-foot-wide x 15-foot-deep, publicly accessible open spaces between buildings. (Note: The two open spaces may be combined into a single open space area if the total minimum size requirements are adhered to.)
  - b. Beverly Boulevard:** A minimum 45-foot-wide x 15-foot-deep publicly accessible open space adjacent to or within the viewshed restoration area.
  - c. The Grove Drive:** A minimum 15-foot-wide x 15-foot-deep publicly accessible open space.

**B. Building Facades along Public Street Frontages.** Any building facade located within 50 feet from the property line within Subareas A, B, or C and fronting a public street shall incorporate the following architectural features into the building facade:

**1. Facade Articulation.** Each building facade fronting the public right-of-way shall incorporate modulation or breaks at a minimum of every 45 feet in length to create variations in material that correspond to interior building programming, such as wall offsets, bays, projections, recesses, stair towers, terraces, or similar architectural treatments. Facade articulation shall not be achieved through the use of color or material application alone.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses shall be exempt from these requirements.

**2. Transparency.** The first 20 feet of vertical height, as measured from the grade of the nearest adjacent sidewalk, of all ground floor facades fronting the public right-of-way, shall include transparent wall openings including, but not limited to, windows or doors, comprising at least 50 percent of the aggregate ground floor facade area.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures, shall be exempt from these requirements.

**3. Windows and Glass.** Windows (and other openings such as doors) using glass shall be inset or offset from the building facade at a minimum of three inches to delineate shadows and visual depth. Mirrored glass or reflective glass coatings are prohibited. Alternatively, flush finish window installations are permitted when a glass curtain wall, store front, spandrel glass, or other similar design approach is used.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures shall be exempt from these requirements.

**C. Glass/Glazing.** Any building facade(s) which exceeds 88 feet in height, as measured from Project Grade, shall provide glass/glazing for a minimum of 50 percent of the area of the building facade. Facade materiality performance shall meet or exceed Title 24, or other similar energy efficiency standards, as applicable.

**1. Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures shall be exempt from these requirements.

- D. Roof Form.** Each building exceeding 88 feet in height, as measured from Project Grade, shall have a defining rooftop element divergent from its prevailing roof line. Where accessible rooftop decks are provided, vegetated roofs, cool roofs and/or other approaches to sustainable construction shall be provided in order to reduce urban heat island effects and capture stormwater. (An accessible rooftop shall be one that has an identified Los Angeles Building Code [LABC] occupancy and shall not include rooftops accessible merely to allow for service of mechanical, electrical, parking, or photovoltaic [PV] systems.)

## **SECTION 2. PARKING AND LOADING**

- A. Automobile Parking (Structured).** Parking shall be fully integrated into the design and form of the Project. Materials used in parking design shall be similar in opacity, quality, and theme to the materials used in the overall design elements elsewhere in the Specific Plan area, and shall be utilized in a manner to enhance, and not restrict, the natural ventilation requirements stated in the Los Angeles Building Code (LABC). In order to minimize the visibility of parking:
1. All above-grade parking fronting the public right-of-way (except where entrances, exits, driveways, drive aisles and the like are located) shall incorporate ground-floor, non-parking uses (including but not limited to Basecamp uses) for the first 20 feet in depth of the ground floor; or, alternatively, shall utilize the same architectural materials as used in design elements elsewhere in the Specific Plan area for screening purposes; provided, however, that no more than 50 percent of any facade shall be covered with mesh screening, including, but not limited to, perforated mesh, grating, or other screening.
  2. Any above-grade parking facade fronting the public right-of-way (except where entrances, exits, driveways, drive aisles and the like are located) shall have an external skin, designed to improve the building's appearance. Facades of parking structures shall be screened to minimize their visual impact on the public realm. This can include heavy-gauge metal screens, pre-cast panels, laminated glass or PV panels, or other material consistent with or complementary to development within the Specific Plan area, as determined by the Director or Planning.
  3. A low screening element, measuring a minimum of 36 inches in height, shall be provided within the garage that blocks views of parked vehicle bumpers and headlights from the public right-of-way.
  4. Vertical circulation cores (entrances, elevators, and stairs) shall, as feasible, be located on facades of the building and/or corners so users can easily find and access entry points. Code-required exit stairs shall be exempt from this regulation.
  5. If facade plant materials are provided, they shall be properly maintained and equipped with an automatic irrigation system. Plant materials shall only be

permitted on facades up to the second level of a building, unless dedicated maintenance and watering infrastructure is provided for upper-level plant material. All planters for facade plant materials shall be secured to the ground or building structure.

- B. Automobile Parking (Surface).** New surface parking areas (excluding areas utilized for Basecamp) shall not be located within 30 feet of a public right-of-way.
- C. Commercial Loading.** All commercial loading and unloading activities shall occur within the Specific Plan area. No commercial loading or unloading is permitted within the public right-of-way.

### **SECTION 3. SETBACK (FRONTAGE AREAS), PROJECT GATEWAYS, AND SITE ACCESS**

This section provides standards on the design of setbacks (frontage areas), project gateways, and site access.

- A. Setback Area and Project Gateway Design.** Setbacks, as defined in Section 5.4.A (Setbacks [Frontage Areas]) of this Specific Plan, and Project Gateways shall provide a mix of landscape, hardscape, and interactive cultural amenity elements, including but not limited to sculptures, art works, plaques, electronic kiosks, and thematic landscape and hardscape materials, that are responsive to the cultural history of the studio Project Site and neighborhood.
  - 1.** Prior to the issuance of the first building permit of a Project in the Specific Plan, a Cultural Amenities Plan shall be submitted for review and approval by the Department of City Planning, in consultation with the Office of Historic Resources, to be used as an implementation guide with principals and standards for the cultural amenities to be provided along each applicable Frontage Area and Project Gateway.
  - 2.** Cultural amenities and interactive elements, both permanent and semi-permanent, include, but are not limited to the following:
    - a. Sculpture
    - b. Art work
    - c. Plaques
    - d. Digital and non-digital kiosks
    - e. Thematic landscape and hardscape materials
    - f. Wayfinding signage

## **B. Perimeter Fences and Freestanding Walls in Setback Areas.**

- 1. Height.** Fences and freestanding walls shall not exceed 12 feet in height, as measured from the grade of the nearest adjacent sidewalk.
- 2. Transparency.**
  - a. Fencing and freestanding walls located within Subarea A (Viewshed Restoration Area) that are visible from Beverly Boulevard shall maintain a minimum transparency of 50 percent as defined by the linear distance in feet.
  - b. Fencing and freestanding walls with less than 50 percent transparency per fence face, located within all other Subareas, shall be located at the setback line furthest from the public right-of-way, to ensure adequate space in the setback area for the installation of landscaping for screening.
  - c. Fencing and freestanding walls with 50 percent or greater transparency per fence face, located within all other Subareas, may be located within any portion of the setback area.
- 3. Security.** The use of barbed wire or chain link for any fencing or freestanding walls shall be prohibited.
- 4. Maintenance.** Fencing and freestanding walls shall be maintained in a clean and well-kept manner, including through the repair of broken walls and removal of graffiti, and improved with either low maintenance landscaping, hardscape, or a combination of both.
- 5. Landscape.** The requirements set forth in this Section shall apply to the setback areas. A minimum of 75 percent of new landscaping shall be climate adapted or native to the region or to the State of California, as measured by area coverage. Any landscape plan shall identify whether the plan species are listed from CalScape (<https://calscape.org/>) for the Project's specific location and environmental conditions. Species shall be selected based upon their suitability per the [Sunset Climate Los Angeles Zone Region map](#) and the Project's location. No species rated as "moderate" or "high" by California Invasive Plant Council's inventory shall be used in required landscape areas. (See: [The Cal-IPC Inventory – California Invasive Plant Council](#)).

**6. Trees.**

- a. A minimum of one tree shall be planted for each 300 square feet of setback area. Trees provided within the setback area shall be the same as, or complementary to, the species identified in the Streetscape Plan requirements and spacing set forth by the City of Los Angeles Public Works Department, Urban Forestry Division.
- b. All required trees shall have a minimum 15-gallon container size and a minimum caliper of 1 inch at the time of planting or as specified by ASNS (American Standard for Nursery Stock).
- c. Understory shrubs, grasses and/or ground covers, or organic mulch of 3 to 5 inches in depth shall be provided to shade soil and provide a more favorable microclimate at the base of on-site trees.
- d. The Project shall use climate-adapted or locally native tree and tall shrub species that achieve at least 40 percent shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where planting is not feasible, shade shall be provided by alternative means.

**7. Hedges and Vines.** Hedges or vines shall be provided along any fencing and/or freestanding walls.

**C. Site Access**

- 1. Vehicular Access.** Vehicular access to the Specific Plan area, including signalized and non-signalized entrances, shall be consistent with the following requirements.
  - a. **Driveways.** The driveway approach widths ("W") for vehicular access shall be limited as follows:

<b><i>Street Frontage</i></b>	<b><i>Entrances</i></b>	<b><i>Maximum Driveway Width ("W")</i></b>
Beverly Boulevard (limit of three)	Signalized Entrance Non-signalized Entrance	70 feet 30 feet
Fairfax Avenue (limit of three)	Signalized Entrance Non-signalized Entrance	70 feet 30 feet
The Grove Drive (limit of two)	Signalized Entrance Non-signalized Entrance	60 feet 30 feet
Southern Shared Access Drive (limit of two)	Non-signalized Entrance	36 feet

2. **Pedestrian Access.** Pedestrian access, including primary and secondary gates, to the Specific Plan area shall be located as provided in Appendix A (Initial Development Plans) of this Specific Plan.

## **SECTION 4. INFRASTRUCTURE**

### **A. Utilities and Equipment.**

1. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) to accommodate the under-grounding of utility lines. All work shall be in compliance with LADWP's Rules Governing Water and Electric Service.
2. Utility equipment, disposal areas, and storage areas shall be located away from, or screened from, the public right-of-way.

### **B. Rooftop Appurtenances.** All ventilation, heating, or air conditioning ducts, tubes, equipment, or other similar rooftop appurtenances shall be screened from public rights-of-ways.

### **C.**

1. **Exemptions.** This standard shall not apply to Communication Facilities such as those for television, radio, or other media broadcasting facilities or transmission equipment.

### **D. Electrical Transformers.** Electrical transformers, mechanical equipment, and other equipment shall be located within a building or structure, such as a utility room or parking area, provided no portion of the equipment faces a public street frontage unobstructed.

1. If electrical transformers, mechanical equipment, and other equipment cannot be feasibly located within a building or structure, it may be located outdoors and above or below grade provided that the equipment be screened with a fence/wall or landscape screen. Fence/walls and landscape screens may be combined to achieve full screening of the subject equipment, and shall meet the following standards:
  - a. Form a screening enclosure that creates a contiguous perimeter around all visible elements of the subject equipment from the public right-of-way for a height no less than 6 inches taller than the topmost point of the equipment. In no case may the screening enclosure be less than 3 feet in height.
  - b. Have a minimum opacity of 90 percent.
  - c. Screening must comply with all applicable access and clearance standards as required by LADWP. Equipment shall be screened with

materials that are compatible with the building they are housed in or serve. In addition to screening materials, landscaping should also be incorporated.

