

COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)

THE CULVER STUDIOS

NOVEMBER 10, 2015



Gensler

COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)

The Culver Studios

9336 West Washington Blvd.
Culver City, CA 90232

APN #'s: 4206-022-002, 4206-022-003, 4206-022-004,
4206-022-005, 4206-022-006
(4206-021-018 Not Part of CPA #6)

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TABLE OF CONTENTS

PROJECT OVERVIEW	5	Gate #4 Realignment	LANDSCAPE	123
Project Background		Trash & Recycling	Existing Landscape Summary	
Project Summary		Perimeter Fence	Studio-wide Landscape Conditions	
PROJECT EXISTING CONDITIONS	11	PROPOSED BUILDINGS	Proposed Landscape Conditions	
Historic Approach		Architectural Concept	Studio Building Landscape Plan	
Utilities & Infrastructure		Building O (Plans, Elevations, Sections, & Renderings)	Van Buren Garage Landscape Plan	
Grading		Building Y (Plans, Elevations, Sections, & Renderings)	Bungalow Lot Landscape Strategy	
Access & Circulation		Building R (Plans, Elevations, Sections, & Renderings)	LIGHTING	139
Parking - Vehicular & Bikes		Shade & Shadow	Lighting Strategy & Guidelines	
Fire Access & Infrastructure		PROPOSED BUNGALOW RELOCATION	Van Buren Garage Lighting Strategy	
Landscape		Relocation Plan	Typical Commercial Adjacency Guidelines	
Trash & Recycling		Existing Conditions	Typical Interior Adjacency Guidelines	
PROJECT PROPOSED CONDITIONS	25	Proposed Conditions	Typical Pedestrian Level Guideline	
Development Standards		View Study	APPENDIX	151
Sustainability Strategy		PROPOSED PARKING	ALTA Survey	
Project Overview		Parking Summary	*Additional Technical Reports Under Separate Cover	
Demolition Plan		Parking - Vehicular & Bikes		
Access & Circulation		Van Buren Garage (Plans, Elevations, Sections, & Renderings)		
Fire Access				
Gate #3 Realignment				

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PROJECT OVERVIEW



Source: Culver City Historical Society

PROJECT BACKGROUND

The Culver Studios, a long-time icon of Culver City, began operations in 1918. The Studio, originally owned and operated by Thomas Ince, has changed hands numerous times over the last 90+ years. Owners include: Cecil B. DeMille (1925), RKO (1928), David O. Selznick (1935), Howard Hughes (1950), Desilu Productions (1956), Perfect Film & Chemical (1968), Laird International Studios (1977), Grant Tinker & Gannett (1986), Sony Corporation (1991), Pacific Coast Capital Partners (2004), and currently owned by Hackman Capital Partners. Originally consisting of 14 acres, the Studio grew to 32 acres when a large back-lot was added in 1931. The Studio remained that size until 1968 when Perfect Film & Chemical sold the backlot returning the Studio to its original size of 14 acres.

The Culver Studios has been home to a wide-range of productions, from monumental movies, to talk shows, and to green-screen productions. Classic Hollywood films produced here include Gone with the Wind, King Kong, Citizen Kane,

A Star is Born, and E.T. the Extra-Terrestrial. Contemporary films include Raging Bull, Armageddon, Contact, Stuart Little, Rush Hour 3, and Beowulf. The Studios have also been widely used for TV shows and commercials, including The Andy Griffith Show, Hogan's Heroes, The Untouchables, Lassie, Batman, The Green Hornet, Baywatch, Mad About You, Arrested Development, Deal or No Deal, America's Next Top Model, and the Bonnie Hunt Show. A lesser known fact about The Culver Studios is that it has been home to numerous recording artists for rehearsals and the filming of music videos. These artists include Eagles, Fleetwood Mac, Don Henley, Janet Jackson, Ricky Martin, Maddona, and Michael Jackson.

Still welcoming visitors and stars alike, the Mount Vernon influenced "Mansion" stands as a proud monument to the Studio's founding in 1918. The Culver Studios remains a fully-operational movie and television studio. In order to secure the successful future of The Culver Studios, further

development that allows improvements to the facilities is required. The proposed improvements are documented in the following exhibits.



CPA 6 PROJECT SUMMARY

The Culver Studios, a 14-acre, fully operational studio, is proposing to modernize and maximize the potential of the Studio lot, its buildings, parking areas, landscaped areas, and internal operations. Since Comprehensive Plan Amendment #5 (CPA 5), both a new office/support building (Building J) and a new above-ground parking structure have been completed. Both projects, outlined in CPA 5, have improved efficiency in operations, filled the need for additional support, office, and parking, and built upon the tradition of innovation and development historically seen on The Culver Studios lot.

Comprehensive Plan Amendment #6 (CPA 6) will seek to do the same, innovate and further develop the opportunities found on the studio lot. Proposed development for The Culver Studios consists of a new above grade parking structure, three

new buildings providing additional office space for the studio, a facade update on the west and north of existing Building J, and the creation of the Bungalow Lot. Landscaping will be an integral component to creating a cohesive aesthetic tying the entire campus together as well as providing a community amenity in the form of the Van Buren setback. Comprehensive Plan Amendment #6 will only apply to the main studio lot defined by the previously documented Assessor Parcel Numbers (APNs) listed on page 2.

PROJECT SUMMARY - Comprehensive Plan Amendment #6

	EXISTING	EXISTING TO BE DEMOLISHED	PROPOSED	TOTAL	NET NEW
OFFICE	117,872 GSF	-25,607 GSF	205,700 GSF	297,965 GSF	180,093 GSF
SUPPORT	74,197 GSF	-37,816 GSF	0 GSF	36,381 GSF	-37,816 GSF
STAGE	155,480 GSF	-3,280 GSF	0 GSF	152,200 GSF	-3,280 GSF
TOTAL	347,549 GSF	-66,703 GSF	205,700 GSF*	486,546 GSF	138,997 GSF
PARKING	756 spaces	-301 spaces	1,420 spaces	1,875 spaces	1,119 Spaces

* Basement level not included - intended as restricted access for utility infrastructural uses only (Building O: 21,400 GSF, Building Y: 27,300 GSF).

BUILDING	OFFICE	SUPPORT	STAGE	TOTAL
EXISTING CAMPUS				
	117,872 SF	74,197 SF	155,480 SF	347,549 SF
EXISTING TO REMAIN				
C	15,140 SF	-	-	15,140 SF
D	5,387 SF	-	-	5,387 SF
E	881 SF	-	-	881 SF
H	1,806 SF	-	-	1,806 SF
I	1,641 SF	-	-	1,641 SF
J	49,500 SF	-	-	49,500 SF
S	1,914 SF	-	-	1,914 SF
T	1,066 SF	-	-	1,066 SF
U	644 SF	-	-	644 SF
V	1,605 SF	-	-	1,605 SF
W	-	875 SF	-	875 SF
Stage 2/3/4	-	-	32,400 SF	32,400 SF
Breezeway	12,681 SF	9,334 SF	-	22,015 SF
Stage 5/6	-	20,600 SF	27,400 SF	48,000 SF
Stage 7/8/9	-	-	16,800 SF	16,800 SF
Stage 11/12/14	-	-	40,500 SF	40,500 SF
Stage 15/16	-	5,572 SF	35,100 SF	40,672 SF
Subtotal	92,265 SF	36,381 SF	152,200 SF	280,846 SF
DEMOLITION				
L	3,343 SF	-	-	3,343 SF
Commissary	-	3,566 SF	-	3,566 SF
O	22,264 SF	4,700 SF	-	26,964 SF
X	-	541 SF	-	541 SF
Y	-	26,624 SF	-	26,624 SF
Z	-	1,943 SF	-	1,943 SF
Stage 10	-	442 SF	3,280 SF	3,722 SF
Subtotal	25,607 SF	37,816 SF	3,280 SF	66,703 SF
PROPOSED				
Proposed Building O*	90,000 SF	-	-	90,000 SF
Proposed Building Y*	84,700 SF	-	-	84,700 SF
Proposed Bldg R*	31,000 SF	-	-	31,000 SF
Subtotal	205,700 SF	0 SF	0 SF	205,700 SF
CPA 6 GRAND TOTAL				
	OFFICE	SUPPORT	STAGE	TOTAL
Gross Square Feet	297,965 SF	36,381 SF	152,200 SF	486,546 SF
Net New Square Feet	180,093 SF	-37,816 SF	-3,280 SF	138,997 SF

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PROJECT EXISTING CONDITIONS



CPA 6 HISTORIC APPROACH

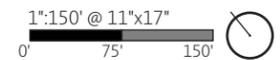
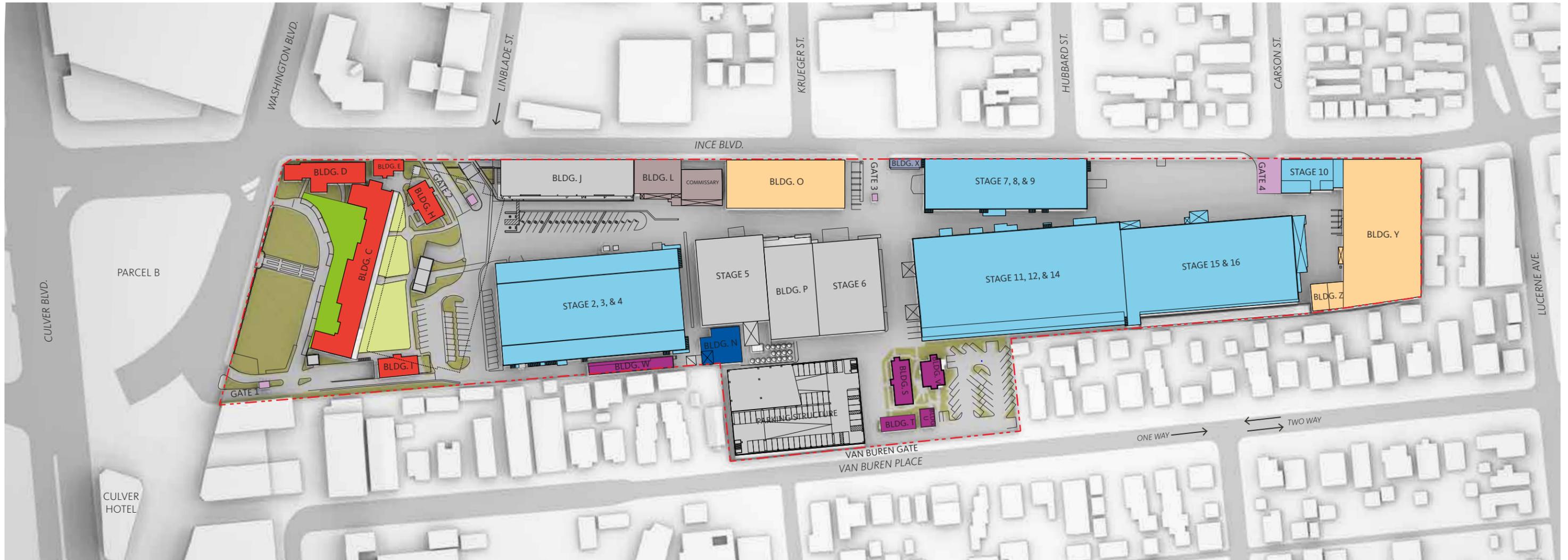
The purpose of the Historical Resources Assessment and Environmental Impact Analysis Report (“Report” under separate cover) is to identify and evaluate historical resources that may be affected by the implementation of The Culver Studios Comprehensive Plan Amendment #6 (CPA 6) project (“Project”), located at 9336 W. Washington Boulevard, Culver City, Los Angeles County, California. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on identified historical resources. The Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The Project Site is located in downtown Culver City. The Project Site is bordered by Washington Boulevard to the north, Ince Boulevard to the east, Van Buren Place to the west, and Lucerne Avenue to the south. The Culver Studios project area is relatively flat, covering approximately 14 acres, and is developed with approximately 347,549 sq. ft. of office, stage and support space. The Project Site includes subterranean, surface and an above ground multi-level parking structure. Vehicle access to the site is provided from Washington Boulevard and Ince Boulevard via four gates, with an emergency access gate provided on Van Buren Place. The existing buildings vary in height from single-story structures to approximately 80 feet in height, with varying setbacks. A cluster of historic buildings, including Mansion Building (Building C), form the primary view of The Culver Studios from the north. The Mansion faces a vacated portion of Washington Boulevard, separated by a front lawn.

PCR identified the Subject Property as a potentially eligible historic district under national and state criteria A/1, B/2,

C/3 and the Culver City Historic Preservation Ordinance. However, the Subject Property lacks integrity and no longer retains the historic feeling of an early twentieth-century motion picture studio. The Project Site only possesses five (5) of the twelve (12) Essential Physical Features of the Major Motion Picture Studio property type: Administration Facilities, Stages, Talent Facilities, Power House, and its distinctive landscaping. The Subject Property is missing important examples of Film Processing Facilities, Construction Facilities, Storage Facilities, Service Facilities, Back-Lot, Gates and Gatehouses, and its Water Tower dating from the period of significance. In its present condition, there is little historic fabric remaining to distinguish the property as a Major Motion Picture Studio. Based on these findings, PCR believes The Culver Studios possesses historical significance, but fails to retain sufficient integrity to convey its significance as a Major Motion Picture Studio of the early twentieth century.

As a result of these investigations, the proposed district is assigned a California Historical Resource Status Code of 6Z, “found ineligible for National Register, California Register or local designation through survey evaluation.” Although, The Culver Studios does not appear eligible as a historic district, several buildings appear individually eligible at the federal, state, and local level. Six structures have been designated at the local level as Landmark and Significant structures, and also appear eligible for the National Register. Building C and D are designated as Landmark structures in the City. Building S, T, U, and V are designated as Significant structures. In addition, PCR found Stage 2/3/4, appears eligible for the National Register and local listing due to its association with the studio’s transition from silent film productions into the era of the “Talkie” and the use of other emerging technologies. Stage 7/8/9, Stage 11/12/14, and Stage 15/16 appear eligible for the National Register and local listing.