**E. Cellular Facilities.**

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 facades of the parking structure shall be required.
2. No Cellular Facility shall be constructed as a standalone building or structure.
3. These standards shall apply to Cellular Facilities constructed for the purposes of cellular device connectivity and not to Communication Facilities such as those for television, radio, or other media broadcasting facilities or transmission equipment.



# TVC 2050 Specific Plan

## APPENDIX E: Streetscape Plan

# Appendix E: Streetscape Plan

## 0.0 Introduction

The TVC 2050 Specific Plan (Specific Plan) establishes studio land uses that reinforce and engage with the high-activity nature of Fairfax Avenue and Beverly Boulevard and integrate with the transitional form of The Grove Drive from urban to public open space at Pan Pacific Park.

Each public frontage along the Specific Plan area boundary accounts for the existing surrounding uses, urban form, and streetscape to highlight and improve the pedestrian experience while increasing safety and activity along the street. By elevating the vitality of the street edge and enhancing its treatment, the Specific Plan advances and reinforces the character of Los Angeles' public streets.

The Specific Plan prioritizes a multi-modal approach to transportation and mobility through modernized and safe sidewalks, areas for future transit integration, on-site parking that is appropriately screened, street trees and additional landscaping, lighting, and street furnishings. The following sections outline objectives and regulations for public streetscape improvements along the Specific Plan public right-of-way areas. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

# 1.0 Street Trees

Street trees provide wide-ranging and extensive benefits within the Specific Plan area. Their arrangement and rhythm will reinvigorate sections of sidewalk previously underutilized by pedestrians due to issues such as a lack of shade and uncomfortable thermal conditions. Street trees help integrate the public and private aspects of the Specific Plan area along public frontages. They create a sense of place and anchor the Specific Plan area edges. Additionally, street trees provide shade and cooling for street segments which were historically designed solely for the automobile.

Street trees contribute to the Specific Plan area's identity and as such, great care shall be placed in ensuring their quality and influence on the public realm.

## General Requirements:

Installation of street trees shall be consistent with Urban Forestry guidelines and is subject to Urban Forestry approval. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

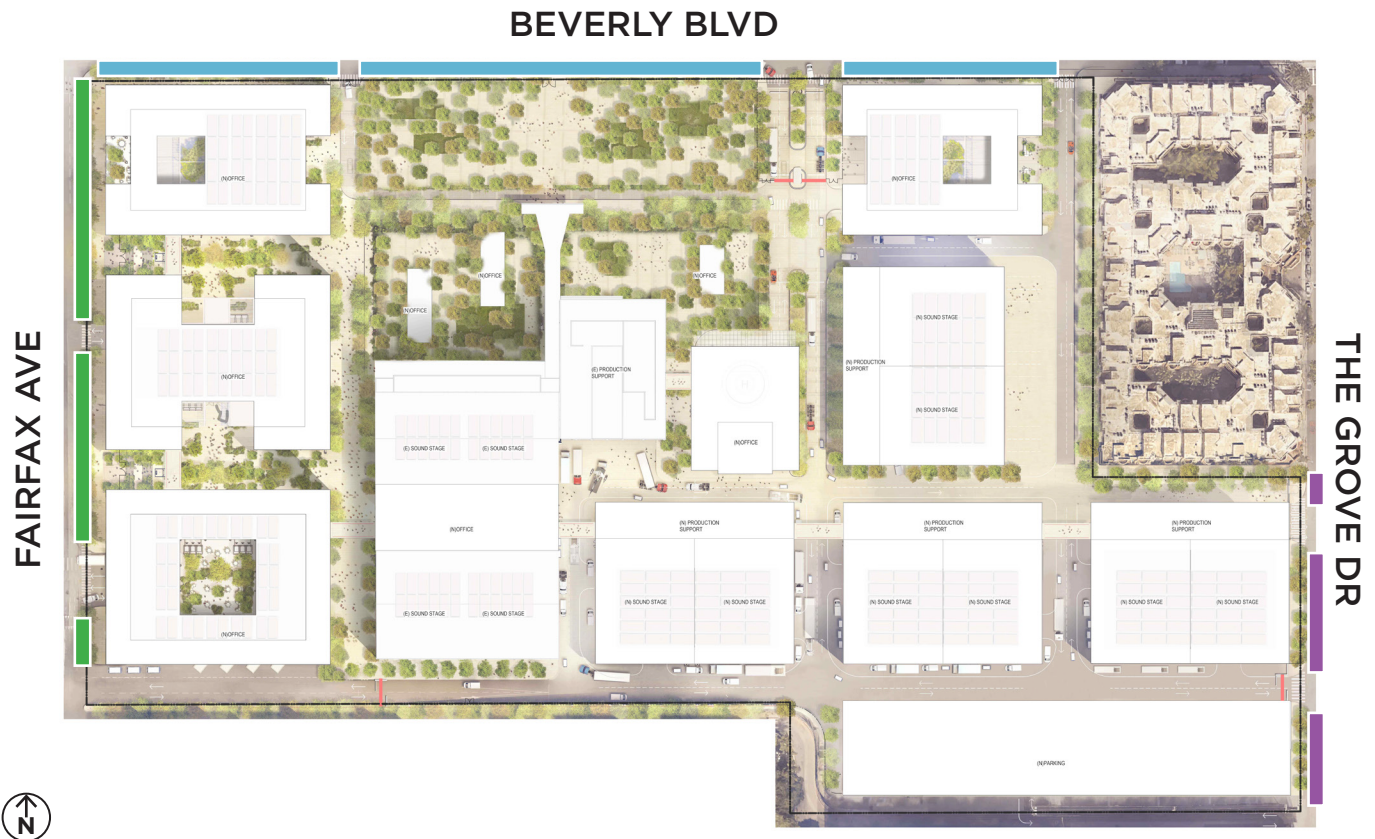
Street tree spacing shall be consistent along each frontage. If required, spacing may be modified in situations where the consistent spacing is interrupted or deemed infeasible due to utilities, lighting, driveways, security, or similar considerations.

Street trees shall be limbed up to seven feet at installation in compliance with the Urban Forestry Guidelines.

Minimum installation size shall be a 24" box in compliance with the Urban Forestry Guidelines.

## LEGEND

   PRIMARY STREET TREE SPECIES; REFER TO SECTION 1.1 OF THIS DOCUMENT





# 1.1 Street Trees

## LEGEND

- PRIMARY STREET TREE SPECIES
- ALTERNATE SPECIES



CHINESE ELM  
(*ULMUS PARVIFOLIA*)

A



SOUTHERN MAGNOLIA  
(*MAGNOLIA GRANDIFLORA*)

B



VICTORIAN BOX  
(*PITTOSPORUM UNDULATUM*)

C



STRAWBERRY TREE  
(*ARBUTUS MENZIESII*/MADRONE)

D



OLIVE TREE  
(*OLEA EUROPAE*)

E



PAPERBACK TREE  
(*MELALEUCA QUINQUENERVIA*)

F



## 1.2 Streetscape Improvements

Public right-of-way streetscape improvements shall be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting. While individual design elements may be implemented on a specific public street frontage (i.e., Beverly Boulevard, Fairfax Avenue, or The Grove Drive), lighting, furniture, and pavement treatments/materials shall generally be consistent throughout the Specific Plan area.

Improvements listed in this document may be substituted for other improvements which are consistent with the material, form, and quality of those listed if they are Approved Products for use in the public right-of-way by the Bureau of Engineering or the Bureau of Street Services. Improvements not found to be approved may be applied for and be granted approval by the City's Engineer of Design. Such substitutions shall be made consistently throughout the Specific Plan area. See Section 1.4 for additional details.



1.2.1 BUS STOP SHADE  
STRUCTURE



1.2.2 STREET BENCHES



1.2.3 TRASH AND  
RECYCLING RECEPTACLES



1.2.4 STREET SIGNALS



1.2.5 STREET LIGHTS



1.2.6 STREET POLE BANNERS






1.2.7 BICYCLE RACK

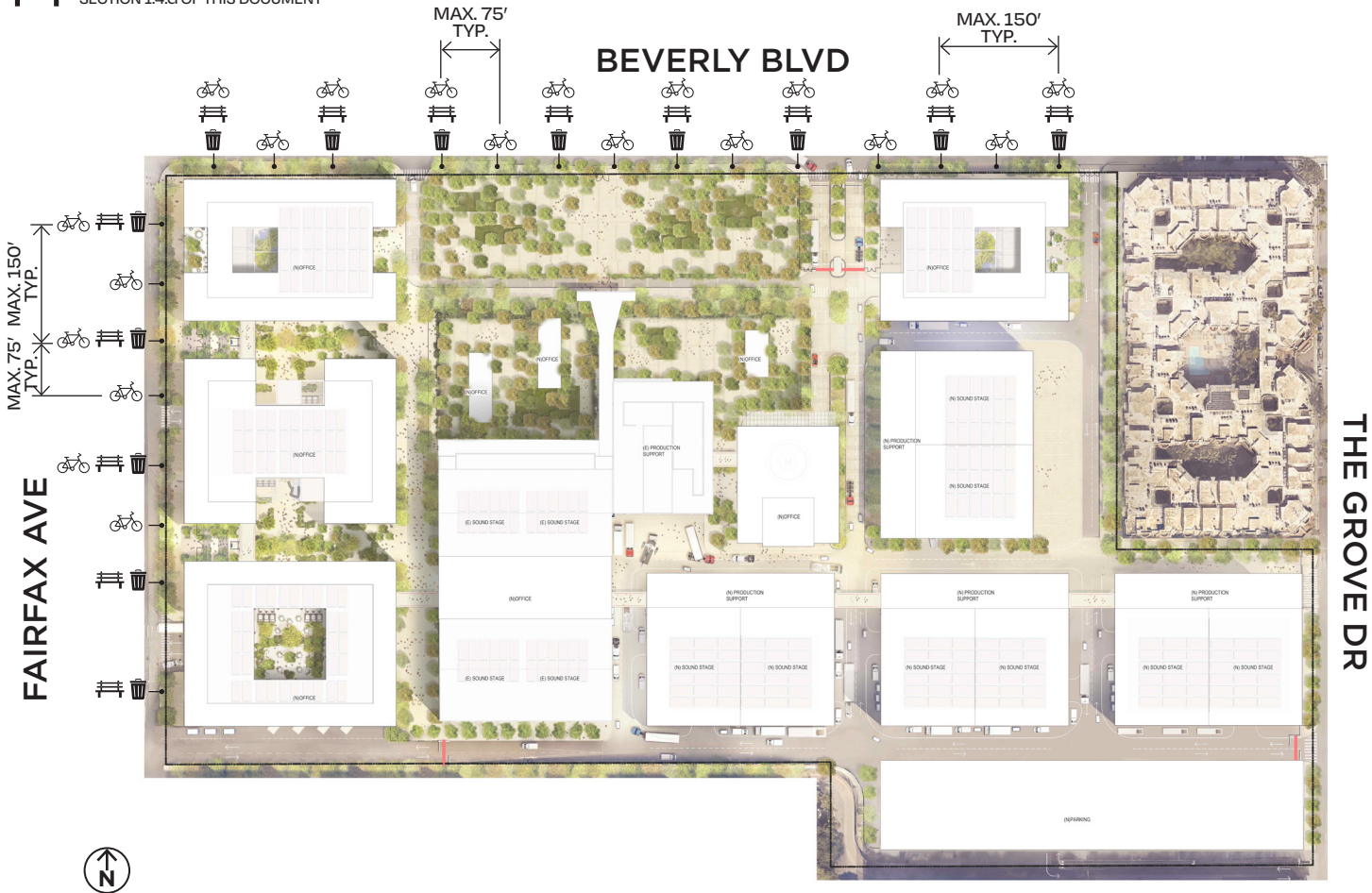


1.2.8 LIGHT BOLLARDS

# 1.2.1 Streetscape Improvements

## LEGEND

-  BICYCLE RACKS; REFER TO SECTION 1.4.A OF THIS DOCUMENT
-  TRASH AND RECYCLING RECEPTACLES; REFER TO SECTION 1.4.B OF THIS DOCUMENT
-  STREET BENCHES; REFER TO SECTION 1.4.G OF THIS DOCUMENT





The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Fairfax Avenue is designated as an Avenue II in the Mobility Plan 2035. It is lined with numerous existing retail establishments to the north and south of the Specific Plan area. It acts as a major automobile and pedestrian thoroughfare, running north/south adjacent to the Specific Plan area.