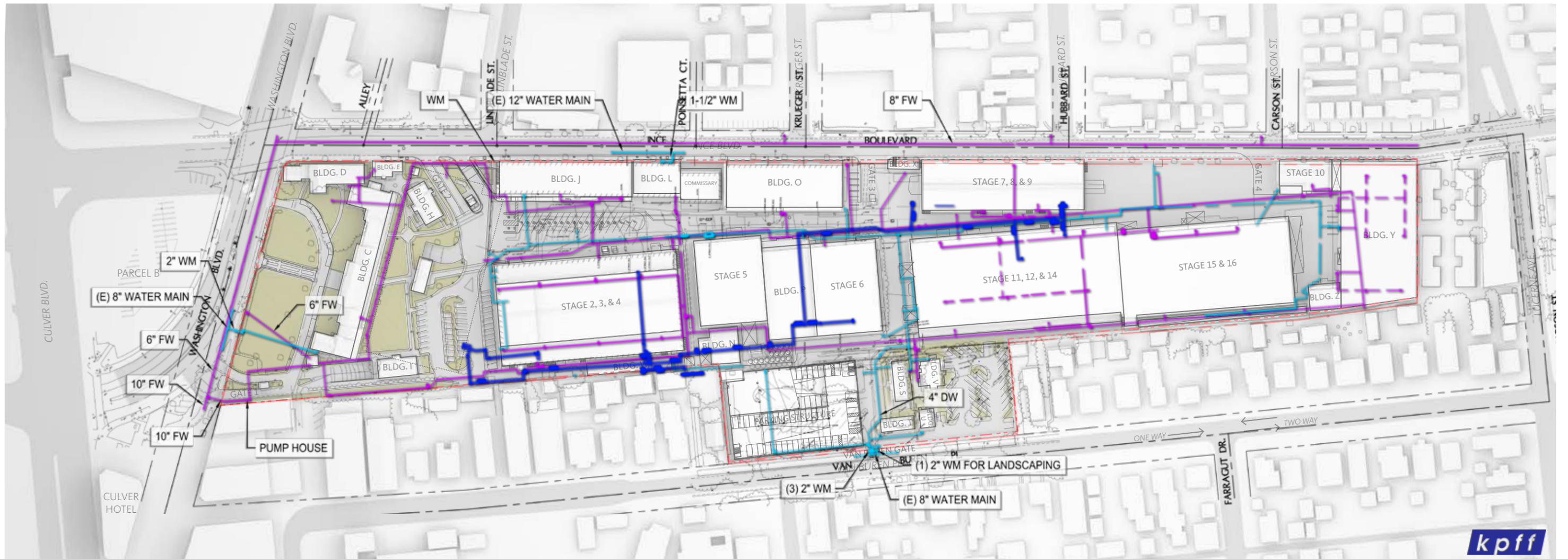
CPA 6 HISTORIC APPROACH

District Contributors	District Non-Contributors
■ Administration Facilities	■ Construction Facilities
■ Sound Stages	■ Storage Facilities
■ Talent Facilities	■ Service Facilities
■ Power House	■ Gates & Gate Houses
■ Landscaping & Circulation	■ Landscaping & Circulation (Non-contributing)
	■ Buildings (Non-contributing)

While many of the Sound Stages facilitated the filming of the early “talkies,” it should be noted that it is the films produced during this period that are primarily significant and the role of the stage in their production is of secondary importance. Building E, H, and I also appear eligible for local listing.

The proposed project (“Project”) would have a less than significant impact on historical resources with mitigation incorporated. The project involves removal of seven ineligible buildings, the demolition of the above grade parking structure, and relocation of four bungalows in accordance with the Secretary of the Interior’s Standards, and plan review of new Building R for conformance with the Standards to reduce impacts to Stage 2/3/4. Mitigation Measures 1, 2 and 3 are recommended to reduce impacts to less than significant for relocation of the bungalows including Recordation (MM1), Relocation, Storage and Rehabilitation (MM2), and Interpretive Plaque/Marker (MM3). Mitigation Measure 4,

Preservation Design Recommendations, is provided to reduce potential impacts to Stage 2/3/4 including preservation design consultation and Secretary of the Interior’s Standards Review.



1"=150' @ 11"x17"
 0' 75' 150'

EXISTING UTILITY WATER

Culver City is one of Golden State Water’s largest service areas. The Culver City water system imports water from the Colorado River Aqueduct and the State Water Project (imported and distributed by Metropolitan Water District of Southern California).

Existing water service infrastructure is installed throughout and surrounding the project site. From the record drawings, there seem to be five (5) domestic water meters, excluding irrigation water meter(s), servicing The Culver Studios; one 2” water meter is located at the northwest corner of the property which connects to an existing water main on

Washington Boulevard, three 2” water meters are located near the center of westerly property line adjacent to Van Buren Place and the other two are located along the easterly property line at northeast and southeast corners of Building J and L, respectively (see Exhibit, Existing Utilities - Water). The proposed parking garage will be located in the southern wing of The Culver Studios site, where it conflicts with the existing water main lateral from Van Buren Place. Most of the existing buildings on site are serviced by this 4” water service line. Therefore, the existing water pipe will need to be rerouted or a new service connection made into the adjacent streets to maintain service to existing buildings. It was also noted during the development of the Building J project that the existing water system had significantly low pressure available, thus, as individual projects move forward, a booster pump system or a new public connection may be required. The following water lines exist adjacent to The Culver Studios property:

Ince Boulevard. A 12” water main runs northwest to southeast, east of the west right of way (ROW) and connects to a 12” water main at Washington Blvd.

Van Buren Place. The southernmost corner of the project site borders with Van Buren Place, where an 8” water pipe runs east to west south of north ROW. This main provides three (3) 2” domestic water service laterals and meters to The Culver Studios. Most of the existing buildings on site are fed from this water line.

Fire Service

A loop of existing fire water service lines is present around The Culver Studios site. The fire service connection exists at Washington Boulevard, where two 10” and 6” laterals connect to an existing pump house and are distributed around the site.

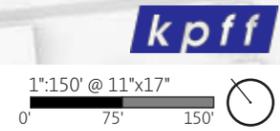
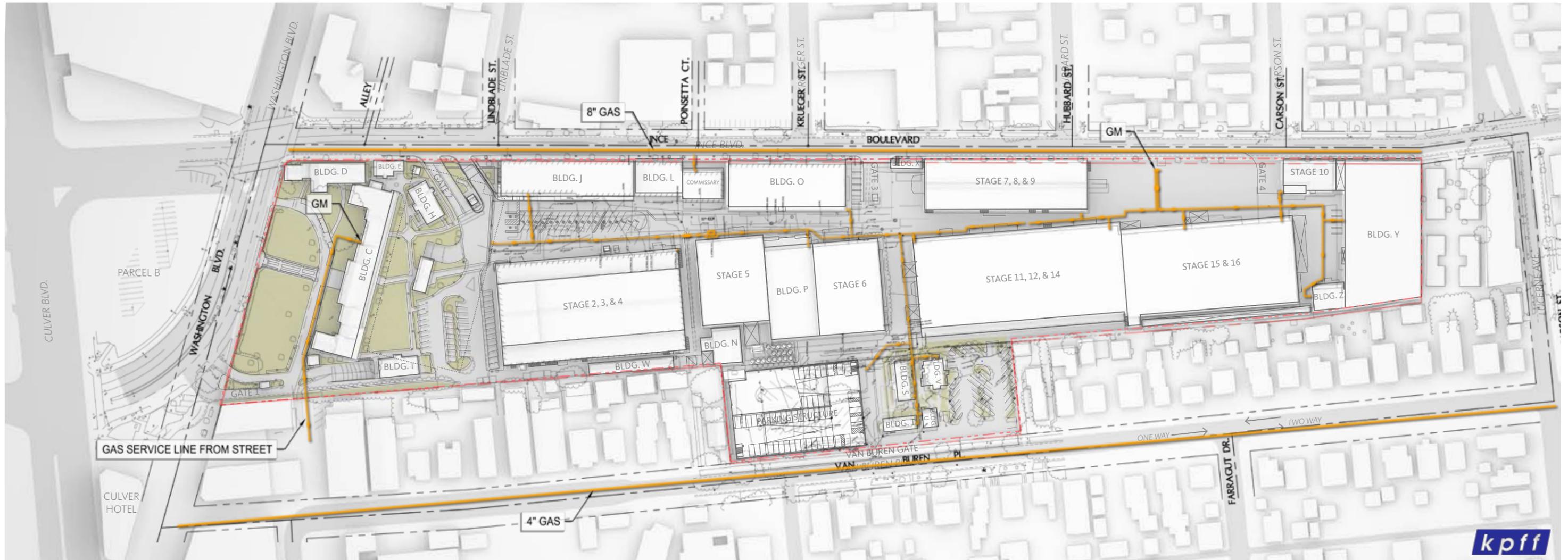
A more refined hydraulic analysis will be coordinated with Golden State Water Company for future design as individual projects move forward. This would accommodate higher fire flows that may be required for the additional buildings proposed. Existing fire hydrants are present around the project boundary. Additional hydrants may be required based upon the site layout at the time of site plan review.

Fire flow requirements are based on building size and building construction type. The latest fire regulations require all buildings to be equipped with a fire sprinkler system, including residential homes. Fire flow requirements that were previously provided for the existing structures may increase due to new regulations. Site plans will be submitted to the fire authority in order to obtain fire flow and time period requirements based upon the tenant type, building size, and building type.

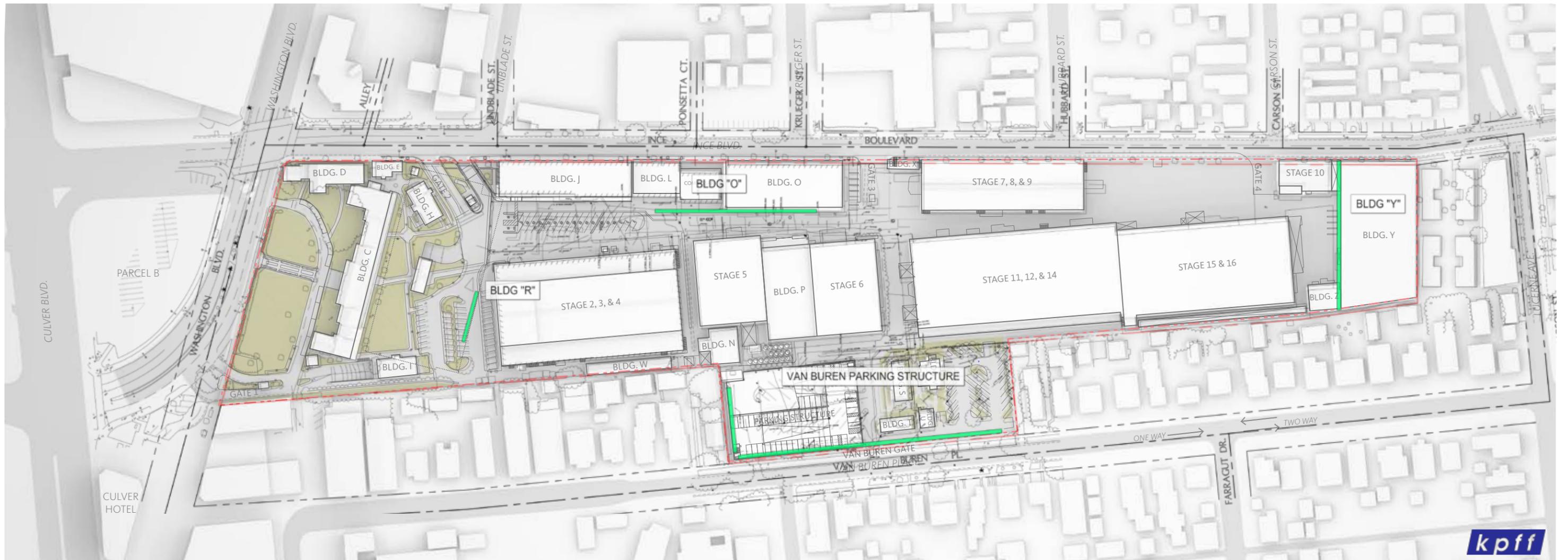


EXISTING UTILITY ELECTRICITY & COMMUNICATIONS





EXISTING UTILITY NATURAL GAS



EXISTING UTILITY STORMWATER

Culver City operates and maintains eighty five (85) miles of gravity and force main sewers and seven (7) pump stations within the City. The Culver Studios line is a tributary to the North Central Outfall Sewer, which is owned by City of Los Angeles and runs north to south on Jefferson Boulevard approximately 2,500 feet southeasterly direction from the site. An 8" VCP private sewer main runs parallel to Building C to the east of it and bends to run towards the east direction between Building J and Stage 2, 3 & 4. Then, it runs under the Stage 7, 8 & 9 to connect to an 8" VCP sewer main on Ince Boulevard.

There are two (2) 6" City sewer mains running along the southerly property line across the neighboring properties 4 feet south of

south property line. The two lines are separated at the manholes at northwest corner of the Stage 2, 3 & 4. One is flowing west and turns south to align it with A Street, the other is flowing east all the way to Lucerne Avenue to connect to a manhole. This 6" City sewer main flowing to the east crosses The Culver Studios site where the proposed Parking Garage is located; therefore, the relocation of existing 6" City sewer main is expected (see Exhibit, Existing Utilities -Sewer). The following sewer pipelines exist adjacent to The Culver Studios property:

Washington Boulevard. There is no existing sewer pipe running along the frontage of The Culver Studios on Washington Boulevard. A 12" VCP sewer main, flowing from the north of the site on Washington Boulevard ties into an 8" VCP sewer along Ince Boulevard.

Ince Boulevard. An 8" VCP sewer runs east to west on centerline of the street. The pipe size increases to a 10" VCP after the connection of an 8" sewer from The Culver Studios to the north of Stage 7, 8 & 9 before the intersection at Hubbard Street. Besides the 8" private

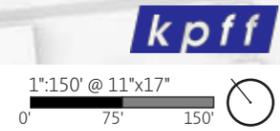
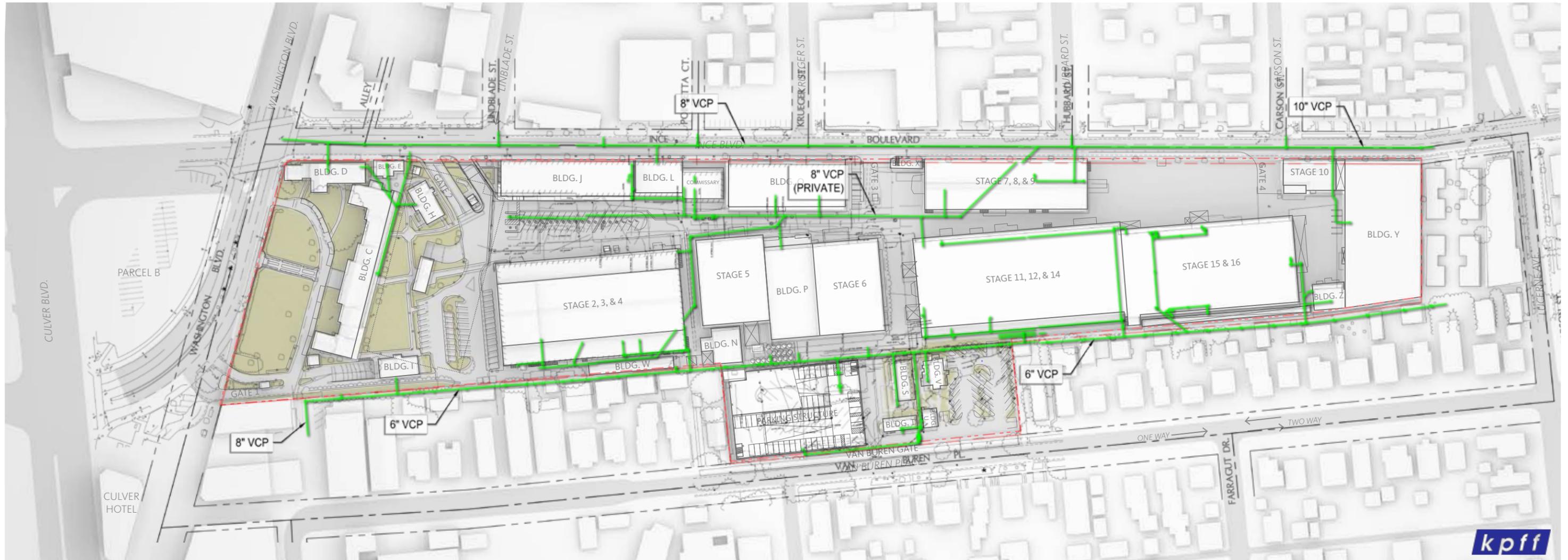
sewer main connection, some of the buildings facing Ince Boulevard also make separate 4" lateral connections into the street main.