1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	10'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIABLE, CITY APPROVED SPACING

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	PARKWAY W/ TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	CHINESE ELM OR ALTERNATE

5	DEPTH. 15' (TYP.)
6	WIDTH. 30' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 900 SQUARE FEET

The site plan illustrates the layout of the proposed development. It features several building footprints, including a large central building, a smaller building to the left, and a large building to the right. Parking areas are designated throughout the site, with a large parking lot at the bottom. Landscaping is indicated by green areas and trees. A north arrow is positioned in the bottom left corner.



# 1.3.2 Beverly Boulevard

## AREAS ADJACENT SUBAREA 'C'

The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Streetscape improvements are configured into two primary spatial zones: 1) the detail band, in which elements such as trees and site furnishings are located, and 2) the pedestrian clear zone, which allows for unobstructed pedestrian circulation free of obstacles. These two zones run parallel to the curb and street.

Beverly Boulevard is designated as a Modified Avenue I in the Mobility Plan 2035. It is lined with a combination of existing commercial uses of varying scales and sizes. It functions as a major transit corridor with numerous mass transit (bus) stops within close proximity to the Specific Plan area.

CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY		
1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	7'-8" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

STREET TREES PUBLIC RIGHT-OF-WAY		
4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	PARKWAY W/ TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	SOUTHERN MAGNOLIA OR ALTERNATE

### KEY PLAN





AREAS ADJACENT SUBAREA 'A'

CONFIGURATION & HARDSCAPE  
PUBLIC RIGHT-OF-WAY

1	DETAIL BAND	4'-6" CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	7'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

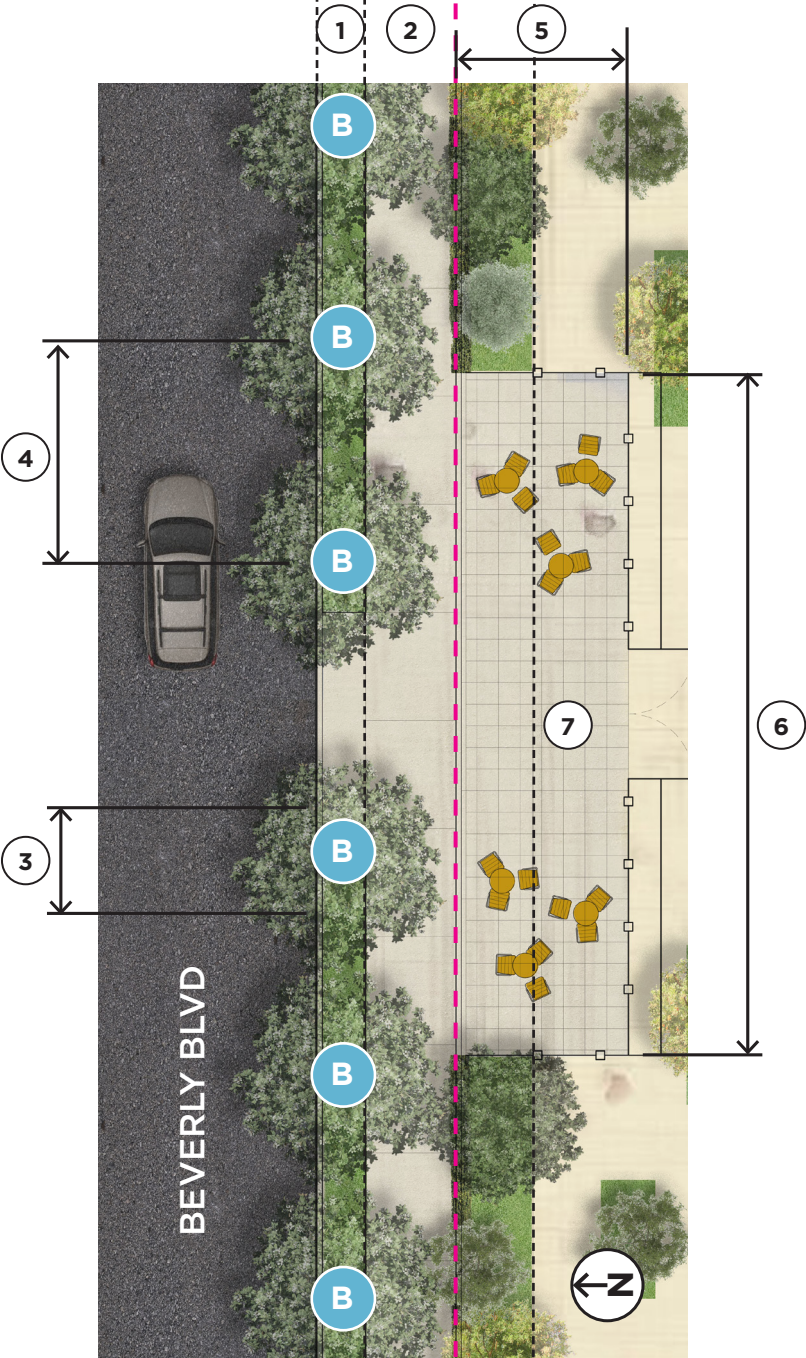
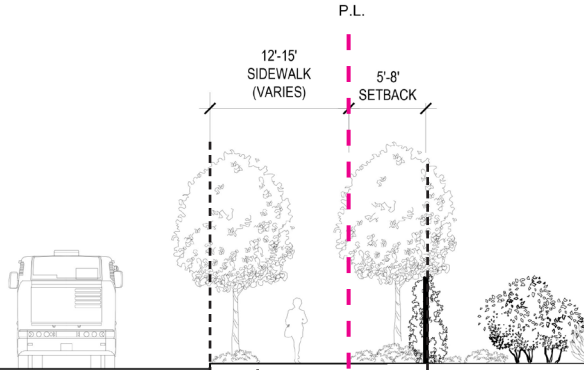
STREET TREES  
PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	SOUTHERN MAGNOLIA OR ALTERANTE

PROJECT GATEWAY  
PRIVATE PROPERTY (PUBLICLY ACCESSIBLE)

5	DEPTH. 15' (TYP.)
6	WIDTH. 45' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 675 SQUARE FEET

KEY PLAN

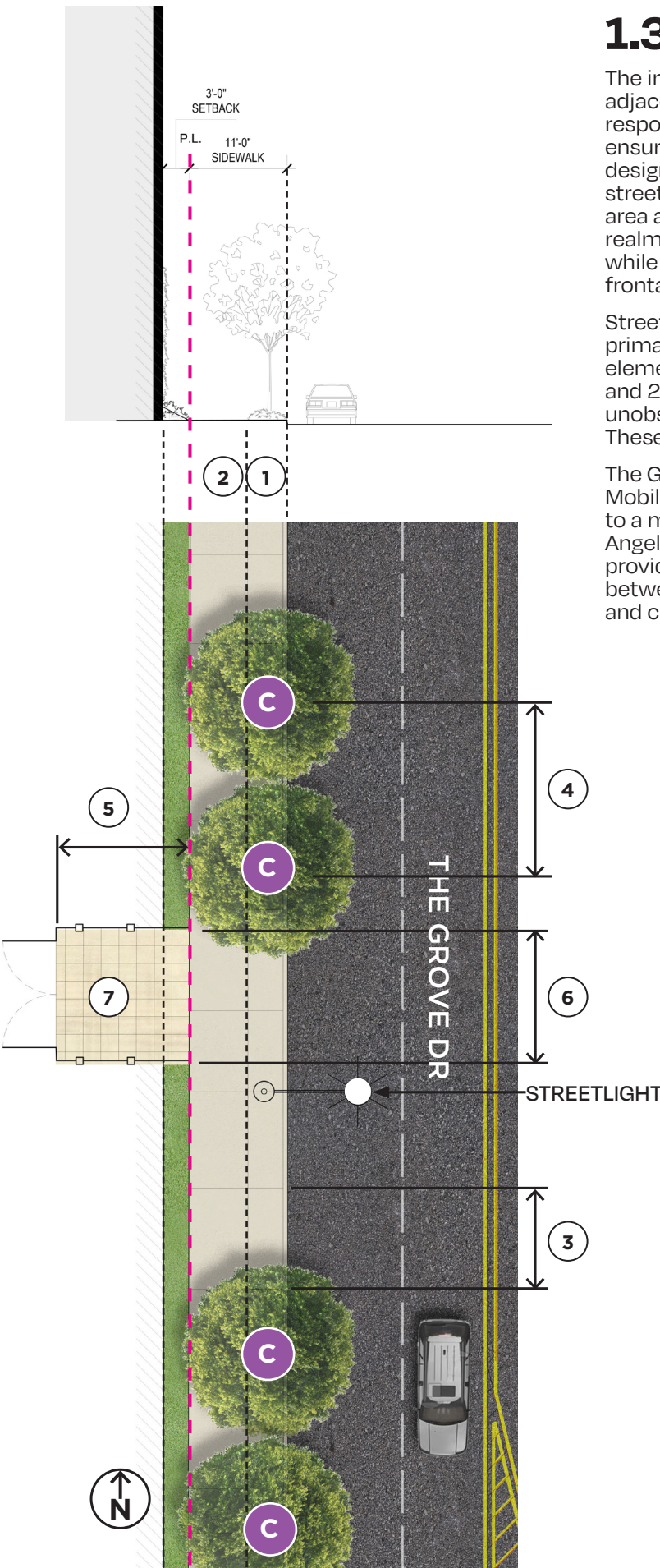


# 1.3.3 The Grove Drive

The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Streetscape improvements are configured into two primary spatial zones: 1) the detail band, in which elements such as trees and site furnishings are located, and 2) the pedestrian clear zone, which allows for unobstructed pedestrian circulation free of obstacles. These two zones run parallel to the curb and street.

The Grove Drive is designated as a Collector in the Mobility Plan 2035. The Grove Drive frontage is adjacent to a mix of uses and fronts the Holocaust Museum Los Angeles and Pan Pacific Park to the east. It is intended to provide safe and pleasant pedestrian connections between the Specific Plan area and the public open space and cultural uses across the street at Pan Pacific Park.



## CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY

1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	5'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

## STREET TREES PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	VICTORIA BOX OR ALTERNATE

## PROJECT GATEWAY PRIVATE PROPERTY (PUBLICLY ACCESSIBLE)

5	DEPTH. 15' (TYP.)
6	WIDTH. 15' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 225 SQUARE FEET

## KEY PLAN





# 1.4 Design Elements

Public right-of-way streetscape improvements shall be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting. While individual design elements may be implemented on a specific public street frontage (i.e., Beverly Boulevard, Fairfax Avenue, or The Grove Drive), lighting, furniture, and pavement treatments/materials shall generally be consistent throughout the Specific Plan area.

Improvements listed in this document may be substituted for other improvements which are consistent with the material, form, and quality of those listed if they are Approved Products for use in the public right-of-way by the Bureau of Engineering or the Bureau of Street Services. Improvements not found to be approved may be applied for and be granted approval by the City's Engineer of Design. Such substitutions shall be made consistently throughout the Specific Plan area, and once an improvement has been installed within the Specific Plan area boundaries or frontages, that improvement shall be allowed anywhere within the Specific Plan area. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

- A. Bike Racks
- B. Trash Receptacles
- C. Paving
- D. Banners
- E. Soil
- F. Irrigation
- G. Public Benches

## 1.4.A Bicycle Racks

- a. In general, bicycle racks shall be located within the 4.5-foot-wide zone of the sidewalk between the curb and pedestrian zone.
- b. Additional Bicycle racks may be placed on private property adjacent to the public right-of-way.
- c. Maximum size of an individual bicycle rack may not exceed eight (8) bicycles.
- d. One bike rack per 75 feet of frontage shall be required. Bike racks shall be installed per the City Department of Transportation's requirements. Simple bike racks shall be painted a consistent/uniform color in keeping with other street furniture elements.

## 1.4.B Trash Receptacles

- a. In general, trash receptables shall be located within the 4.5-foot wide zone of the sidewalk between the curb and pedestrian zone.
- b. Trash receptacles may be placed on private property adjacent to the public right-of-way.
- c. An individual trash receptacle may provide a single container for refuse or may provide multiple containers for refuse, recycling, etc.
- d. One trash receptacle, painted a consistent/uniform color in keeping with other street furniture elements, per 150 feet of frontage along Fairfax Avenue and Beverly Boulevard, to be maintained and emptied by the Project owner, and placed in the public right-of-way, according to the requirements of the City Department of Public Works.

## 1.4.C Paving

- a. In general, paving joints shall be spaced in a consistent manner, conforming to the requirements listed in this document.
- b. Paving joints shall align to adjacent design elements and architectural features to minimize uncontrolled cracking in the pavement.
- c. Surfaces shall comply with all applicable Americans with Disabilities Act (ADA) requirements.
- d. Concrete shall be finished uniformly along each frontage to allow for individuality while ensuring a high level of consistency of materials and configuration throughout the Specific Plan area.

#### **1.4.D Banners**

- a. Street banners in the public right-of-way shall be in compliance with Section 62.132 of the Code.

#### **1.4.E Soil**

- a. Soil shall be clean planting soil.
- b. Soil volumes for each planting area (parkway, tree well, etc.) shall be adequate to support the palette of trees, shrubs, and/or grasses.
- c. The minimum amount of soil volume for trees shall be:
  - 1. 60 cubic feet for a small tree (less than 25 feet tall at maturity).
  - 2. 90 cubic feet for a medium tree (25-40 feet tall at maturity).
  - 3. 120 cubic feet for a medium tree (more than 40 feet tall at maturity).
- d. The minimum depth for trees shall be 30 inches.
- e. The minimum depth for shrubs shall be 18 inches.
- f. Grasses, flowering plants, ground cover, etc. shall have no minimum depth.

*Note: Minimum soil volume, minimum depth, and criteria for "clean planting soil" can be amended (from time to time) by submitting a statement from a licensed landscape architect or tree specialist as part of a future design or building permit submittal.*

#### **1.4.F Irrigation**

- a. All planting areas, tree wells, and planters shall be permanently irrigated.
- b. All planting areas, tree wells, and planters shall include proper drainage.
- c. A timed or weather-based irrigation controller (consistent with current CalGreen requirements) shall be used to control/limit excess watering of planting areas, tree wells, and planters.

#### **1.4.G Public Benches**

- a. One public bench, painted a consistent/uniform color in keeping with other street furniture elements, for every 150 feet of frontage along Fairfax Avenue and Beverly Boulevard, shall be required and placed in the public right-of-way according to the requirements of the City Department of Public Works.

# TVC 2050 Specific Plan

## APPENDIX F: Historic Sign Guidelines



Architectural  
Resources Group



# Television City

## Historic Sign Guidelines

*Prepared by*

Architectural Resources Group

September 2024

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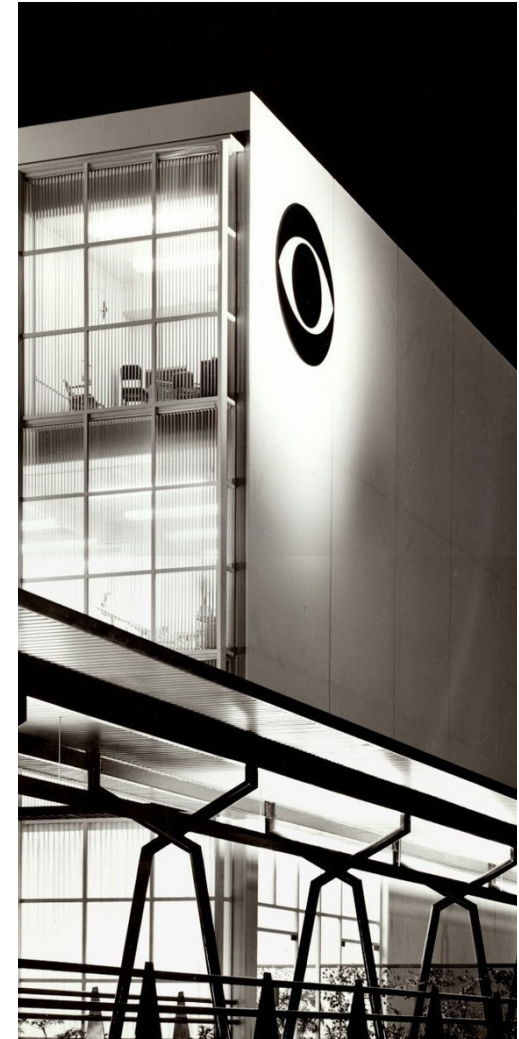
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# 1. Introduction & Methodology

Architectural Resources Group (ARG) has prepared these Historic Sign Guidelines for Television City (TVC), located at 7800 Beverly Boulevard in the City of Los Angeles. TVC, which was formerly known as CBS Television City, was formally adopted a Los Angeles Historic-Cultural Monument (HCM #1167) in 2018. As an HCM, future work on the historic property is subject to review by the Department of City Planning's Office of Historic Resources.

These Historic Sign Guidelines acknowledge the need to modify and adapt signage on the complex as owners and tenants change, while also preserving those qualities of the historic sign program that contribute to the property's architectural and cultural significance. To this end, these guidelines were created to accomplish the following goals:

- Establish a chronology of signs on the TVC property and a thorough understanding of which signs date to the period of significance of the property, which are character-defining, and which are not.
- Outline the regulatory framework for future sign design and modification.
- Provide guidelines for sign removal and replacement, and the design and installation of new signs on the historic complex.
- Comply with the Secretary of the Interior's Standards for Rehabilitation in all recommendations provided herein.



*Fig. 1. Northwest corner of the Service Building with bridge in foreground. 1955.*





*Fig. 2. Betty Luster with CBS Television City architectural scale model, 1952.*

The historic signs at TVC have always communicated more than simply the occupant of the complex. Signage was part of a unified brand woven into the architecture, marketing, and corporate identity of the Columbia Broadcasting System (CBS). Future signage at the complex should reflect the rich history of graphic and architectural synergy. The purpose of these Historic Sign Guidelines is to preserve the historic and architectural character of TVC by providing standards, resources, and recommendations for signage at the complex.

For the preparation of this report, ARG performed the following tasks for research, documentation, and analysis:

- Reviewed federal, state, and local technical bulletins, ordinances, preservation briefs, and other materials related to the treatment of historical resources.
- Reviewed ARG's CBS Television City Historic Resource Assessment (2018) of the history of the complex and its significance.
- Reviewed the LA Conservancy's nomination for Los Angeles Historic-Cultural Monument adoption (2018).
- Conducted primary and secondary source research related to the history of the property, particularly as it relates to the evolution of signage.

ARG staff consulted the following archives and repositories as part of their research for this project: University of Southern California (USC) Digital Archives; Los Angeles Public Library (multiple collections); ProQuest, including historic Los Angeles Times database; City of Los Angeles Department of Building and Safety Online Building Records; and ARG's in-house collection of books and periodicals. ARG also benefited from extensive primary and secondary source material provided by CBS Studios' archive and collections.



*Fig. 3. Aerial view of the north/west elevations of Studio Complex and Bridge. c. 1960*



## 2. Regulatory Framework

### 2.1 Cultural Heritage Ordinance

Television City was designated a Los Angeles Historic-Cultural Monument (HCM) by City Council on June 26, 2018. The City's HCM program is coordinated and administered by the Department of City Planning's Office of Historic Resources (OHR), and work on designated HCMs is subject to review by OHR staff. In addition, the five-member, mayoral-appointed Cultural Heritage Commission (CHC) oversees the designation and protection of local HCMs. Minor work to designated HCMs is typically given clearance by OHR staff, while substantial work is often reviewed by the CHC before given clearance. Whether or not work should be reviewed by the CHC is generally at the discretion of City Staff. The City's Cultural Heritage Ordinance, Section 22.171 of the Los Angeles Administrative Code (LAAC), provides the process for designation and protection of HCMs.

Generally, work on HCMs must comply with the Secretary of the Interior's Standards for Rehabilitation (see Section 22.171.14, LAAC), which are standards and guidelines developed and approved by the United States Secretary of the Interior for the treatment of Historic Properties.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

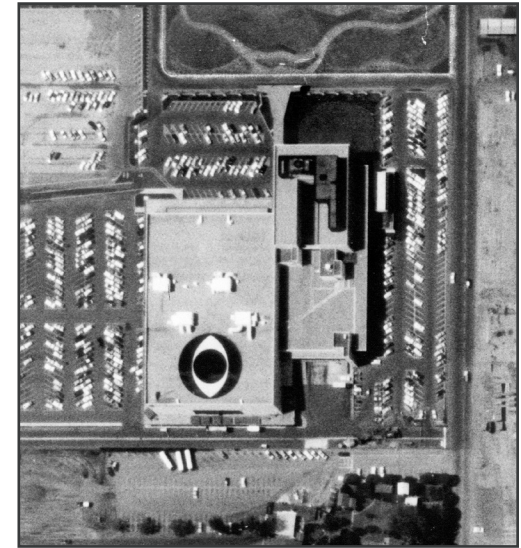


Fig. 4. Aerial view. c. 1960.