Van Buren Place. A 10" sewer main with varying pipe materials of VCP and PVC runs west to east along Van Buren Place. This sewer main turns south at the manhole near the southernmost corner of The Culver Studios, and runs south into Linwood Howe Elementary property.

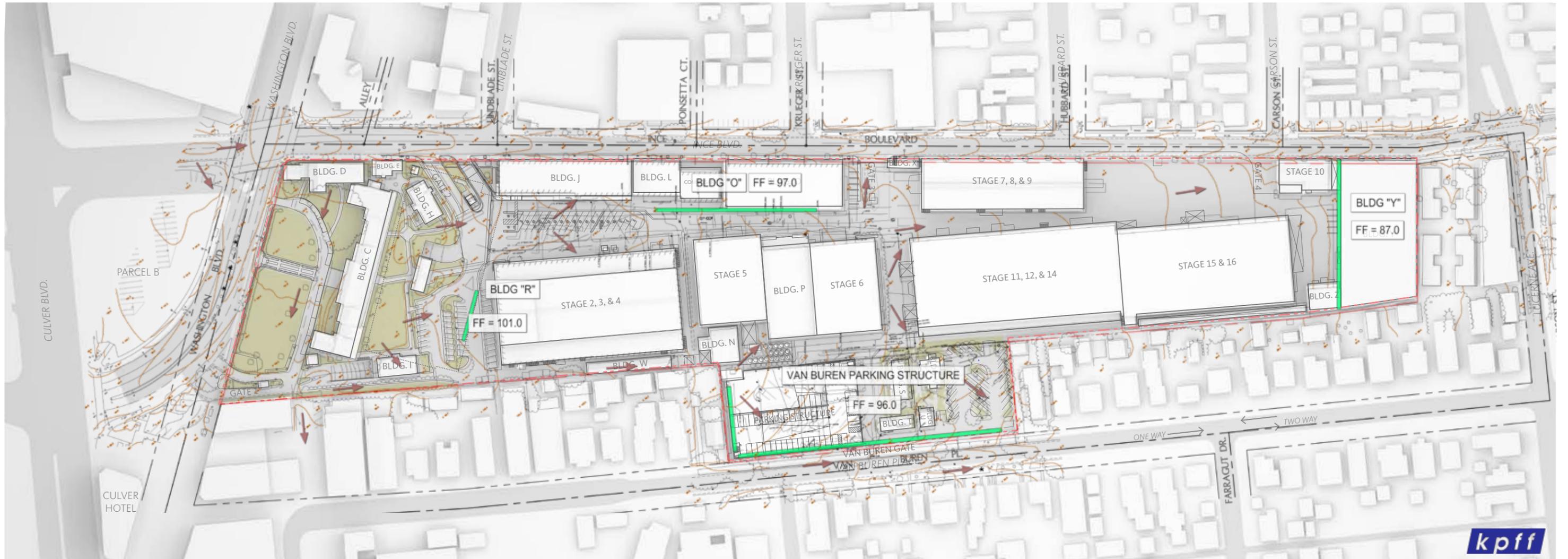
Drainage

The Culver Studios gradually slopes from west to east with elevations ranging from 101.5 to 85 feet. Most of the site primarily drains via sheet flow to a series of localized concrete swales, trench drains, area drains and catch basins. It was noted during the development of the Building J project that the site does not have an extensive underground storm drain system and during rain events there is significant surface runoff. For the majority of the connector pipes servicing the shallow area drains/catch basins, discharge is directed through the curb face along Ince Boulevard and Van Buren Place. Based on the record drawings, the site only carries two main

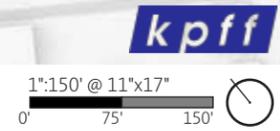
storm drain pipes; one starts with 4" pipe in the back of Stage 2, 3, & 4 and changes to 6" pipe running south to north between Stage 2, 3 & 4 and Stage 5, and then again increases to 8" pipe as it passes through between Building L & Commissary. The other one starts with 12" pipe at the northwest corner of Stage 15 & 16, wraps around the building and runs with increased 15" pipe toward north in the west side of Building Y. Both storm drain pipes connect to the back of existing catch basins on Ince Boulevard for discharge. There is a 36" RCP storm drain which starts at the intersection of Ince Boulevard and Poinsettia Court, 6.5 feet north of center line of Ince Boulevard. The pipe runs toward east and increases the size to 39" RCP as it passes the Carson Street, which then connects into a manhole with a 78" Culver City drainage system that eventually outlets into Ballona Creek. The storm drain conveyance system is owned and maintained by the Los Angeles County Flood Control District (LACFCD). The project site appears to be located in Zone X as shown on Flood Insurance Rate Map (FIRM) No. 06037C1595F, and thus is not within a Federal Emergency Management Agency (FEMA) flood plain.

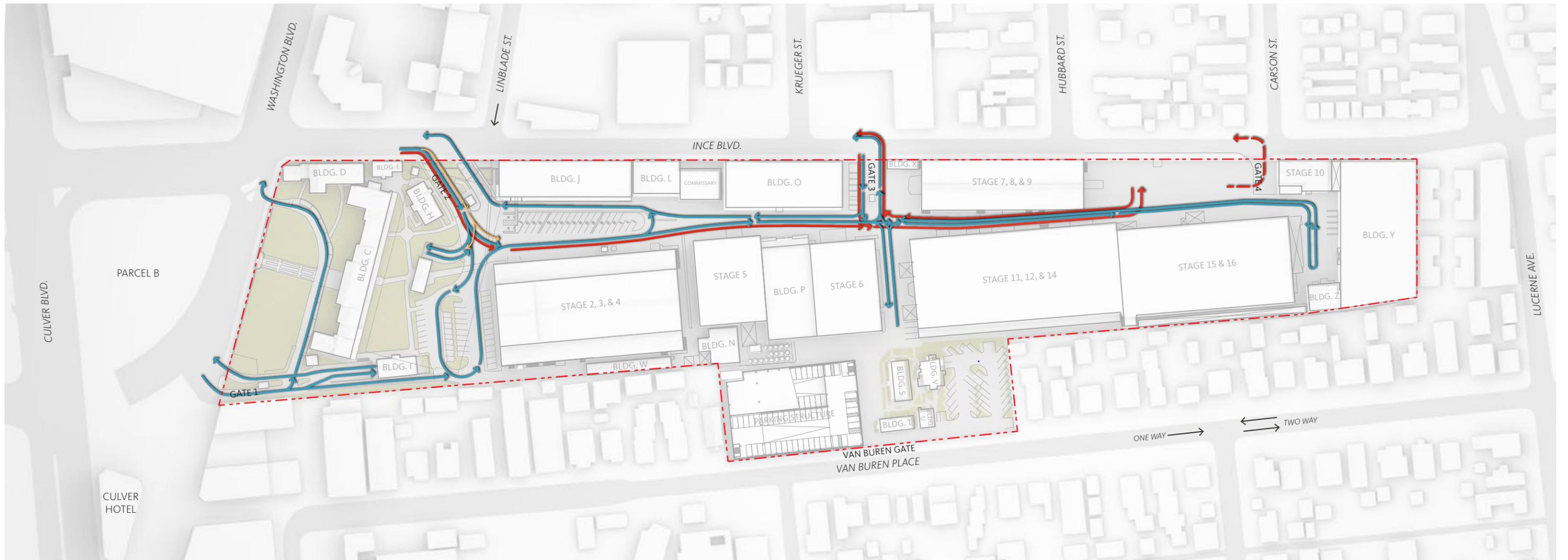


EXISTING UTILITY SEWER



EXISTING CONDITION GRADING





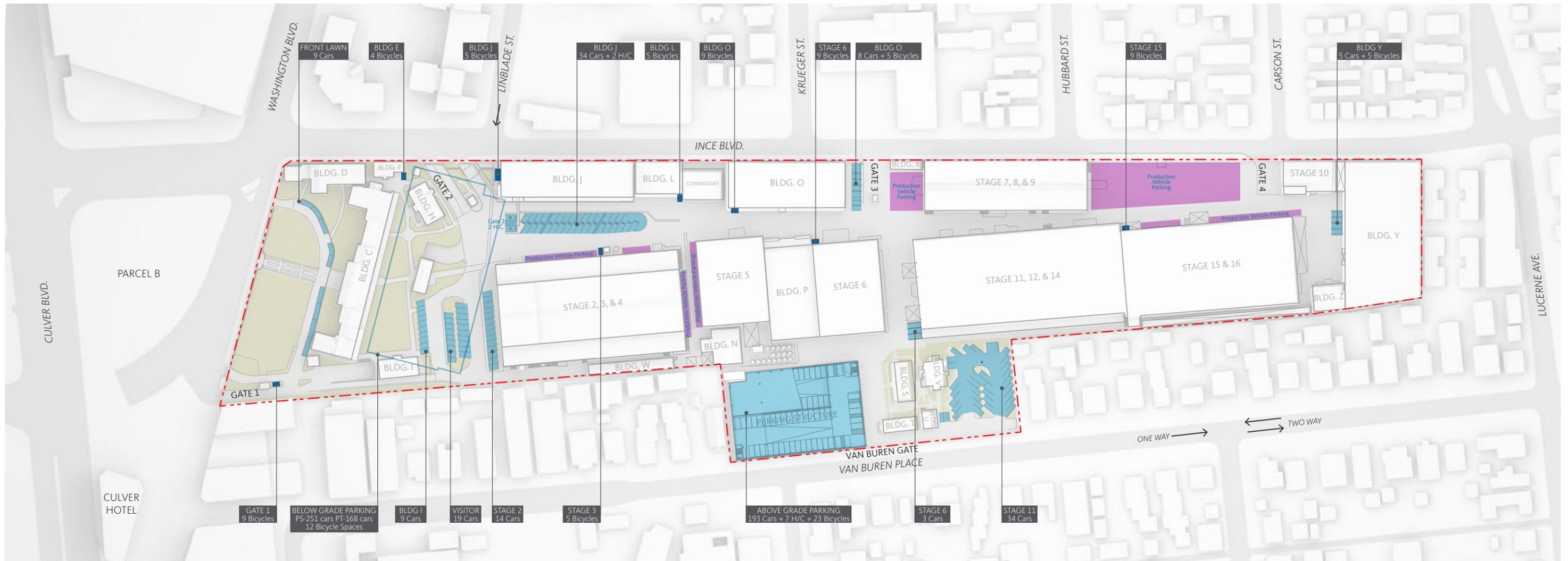
EXISTING CONDITIONS ACCESS & CIRCULATION

- Employee
- Visitor
- Production Vehicle (Primary)
- Production Vehicle (Secondary)

There are currently five gated access points to The Culver Studios from three public right of ways:

- Washington Plaza: Gate 1
- Ince Boulevard: Gate 2, Gate 3, and Gate 4
- Van Buren Place: Emergency Gate

Primary access to The Culver Studios for visitors and employees is via Gate 2 from Ince Boulevard. Secondary vehicular access is provided by Gate 1 and Gate 3. Production vehicles accessing the property utilize both Gates 2 and 3 to enter and Gate 3 to exit. Gate 4 is used on a limited basis as an exit only when large trucks are unable to return and exit through Gate 3, as well as an emergency access point. The access gate on Van Buren Place is for emergency vehicle access only.



1"=150' @ 11"x17"
 0' 75' 150'

EXISTING CONDITIONS PARKING

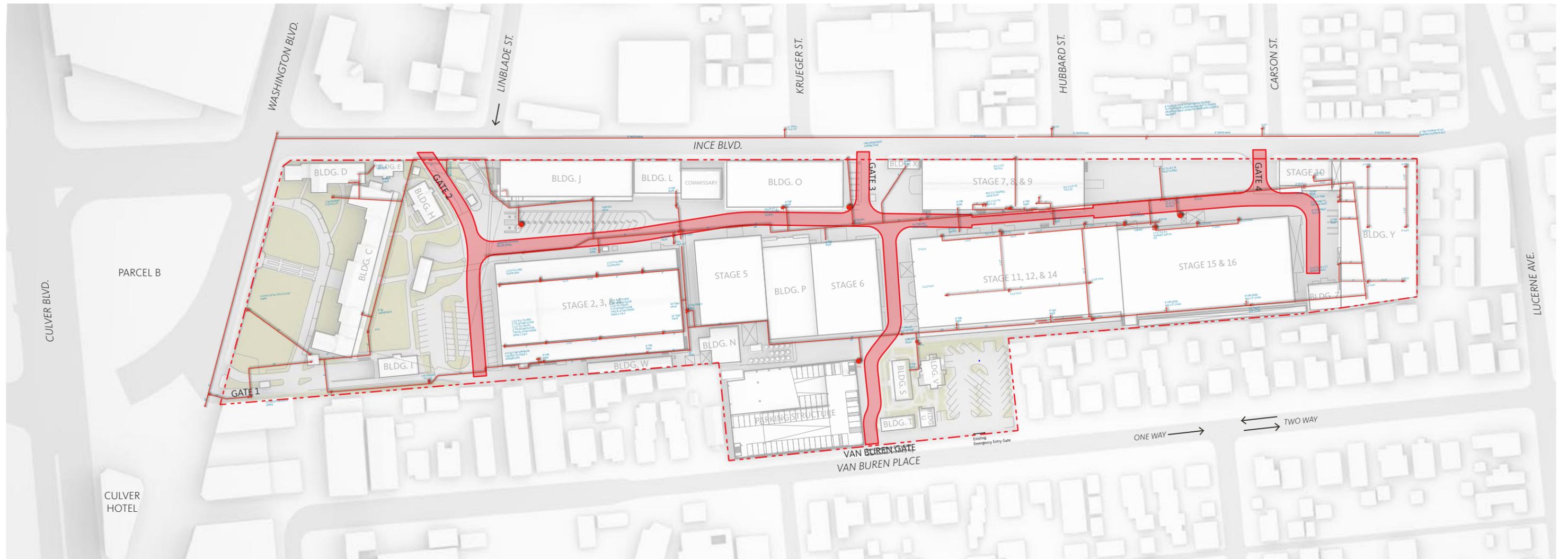
- Vehicular Parking
- Production Vehicle Parking
- Bicycle Parking

The Culver Studios currently has a parking supply of 756 spaces dispersed across the property. The majority of the parking supply is provided in two locations; the below grade parking structure (419 spaces) accessed from Gate 2, and the above grade parking structure (200 spaces) accessed from both Gate 2 and Gate 3. In addition to non-commercial parking, there are numerous zones across the property dedicated to production parking. These production vehicle zones allow large trailers and trucks to assemble, free from any dedicated fire lane.