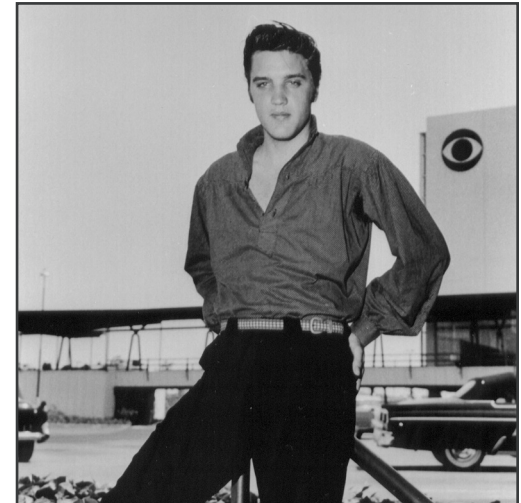


Fig. 5. Elvis Presley in front of the Primary Studio Complex, 1956.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommendations and guidelines provided in these Sign Guidelines were designed to comply with the Standards.

## *2.2 Los Angeles Sign Regulations*

Any permit for alteration to existing signs or addition of new signs on the TVC complex will be subject to the Los Angeles Sign Regulations, Article 4.4 of Chapter 1 of the Los Angeles Municipal Code.

## *2.3 Procedures for Sign Modifications*

Permit applications for new or replacement signs on the HCM site will be subject to review and clearance by OHR staff. At that time, OHR staff will review the sign proposal for consistency with these Historic Sign Guidelines and compliance with the Secretary of the Interior's Standards. Additional review by the Cultural Heritage Commission should not be necessary as long as proposed replacement or new signs comply with these Guidelines and the Standards.



### 3. Historical Background and Existing Conditions



Fig. 6. CBS television advertisement, 1951.



Fig. 7. View of the southwest corner of Studio Building, c. 1958.

#### *3.1 Summary of Significance & Designation*

In the late 1940s, Columbia Broadcasting System (CBS) was a network of popular television programming with a lack of adequate production space. After an initial study by William Pereira concluded that the network would benefit most from purpose-built facilities designed specifically to meet the needs of broadcast television, CBS embarked on the development of “Television City” in the Beverly-Fairfax neighborhood of Los Angeles. The 1952 Corporate International Style complex, designed by the architectural partnership of Pereira & Luckman, became both the location of many watershed moments in popular culture and an icon of architectural and graphic branding.

CBS’ corporate image was a driving force in Pereira & Luckman’s design for TVC in the early 1950s, and the completed building became the first architectural representation of the network’s business identity. In 1951, William Golden was instructed to create a unique brand for CBS’ television operations. That same year, Golden debuted the network’s now legendary “eye logo,” which continues to represent CBS, albeit in a slightly modified form, to this day. The significance of the “eye logo” was two-fold: it symbolized the visual impact that television would have on the broadcasting industry, and “communicated the idea of television with the utmost simplicity and clarity of form.”<sup>1</sup> By incorporating the network’s new logo in the building’s primary signage, architects Pereira and Luckman hoped to directly communicate CBS’ corporate message, as well as “the growing relationship between modern graphic and architectural design.”<sup>2</sup>

Signage at TVC was calculated to advertise CBS as prestigious and modern. Original wall signs highlighted prominent corners of the rectangular building forms and the individually mounted letters of “CBS Television” on the primary façade complemented the horizontal emphasis of the complex. Wall signage was redesigned and unified into a singular logo in the 1960s. Since that time the formatting of wall signs has remained consistent, as has the overall siting of signage at building corners (though exact placement has changed due to building additions). The only sign to remain the same since the building’s inception is the “Television City” bridge sign at the entrance of complex’s bridge (see Figure 8 on page 8 for a historic photo).

<sup>1</sup> Lynn Spigel, *TV by Design: Modern Art and the Rise of Network Television* (Chicago: University of Chicago Press, 2008), 85.

<sup>2</sup> Spigel, *TV By Design*, 126-127.



*Fig. 8. View of the north elevation of Service Building and Bridge. c. 1978. Visible in foreground is the Television City sign, still extant today.*



*Fig. 9. View of northeast corner of the Service Building, c. 1953.*

Citing the property's cultural and architectural significance, the LA Conservancy nominated TVC for HCM designation and in June 2018 it was formally adopted by City Council. The HCM designation applies to APN 5512-001-003 and is limited to the exterior of the original 1952 buildings: the adjoining Studio Building (to the west) and Service Building (to the east). These historic buildings are collectively referred to herein and in the HCM nomination as the Primary Studio Complex. Although included on the same legal parcel, the 1976 Support Building (primarily used for storage) and other post-1963 structures are not contributing features of TVC.

The Cultural Heritage Commission's Report (CHC Report), dated May 22, 2018, states that TVC meets all four Cultural Heritage Ordinance Criteria and retains a high level of integrity. It does not cite a period of significance for the property. For the purposes of these Historic Sign Guidelines, a period of significance of 1952-1963 is utilized, as it encompasses TVC's architectural and institutional significance.

The CHC Report identifies the following character-defining feature related to historic signs:

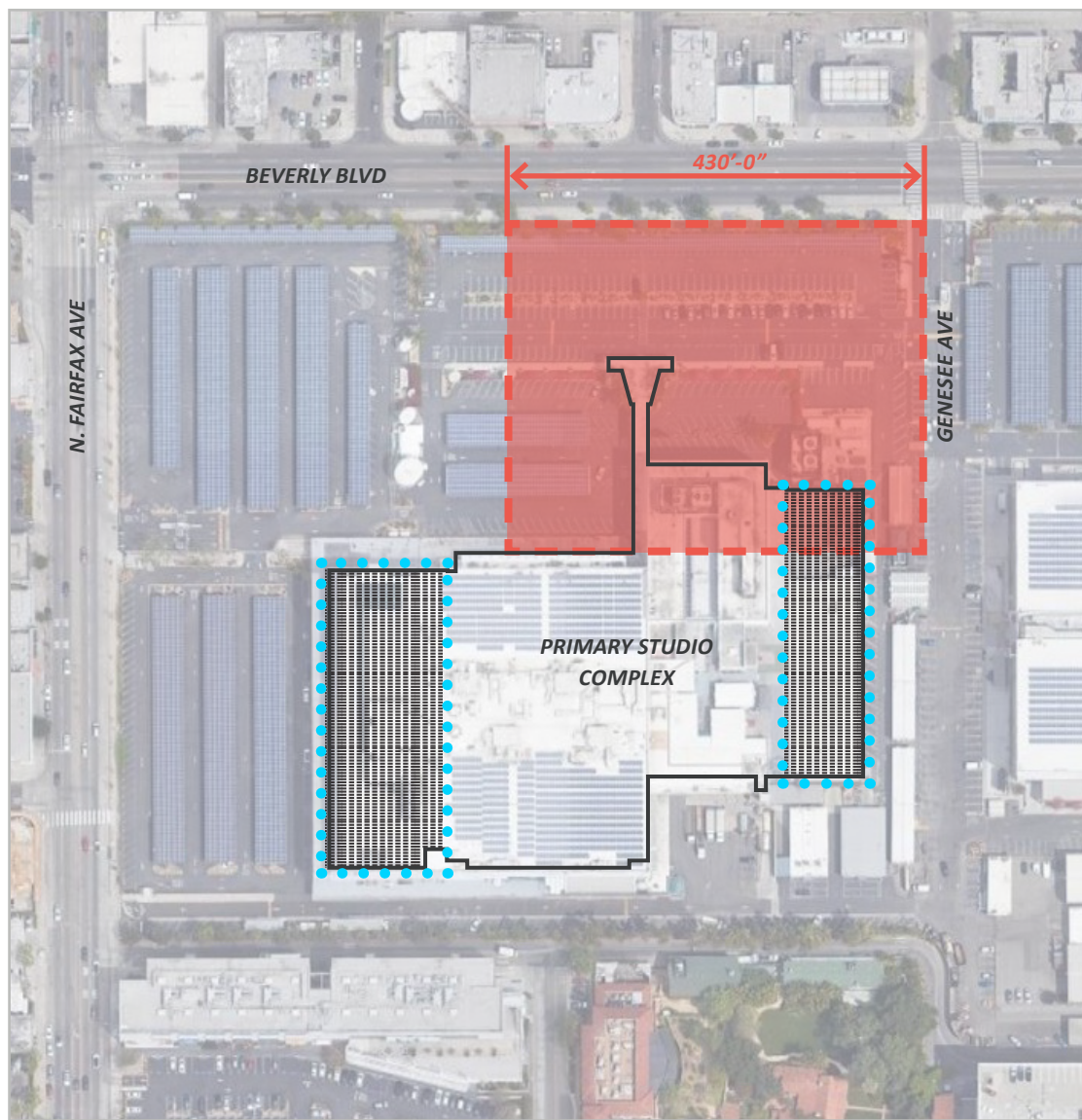
- Prominent wall-mounted signage at corners of the Service Building

The CHC Report also states that although there has been substantial alteration of the site along Beverly Boulevard over time, in the case of future development of the property a Future Viewshed Restoration Area should be taken into consideration. This area extends approximately 430 linear feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genessee Avenue on the east.

In consideration of this Future Viewshed Restoration Area, the CHC Report includes a list of "future exterior viewshed features" of the Primary Studio Complex as seen from adjacent public areas along Beverly Boulevard, which should be retained in the case of future development of the site (both signs are visible in Figure 8, at left):

- Signage at the central entryway bridge
- Signage at the western corner of the Service Building

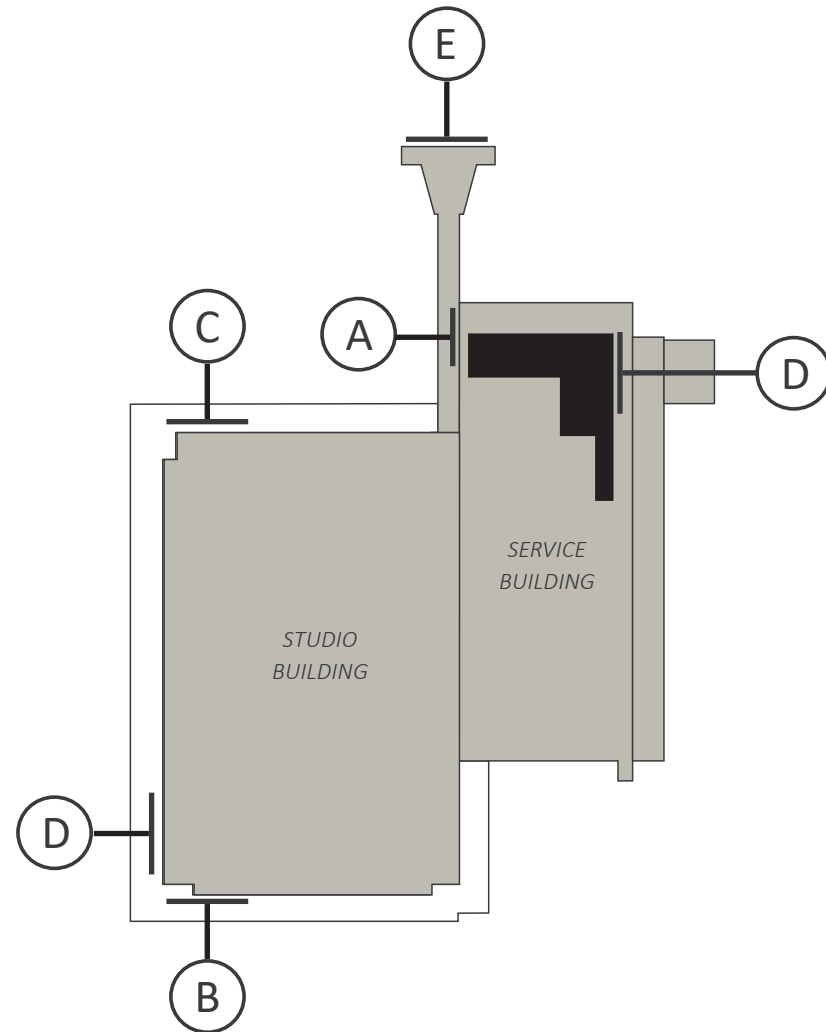




Although it identifies sign locations in general as being character-defining features, the HCM documentation does not cite which signs actually date to the period of significance and which do not. As part of this in-depth analysis of signs on the complex, future sign planning should consider the history of signage across the entire Primary Studio Complex. For instance, the prominent signs at the east and west corners of the Service Building are considered “Character-Defining Sign Locations,” since in both cases the signs themselves do not date to the period of significance but signs have always been present at these locations and are visible within the Future Viewshed Restoration Area (see Section 4.5 of this report for diagrams illustrating sign locations). The Television City sign on the bridge is original and should be retained.

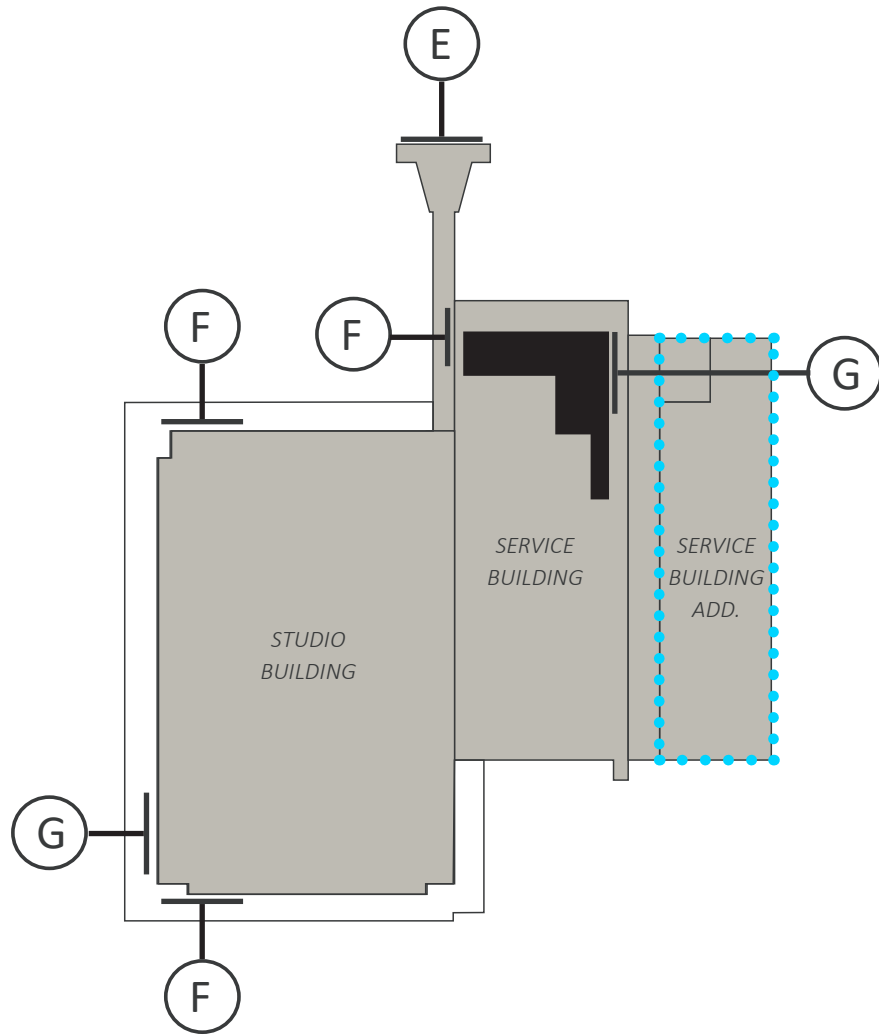
*Fig. 10. At left: TVC Primary Studio Complex, with the future exterior viewshed area indicated in red. The portions of the building outlined in dotted blue are later additions and are not included in the HCM designation.*

### 3.2 Signage Chronology



1951

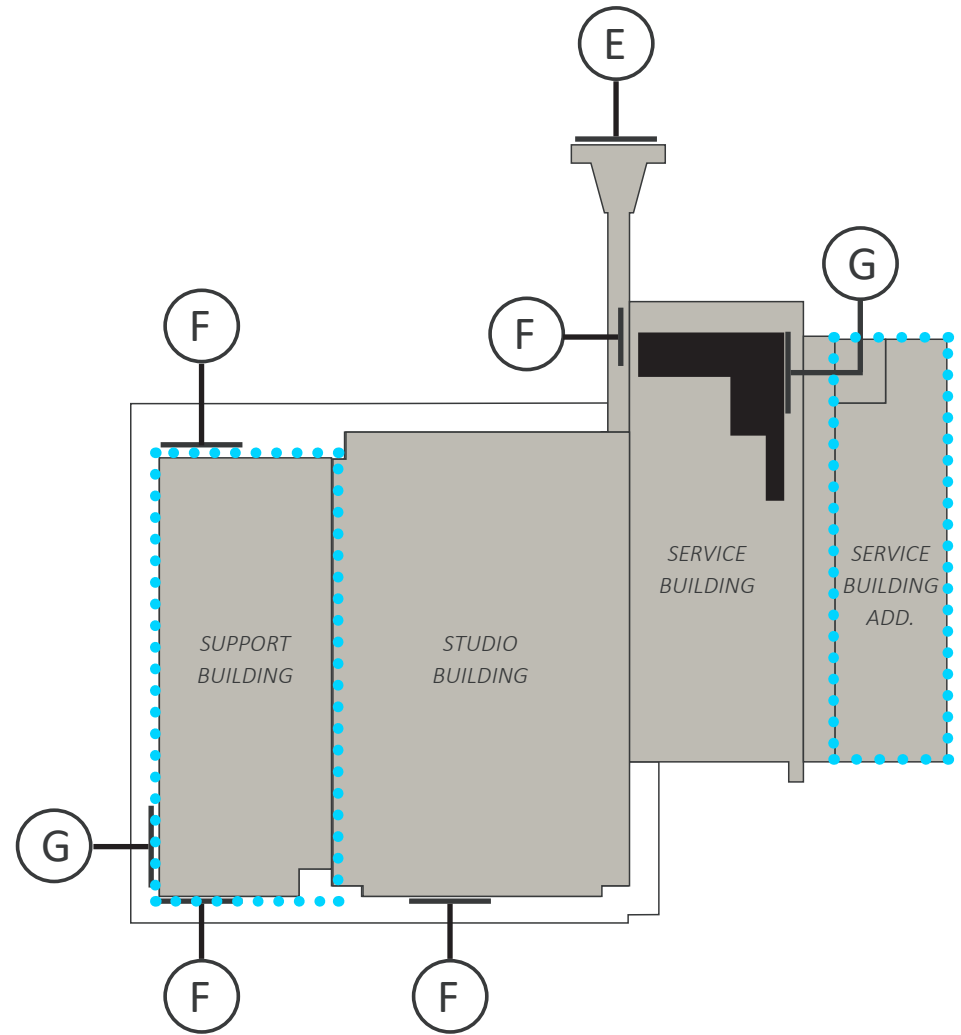
Permit issued for construction of two connected studio buildings at 7800 Beverly Boulevard: a three-story Service Building and a two-story Studio Building.



1960s

Wall signage is redesigned so that there is one unified logo.

..... Non-historic building  
..... additions



1976

Support building constructed at west elevation of Studio Building.



### 3.2 Signage Description

#### Sign Hierarchy

The signage at CBS Television City has always been a combination of larger, CBS branded signs, and smaller, directional/wayfinding signs. This layering of signage has allowed visitors to obtain the information that they need while adding to the studio complex's unique visual character.

#### Placement

The location of the signage at Television City is an integral design feature of the overall façades and has changed only minimally in the building's nearly 70 year history. With the exception of the "Television City" bridge sign and a "CBS" wall sign in the center of the Primary Studio Complex's south elevation, all of the branded signs are mounted on key corners of the building. All signage has consistently been oriented on a horizontal axis. The horizontal focus was more greatly emphasized in the original lettering arrangement wherein "CBS Television" was spelled out instead of the shorter "CBS".

#### Scale

The scale of the letters of the branded signage has shifted slightly since the building's construction in 1952. Original letters were smaller in scale than the eye logo. In the mid-1960s the new "CBS" signs featured an enlarged font size where the letters' cap height is approximately the same length as the logo's diameter. The dimensions of the eye logo appear to have remained consistent since 1952. The original signs mounted to the building had a cap height of approximately 6' for the lettering with a much larger eye logo; the replacement signs that exist today have a cap height of approximately 18'.



Fig. 11. View of the northwest corner of the Studio Complex. c. 1958.



Fig. 12. View of southwest corner of the Studio Building. 1952.



*Fig. 13. Detail of the sign on the west elevation of the Studio Building. 2017.*



*Fig. 14. View of north elevation of Service Building and Bridge. c. 1978.*

## Materiality

All branded signs at CBS Television City are individually mounted letters made of sheet steel.

## Mounting

None of the signs at Television City have a dimensional appearance. The metal letters and symbols are very slightly projected from the wall with minimal stud spacers. At times it is possible to see a shadow between the mounted letters and the wall, but it is clear that the mounting brackets are relatively small.

## Color

The letters of the signs on the building are exclusively black or white. On the Primary Studio Complex the white concrete walls feature black lettering and the black steel walls feature white lettering. The historic bridge sign is only one composed of white letters on red corrugated steel. The original building design featured two instances of the eye logo; both were black metal mounted on white concrete. In the original design none of the black corrugated steel walls featured the eye logo. When the primary signage was redesigned in the 1960s, every sign on the Primary Studio Complex became the same letter/symbol combination ("CBS👁") in either white or black.

## Illumination

All signs at Television City have been non-electric since the building's construction. The primary signs are externally lit with unobtrusive spotlights projecting over or under the lettering.



## Branded Signage Typeface

Branded signage at Television City currently comprises six wall signs and one bridge sign. The extant wall signs all bear the same text, and were all erected after the complex's period of significance. William Golden, designer of the "eye logo," selected Didot Bodoni as the typeface for all CBS corporate applications. Didot Bodoni is Golden's combination of the Didot and Bodoni fonts into a singular high contrast typeface with hairline strokes, vertical stress, and flat, unbracketed serifs. The font was lightly modified in the 1960s and is now known as CBS Didot. All primary signage at CBS Television City has consistently featured capital letter text in Didot Bodoni typeface.

## Directional/Wayfinding Signage Typeface

Directional/wayfinding signage at Television City has historically been minimal. In the 1950s the entrances to studios were sometimes denoted with mid-size flush-mounted metal letters and numerals. The typeface for these studio signs was a geometric sans serif and the letters were capitalized. The studio signs are no longer extant. Smaller wayfinding signs have been consistently present, though small and unobtrusive.

## Iconic Signage

At the time of the building's original construction, the "eye logo" symbol was used alone, without the letters "CBS," at the top corner of the east elevation over the entrance bridge. All current wall-mounted signs feature the "eye logo".