Bicycle parking is dispersed across the property, providing 100 bicycle parking spaces in total. Bicycle parking is generally located near primary building entries and provides for an even distribution of bicycle parking across the lot.

VEHICLE PARKING LOCATION	SPACES
Front Lawn	9
Below Grade Parking Structure	419
Bldg J	36
Bldg O	8
Bldg Y	5
Stage 11	34
Stage 6	3
Above Grade Parking Structure	200
Stage 2	14
Visitor	19
Bldg I	9
TOTAL	756

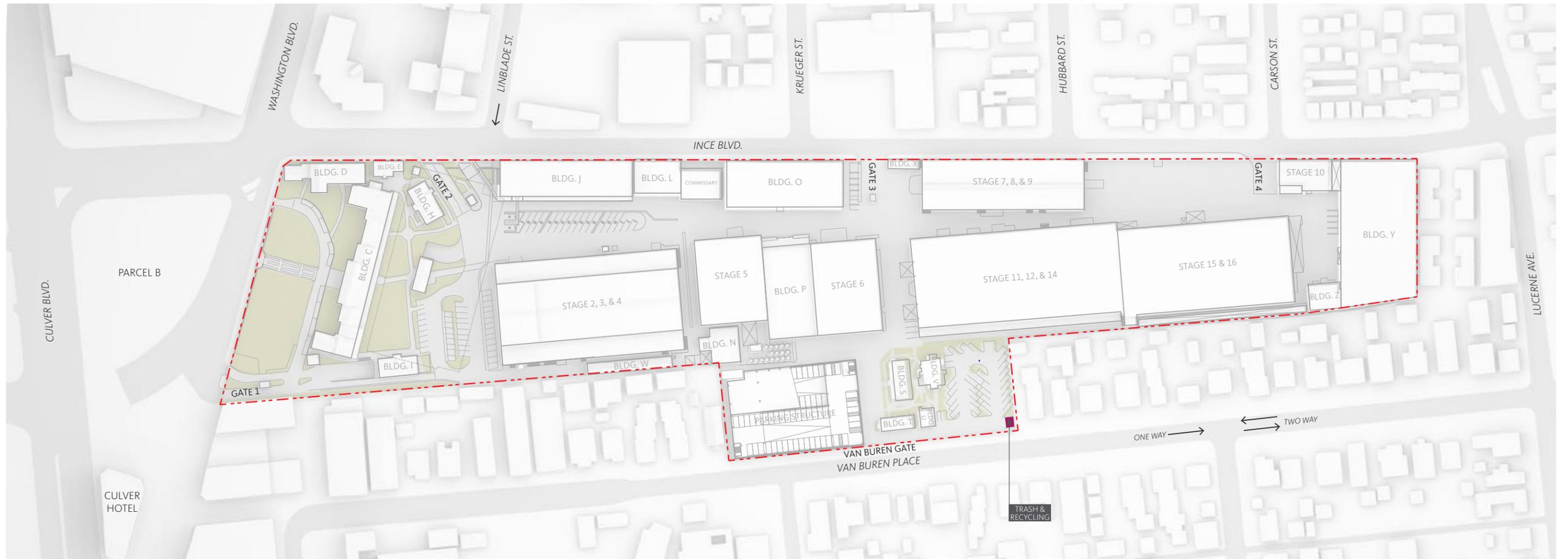
BICYCLE PARKING LOCATION	SPACES
Gate 1	9
Bldg E	4
Bldg J	5
Below Grade Parking Structure	12
Stage 3	5
Bldg L	5
Stage 6	9
Bldg O North	9
Bldg O South	5
Stage 15	9
Bldg Y	5
Above Grade Parking Structure	23
TOTAL	100



EXISTING CONDITIONS FIRE ACCESS & INFRASTRUCTURE

The Culver Studios maintains a dedicated fire lane providing access to the entirety of the property. A dedicated 20'-00" fire lane is provided, unless impeded by existing buildings and their appendages, as shown. Emergency access is provided at Gates 1, 2, 3, 4, and the Van Buren Gate. A portion of the existing fire lane, between Stage 7/8/9 and Stage 11/12/14 varies in width and is less than the required 20'-00" dimension.





EXISTING CONDITIONS TRASH & RECYCLING

The Culver Studios utilizes a property-wide trash and recycling program – facilities are not independently provided for each building. Currently, trash and recycling activities are housed at a single location on the property; within the bungalow parking lot area. The storage and compacting facility is approximately 33'-00" x 6'-09". Waste Management and the City of Culver City currently provide trash and recycling services to The Culver Studios.

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PROJECT PROPOSED CONDITIONS

PROPOSED DEVELOPMENT STANDARDS

All proposed development as part of CPA 6 will adhere to the Culver City Municipal Code (CCMC). Office, Stage, and Support uses are consistent with definitions under Section 17.250.015 of the CCMC; the entertainment production industry includes a vast array of detailed uses particular often to individual film/TV productions and their requirements. Office uses generally involve spaces to accommodate producers, writers, and production teams; Stage uses include all types of active entertainment production; and Support uses range from utilities, to props/grips/wardrobe, to set construction, to storage. All development shall occur within the property boundary and shall adhere to the following development standards. All new development within the Studio District zone shall not exceed a maximum height of fifty-six feet (56'-00") except for parapets and mechanical screening. The parapet shall not exceed five feet (5'-00") above the top of roof. All mechanical screening shall not exceed thirteen feet six inches (13'-06") above the top of roof.

All required parking for The Culver Studios shall be provided on the studio lot, unless otherwise agreed to by the City.