*Fig. 15. View of the north elevation of the Studio Complex and Bridge. 1956.*



*Fig. 16. Detail of the west elevation of the Studio Building. 1952.*



*Fig. 17. Detail of the northwest corner of the Service Building. 1955.*





## 4. Sign Guidelines



Fig. 18. Detail of the Bridge. 2017.



Fig. 19. Detail of the Bridge. 2017.

Signage at Television City should be compatible with the cohesive design of the Primary Studio Complex. Historic signs are valued aspects of community memory and new signs should promote continuity within the space. Where new signage is required, those signs should match with the overall historic character of the building's original sign program in placement, scale, color, illumination, and material.

### *4.1 Guidelines for Maintenance of Historic Character-Defining Signs*

The “Television City” sign at the bridge entrance of the TVC complex is historic, unaltered, and character-defining. As the only sign intact since the 1952 to 1963 period of significance, this sign is to remain in its current location and should be maintained in good condition and appearance. A historic preservation professional meeting the Secretary of the Interior's Professional Qualification Standards<sup>1</sup> should be consulted if the sign requires restoration or repair. It may be possible to add supplemental letters to the existing sign, on either side of “Television City,” in order to announce future tenants; this too should be overseen by a historic preservation professional.

<sup>1</sup> See [https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm).



Fig. 20. View of the north elevation of the Studio Complex. c. 1953.

## 4.2 Guidelines for Replacement Signs in Character-Defining Locations

According to the HCM nomination, prominent wall-mounted signage at the east and west corners of the Service Building are considered character-defining features. However, none of the existing corner signs date to the period of significance, and they contain corporate identity that cannot be expected to remain on the building if CBS is no longer an occupant. Therefore, all of the signs at these locations may be removed, and replacement signs should adhere to the following guidelines.

### Placement

- It is recommended that new branded signs be placed at the east and west corners of the Service Building, in the character-defining sign locations.
- Additional signage consistent with historic placement and scale, such as painted rooftop signs, is acceptable.
- It is recommended, although not required, that other replacement signs throughout the Primary Studio Complex generally be located in the same locations of signs throughout the complex's history.
- It is recommended that all new signage be aligned on a horizontal axis.

### Scale

- It is recommended that new signs be scaled to match historic signage.
- It is recommended that new signs mounted on the appropriate corners of the building have letters or symbols that have a cap height larger than 6' and smaller than 10'.



Fig. 21. Cap Height Diagram.

## Materiality

- It is recommended that new signs be fabricated from sheet metal, or a material of similar quality, durability, texture, and aesthetic character.

## Color

- It is recommended that all new signs are composed of white lettering on a black background or black lettering on a white background. The introduction of a new accent color may be acceptable.

## Mounting

- It is recommended that all new signs are flush mounted or only minimally disengaged from wall surfaces.
- The attachment method should minimize damage to the historic fabric and be reversible wherever possible.

## Illumination

- It is recommended that new signs be non-electric. However, internally illuminated signs that meet all other recommendations in these Sign Guidelines regarding placement, scale, color, and mounting may be acceptable.
- It is recommended that new signs be illuminated by unobtrusive projecting spotlights.
- Using extant spotlights wherever possible is encouraged. The installation of exposed conduit, races, or junction boxes on any historic elevations is discouraged.
- No sign shall be arranged and illuminated in a manner that will produce a light intensity greater than that permitted by the City of Los Angeles Municipal Code.



*Fig. 22. Detail of the east elevation of the Service Building. 2017.*



*Fig. 23. Detail of the north elevation of the Studio Building, showing red accent color. 2017.*



*Fig. 24. Detail of the south elevation of the Studio Building. c. 1958.*



*Fig. 25. View of the northwest corner of the Service Building and the Bridge. c. 1980.*



*Fig. 26. View of the northwest corner of the Service Building. 2017.*

## Typeface

- It is recommended that typeface be consistent across all branded signage.
- It is not required that the original CBS font, Didot, be used in new signage.
- It is not required that all signage text be identical.
- Building wayfinding signs should correspond with the design, materials, and quality of other signage, but at the minimum size necessary to achieve wayfinding goals.
- Building wayfinding signs should promote a unified appearance.

## Iconic Signage

- The use of a graphic icon in addition to, or lieu of, lettering would be an appropriate choice for new signage.
- Any new graphic icon should be designed to be compatible with new signage as well as the historic character of the building. Material, color, size, placement, and illumination should all match with the text of primary signage.

### *4.3 Guidelines for Signs on the Historic Building (Where Signs Did Not Historically Exist)*

Adding new signs in locations on the historic building where they did not historically exist is discouraged. As a major icon of the International Style in Los Angeles, TVC should retain its qualities of direct, functional signage and minimal ornamentation. Rather, adding replacement signs in locations where secondary signs historically existed (rather than in new locations) is encouraged.

Outside the historic viewshed, new signs on the historic building are encouraged to be compatible with historic and existing signage. Consultation of the character-defining sign guidelines is recommended. New, reversible, iconic signage for tenant identification outside of the historic viewshed may be acceptable, and will be subject to the City of Los Angeles Municipal Code.

### *4.4 Guidelines for Signs on the Development Site (As Needed for Compatibility with the Historic Portion of TVC)*

Signs within the historic viewshed area should be consistent and compatible with Historic Sign Guidelines and the viewshed requirements specified in the HCM resolution.

Outside of the historic viewshed area, it is recommended that new signs are consistent and compatible with the overall sign program for the site. All new signs must comply with the City of Los Angeles Municipal Code.



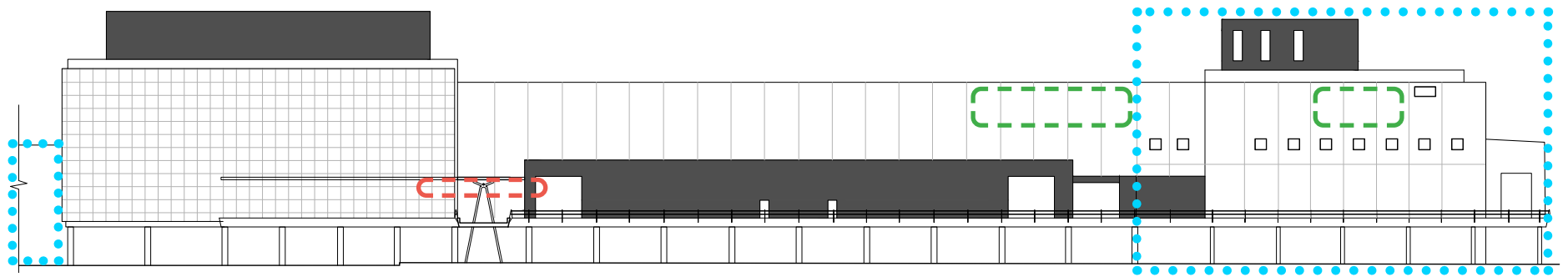
*Fig. 27. View of the northeast corner of the Studio Complex. 1979. Julius Shulman. Getty Collection.*



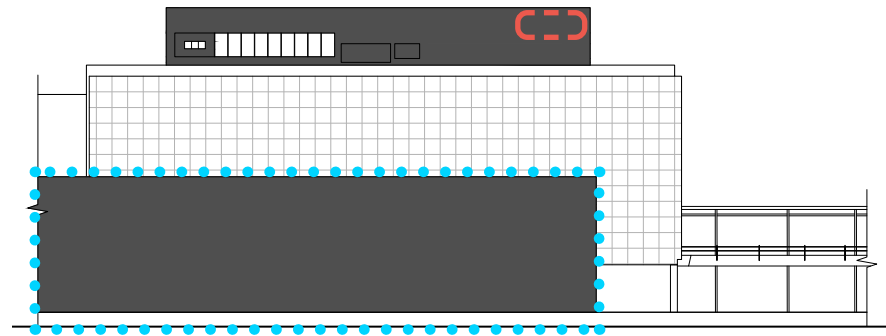
*Fig. 28. View of the northwest corner of the Studio Complex. 1952.*

## 4.5 Sign Locations

-  Character-defining sign locations
-  Secondary sign locations
-  Non-historic building additions



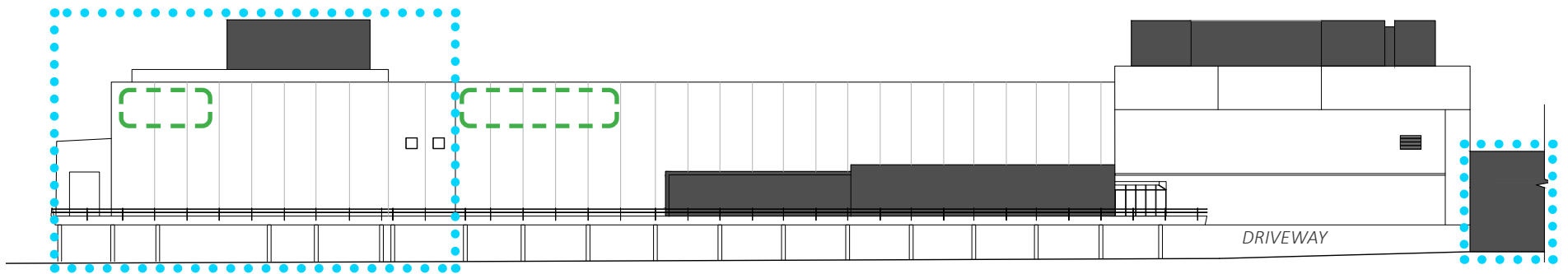
North Elevation



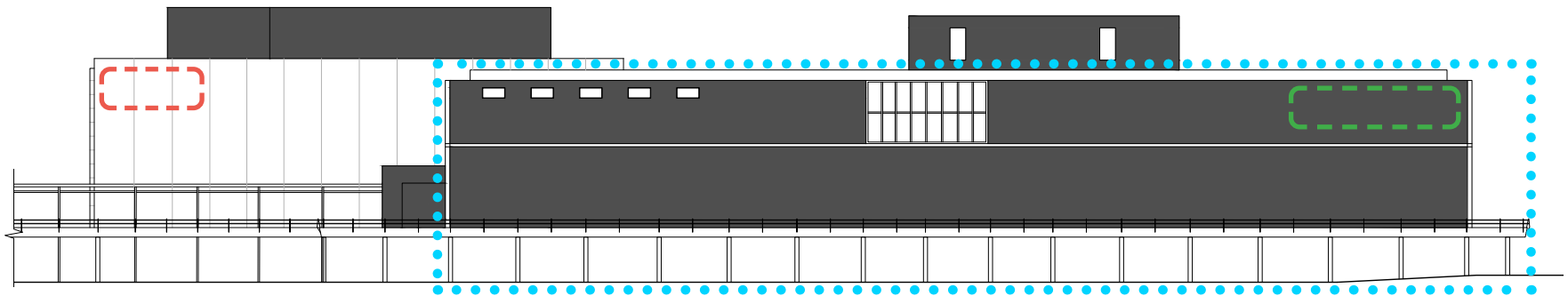
East Elevation



-  Character-defining sign locations
-  Secondary sign locations
-  Non-historic building additions



South Elevation



West Elevation

# TVC 2050 Specific Plan

## APPENDIX G: HCM Character- Defining Features



ERIC GARCETTI  
MAYOR

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271  
KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER  
(213) 978-1272  
LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT

GAIL KENNARD  
VICE PRESIDENT

PILAR BUELNA  
DIANE KANNER  
BARRY A. MILOFSKY

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

<http://planning.lacity.org>

May 22, 2018

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

**CBS TELEVISION CITY; 7800-7860 WEST BEVERLY BOULEVARD; CASE NO. CHC-2018-476-HCM, ENV-2018-477-CE**

At its meeting of **May 3, 2018**, the Cultural Heritage Commission took the actions below to include the above-referenced property in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code; and
3. **Recommended** that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. **Adopted** the attached findings as amended by the Commission.

This action was taken by the following vote:

Moved: Milofsky  
Seconded: Barron  
Ayes: Buelna, Kanner, Kennard

**Vote: 5 – 0**

Etta Armstrong, Commission Executive Assistant I  
Cultural Heritage Commission

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

**Time for Council to Act** The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10 (f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-days total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Enclosures: Amended Findings

## **CBS TELEVISION CITY**

### **FINDINGS**

**(As Amended by the Cultural Heritage Commission on May 3, 2018)**

#### **FINDINGS**

- CBS Television City "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the television industry and its significant role in the economic development of Los Angeles.
- CBS Television City "is identified with historic personages or with important events in the main currents of national, State or local history" for its association with radio and television pioneer William S. Paley.
- CBS Television City "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of an International Style television broadcasting studio.
- CBS Television City is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as a significant work of master architects William Pereira and Charles Luckman.

#### **DISCUSSION OF FINDINGS**

The CBS Television City proposed Historic-Cultural Monument is limited to the exterior of the original 1952 buildings (the "Studio Building" on the west, and the "Service Building" on the east) and the CBS logo tiles in the main entry lobby and adjacent corridor. The subject property meets four of the Historic-Cultural Monument criteria.

CBS Television City "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the television industry and its significant role in the economic development of Los Angeles. With the post-war spread of television ownership, television began to reshape the culture of both the United States and Los Angeles. Though the medium grew out of movie and radio industries already well-established in Los Angeles, television's electronic production required a new type of facility to fully and economically meet a growing demand for programming. CBS Television City fulfilled this demand in the early years of television as the first large-scale, all-new facility in the country designed to meet the mass-production of television programming. Television production continues to remain a major contributor to the economy of Los Angeles.

CBS Television City "is identified with historic personages or with important events in the main currents of national, State or local history" for its association with radio and television pioneer William S. Paley. The property is also associated with numerous individuals, including television stars, who may be considered significant within the history of television. In addition, as the headquarters of a major television production studio, it is linked with notable events in television that are related to the broader development of television production.

CBS Television City "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent example of an International Style television broadcasting studio. The International Style is defined by its expression of a building's function and structure, expressed in the efficient expression of functional systems and simplified forms without the addition of traditional ornamentation. The two main rectangular blocks of CBS Television City reflect their internal functions: a steel frame eastern block for offices faced by a large glass curtain wall, and a primarily windowless western block for the



production studios. Efficiency in coordinating the movement of materials and people, the integration of the latest television cameras, lighting, air conditioning, and studio audience access, all shaped the design of what is an entertainment factory. Further, the subject property displays characteristic elements of International Style architecture that includes concrete, steel, and glass construction; a flat roof; glass curtain walls; and an articulated ground floor set back behind *pilotis*.

CBS Television City is also a significant work of renowned architects William Pereira and Charles Luckman, meeting the criterion of being “a notable work of a master builder, designer or architect whose individual genius influenced his or her age.” An early milestone in their partnership, the success of CBS Television City contributed to their becoming one of the largest and most influential architecture firms in the region. Its design is also a significant landmark in the evolution of Pereira’s design sensibility, reflecting his mastery of Modernism, which allowed him to move in more adventurous directions, such as the LAX Theme Building. Television City’s complex functional organization also reflected his growing interest in large scale planning, later seen in the city plan for Irvine. Following the dissolution of Pereira and Luckman’s firm in 1958, both architects went on to have successful careers, designing hundreds of buildings in Southern California and nationwide.

The subject property is intact and retains a high level of integrity of location, design, materials, workmanship, feeling, and association. The original setting was altered in when the lawn and ivy areas at the north façade were replaced with a surface parking lot and the curving walkways at the front lawn were replaced with a single straight walkway in 1976, and when fencing, gates, and parking attendant kiosks were added in 1998. Character-defining features of the property include:

Site:

- Location at the corner of Beverly Boulevard and Fairfax Avenue, with the Primary Studio Complex set back and facing Beverly

Primary Studio Complex:

- Overall form, massing, and configuration of the Primary Studio Complex, with north/south-sloping grade from the north end of the entry bridge to the primary complex façade
- “Floating” appearance, with columns (*pilotis*) at open ground story
- Exterior concourses with railings and angled fin stanchions at first story
- Central concrete entry bridge with walls, planters, railing, canopy, and metal “X” supports
- Glass curtain wall at north and east façades of Service Building
- Projecting planters and shed roof canopy at exterior of entry lobby, north façade of Service Building
- Cladding of concrete panels and corrugated steel decking material
- Black and white color scheme with red accents
- Prominent wall-mounted signage at corners of the Service Building
- CBS Logo Tiles in the main entry lobby and continuing along the south wall of the entrance hallway immediately east of the lobby

Future Exterior Viewshed Features of the Primary Studio Complex as Seen from Adjacent Public Areas along Beverly Boulevard:

- Central entryway bridge
- Signage on the central entryway bridge
- Signage at the western corner of the Service Building
- View of the intersection between the western portion of the Service Building and Studio Building so that it is possible to “read” the structures as two asymmetrically connected volumes (See Exhibit 1a)

- Glass curtain wall of the Service Building, including a sufficient expanse of the eastern corner of the Service Building to cause the Service Building glass curtain wall to read as a three-dimensional cube (See Exhibit 1b) (it being understood that the lower portions of the wall and façade may not be visible from public areas)

There has been substantial alteration of the site along Beverly Boulevard over time. For example, views of the Primary Studio Complex are currently obstructed by solar panels, an exterior security fence and plantings. Nevertheless, if alterations are proposed to the Primary Studio Complex in the future, restoration of the historic viewshed from Beverly Boulevard in a manner that incorporates appropriate security measures for the property's use is strongly encouraged and CBS has agreed to the following measure to help achieve that goal.

Historically, and notwithstanding the fact that the Pereira and Luckman Master Plan envisioned significant construction between Beverly Boulevard and the Primary Studio Complex, the view most closely associated with the building was from the northwest looking southeast at the Primary Studio Complex and its entryway bridge and canopy (see photographs labeled as Exhibits 1a and 1b for an illustration of the Exterior Viewshed Features enumerated above). Accordingly, in order to achieve restoration of meaningful views of the Exterior Viewshed Features enumerated above, all future construction located within a rectangular "Future Viewshed Restoration Area" (See Exhibit 2) extending approximately 430 linear feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genesee Avenue on the east and extending southward toward the Primary Studio Complex would be reviewed by the City to determine whether the Exterior Viewshed Features would become or remain visible notwithstanding the proposed new construction, and consistent with the criteria below. It is expressly understood that in order to achieve meaningful views, any future development within this Future Viewshed Restoration Area should not reduce views of the enumerated Exterior Viewshed Features to mere slivers or glimpses. The actual view corridors within the Future Viewshed Restoration Area that will be needed to achieve the requisite standards will vary depending on the size, location and design of a future development proposal. Within such project-specific (to-be-determined) view corridors, it is assumed that such buildings would not exceed two-thirds the height of the existing Primary Studio Complex, and that one-story buildings would be acceptable throughout the Future Viewshed Restoration Area. Notwithstanding the foregoing, this requirement does not absolutely prohibit structures that are higher than the two-thirds limit, so long as such structures do not interfere with the mandated view corridors.

Inclusion of this voluntarily agreed upon viewshed restoration effort is not intended to prohibit all development within the Future Viewshed Restoration Area (indeed, it is anticipated that development will occur within portions of the Future Viewshed Restoration Area), and does not require continuous views of the enumerated Exterior Viewshed Features along Beverly for the entire width of the Future Viewshed Restoration Area. Rather, the Future Viewshed Restoration Area establishes the maximum area within which the impact on historically significant views of the Primary Studio Complex must be evaluated as part of any future redevelopment effort of the Primary Studio Complex. This measure also does not restrict the maintenance, repair and replacement of existing security fencing, solar panels and/or any other improvements within the Future Viewshed Restoration Area.





**Exhibit 1a:** Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard



**Exhibit 1b:** Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube



**Exhibit 2:** Future Viewshed Restoration Area (as defined in and subject to all requirements and limitations set forth in the Character-Defining Features included in the Revised Conservancy Nomination adopted for CHC-2018-476-HCM)

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of CBS Television City as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for

Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2018-477-CE was prepared on April 12, 2018.

# TVC 2050 Specific Plan

## APPENDIX H: Transportation Improvements

## APPENDIX H: TRANSPORTATION IMPROVEMENTS

The transportation improvements listed below shall be in addition to project design features, frontage area improvements, and streetscape improvements, as provided in Appendix B (Environmental Standards), Appendix D (Design Standards) and Appendix E (Streetscape Plan), respectively.

**A. Neighborhood Traffic Management Program (NTMP).** The NTMP is focused on two neighborhoods, directly north (North Neighborhood) and west (West Neighborhood) of the project site which could be used as a cut-through route to avoid arterial congestion.

**1. Streets.** The following neighborhood streets were identified as potentially experiencing an increase in vehicle traffic due to project-related trips:

- i. Genesee Avenue – North of Beverly Boulevard
- ii. Stanley Avenue – North of Beverly Boulevard
- iii. Rosewood Avenue – North of Beverly Boulevard
- iv. Oakwood Avenue – North of Beverly Boulevard
- v. Edinburgh Avenue – West of Fairfax Avenue
- vi. West 1st Street – West of Fairfax Avenue

**2. Funding.** In order to address these potential effects, the project would fund implementation of an NTMP, specifically \$250,000 in funding to be provided consistent with the LADOT Transportation Assessment Letter dated November 16, 2021, with an additional \$1.8 million to be provided under the Development Agreement.

**3. Program Development.** The NTMP should be developed in cooperation with the Los Angeles Department of Transportation (LADOT), appropriate Council staff and affected neighborhood residents.

**4. Physical Measures.** Typical NTMP physical measures may include, but are not limited to, traffic circles, speed humps, installation of barriers, speed tables, chicanes, chokers, roadway narrowing effects (raised medians, etc.), landscaping features, roadway striping changes, and or operational measures such as turn restrictions, speed limits, and installation of stop signs.

**5. Agreement.** The NTMP implementation plan will set key milestones, identify a proposed process in developing a NTMP for each of the two study neighborhoods, and identify which types of measures will be prioritized. The NTMP implementation plan will be formalized through an agreement between the Applicant and LADOT prior to the issuance of any certificates of occupancy. The agreement will include a funding guarantee and outreach process, selection and approval criteria for any evaluated NTMP measures and an implementation phasing plan.

**B. Other Transportation Improvements.** Consistent with the LADOT Transportation Assessment Letter, the \$250,000 contribution discussed above will also contribute toward the implementation of bicycle improvements, such as: 1) Striped bicycle lanes and shared bicycle lanes (sharrows) on Rosewood Avenue, a Mid-City Low-Stress Bicycle Enhanced Corridor 2) A roundabout at Martel Avenue and Rosewood Avenue.