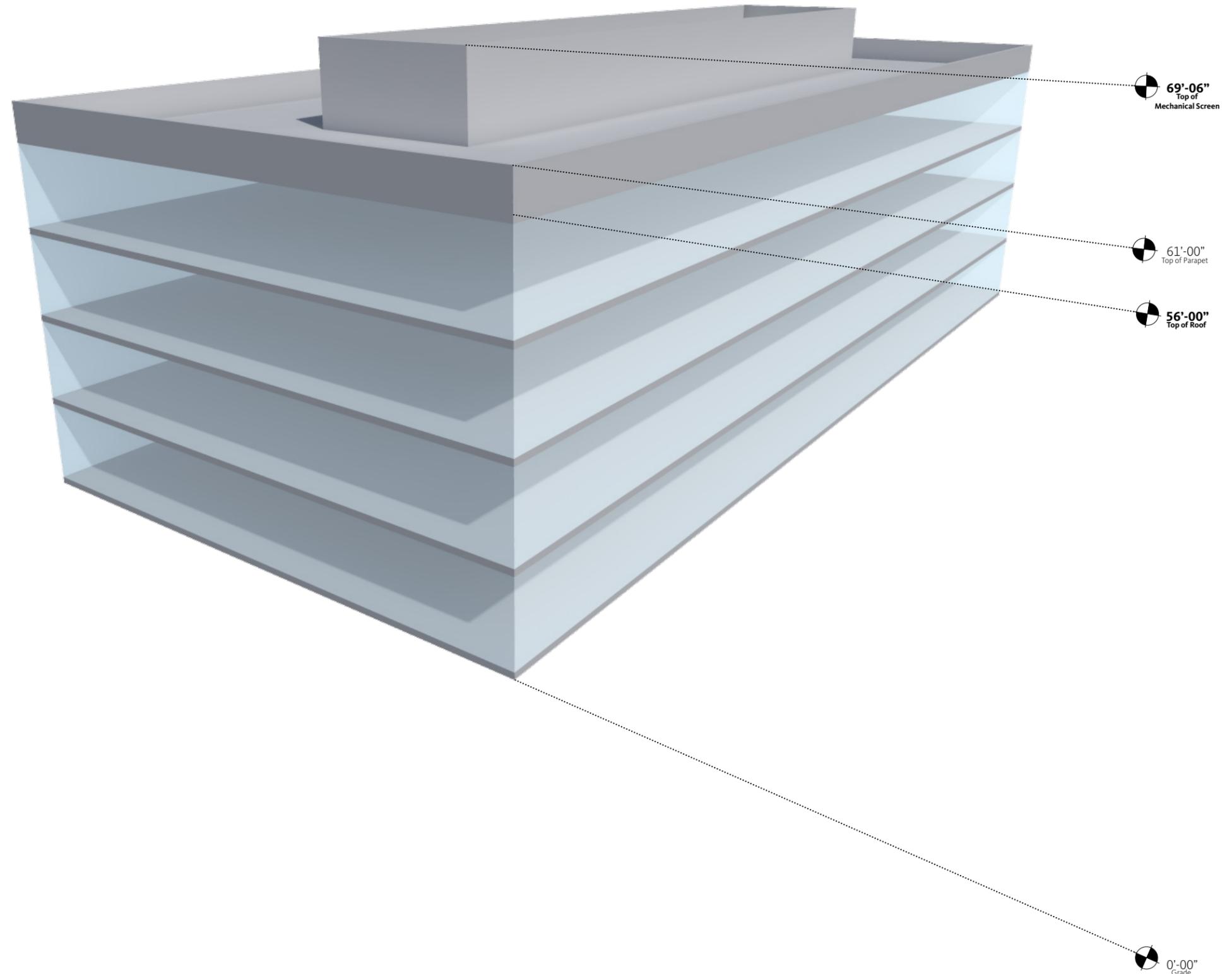
Parking shall be provided at a ratio of:

Required Parking:

Office: 2.86 spaces/1,000 sf @ 1.00 GLFA
Or (1 space/350 sf)

Support: 0.52 spaces/1,000 sf @ 0.85 GLFA
Or (1 space/1,923 sf)

Stage: 2.46 spaces/1,000 sf @ 1.00 GLFA
Or (1 space/407 sf)



PROPOSED SUSTAINABILITY STRATEGY

ECONOMIC

The continued physical expansion of The Culver Studios will be a very important aspect of the future economic growth of Culver City and their image as the heart of screenland. New, innovative and purpose built production offices will make The Culver Studios more competitive in the commercial market place and able to attract entertainment companies to establish their headquarters on lot, adding potential customers for the adjacent businesses. This increase of office space will also balance out The Culver Studios' demand for offices that can be complemented with stages. Downtown Culver City's activity and excitement provides a synergy with the influx of people that will be accommodated by The Culver Studios' additional inventory of office space in the middle of what has become one of L.A.'s hottest new arenas. Restaurants, retail, grocery stores, dry cleaners, entertainment venues and other commercial businesses will be bolstered by the additional foot traffic from our studio both daily and nightly. The new personnel on the lot will undoubtedly seek housing in the very attractive nearby residential sector. Not only will the local housing market be positively affected, this increase in business will spread to local banks, architects, contractors, skilled workers and various laborers as the Studio revitalization mutually benefits The Culver Studios and the residents of Culver City.

BUILDINGS & INFRASTRUCTURE

The Culver Studios considers environmental sustainability an important component of Comprehensive Plan Amendment #6 and will incorporate numerous strategies to protect our natural resources. All projects, at a minimum, shall meet the Culver City Mandatory Green Building Program requirements. Individual sustainable strategies will be considered during the design process for each of the projects that are proposed in CPA 6. Energy efficiency, water conservation, and reducing air pollutants will be considered in the design, construction, and operation of The Culver Studios facilities.

SITE STRATEGIES

Connectivity: Strong pedestrian connections to both downtown and the Metro station will provide alternatives to the use of cars for commuting as well as accessing off-site services during the day, significantly reducing traffic volumes and greenhouse gas emissions.

Alternative Transportation: Bicycles are encouraged for commuters and users on the lot as an alternative to the car.

Permeability: Added landscape areas along Ince Boulevard

and Van Buren Place, the addition of additional landscape areas in the proposed Bungalow Lot, and permeable paving where possible, increases the absorption of water, improves wastewater management and may reduce the heat island effect produced on the property.

WATER EFFICIENCY

Green Roofs: Green roofs may be considered in the proposed buildings to filter and reduce the amount of run off into the stormwater and sewer system.

Planting: Drought-tolerant and low water usage plants will be used as the landscape is upgraded as part of CPA 6.

Irrigation: Efficient irrigation technology will be used as well as utilizing groundwater pumped from the existing below grade parking structure as a secondary resource, to the extent possible.

Indoor Water Usage: Water efficient fixtures will be utilized in all proposed buildings. Where possible, sub-meters may be used to track water use trends.

ENERGY REDUCTION

Building Design: Passive strategies such as shading devices may be used to reduce the need for cooling. Operable windows, for natural ventilation, may also reduce the need for heating or cooling. Reduction of the total energy consumption, in alignment with Title-24 part 6 or Culver City Green, whichever is more stringent will be integrated in the design of future facilities.

Daylighting: Daylight should be maximized wherever possible by the use of windows and skylights. Dependence on lighting may be reduced by painting rooms in light colors for a high degree of reflection. Lighting controls may be provided to avoid unnecessary lighting during the times when daylight levels are adequate or when spaces are unoccupied.

HVAC: Heating, Ventilation, and Air-conditioning systems for the proposed project will consider capital costs as well as operational costs and efficiencies in scale to achieve energy efficiency.

Photovoltaics: Photovoltaics will be incorporated where possible to create on-site opportunities for energy production.

Awareness: The Culver Studios will promote the use of energy efficient computers and equipment and educate occupants about the shutting down equipment and lights when not used. Where possible, feedback on energy usage and performance will be given.

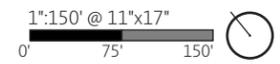
MATERIALS & RESOURCES

Renewable and Recycled Materials: Renewable, salvaged and recycled materials are preferred for new buildings.

Regional Materials: Locally extracted, processed, or manufactured materials are preferred for new buildings.

Green Interiors: Materials with low levels of volatile organic compounds (VOC) and those that are low emitting are preferred as they protect indoor environmental quality.

Waste Management: Dedicated facilities will be established for recycling.

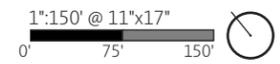


PROPOSED PROJECT OVERVIEW

Comprehensive Plan Amendment #6 proposes the addition of 3 new production office buildings, a new above/below grade parking structure, the relocation of Bungalows S, T, U, and V, and a facade update to existing Building J. In addition, two landscape features will be added to the property; the proposed bungalow lawn that will complement the existing character of the mansion and associated landscaping, and the Van Buren linear setback which will provide visual and sound buffering, stormwater mitigation functions, and act as a neighborhood amenity.

PROJECT	SIZE (GSF OR SPACES)
BUILDING O*	90,000 GSF
BUILDING Y*	84,700 GSF
BUILDING R	31,000 GSF
RELOCATED BUNGALOW LOT	N/A
BUILDING J FACADE UPDATE	N/A
VAN BUREN PARKING STRUCTURE	1,408 SPACES

* Basement level not included - intended as restricted access for utility infrastructural uses only (Building O: 21,400 GSF, Building Y: 27,300 GSF).



PROPOSED PROJECT DEMOLITION

- Building Demolition
- Parking Demolition

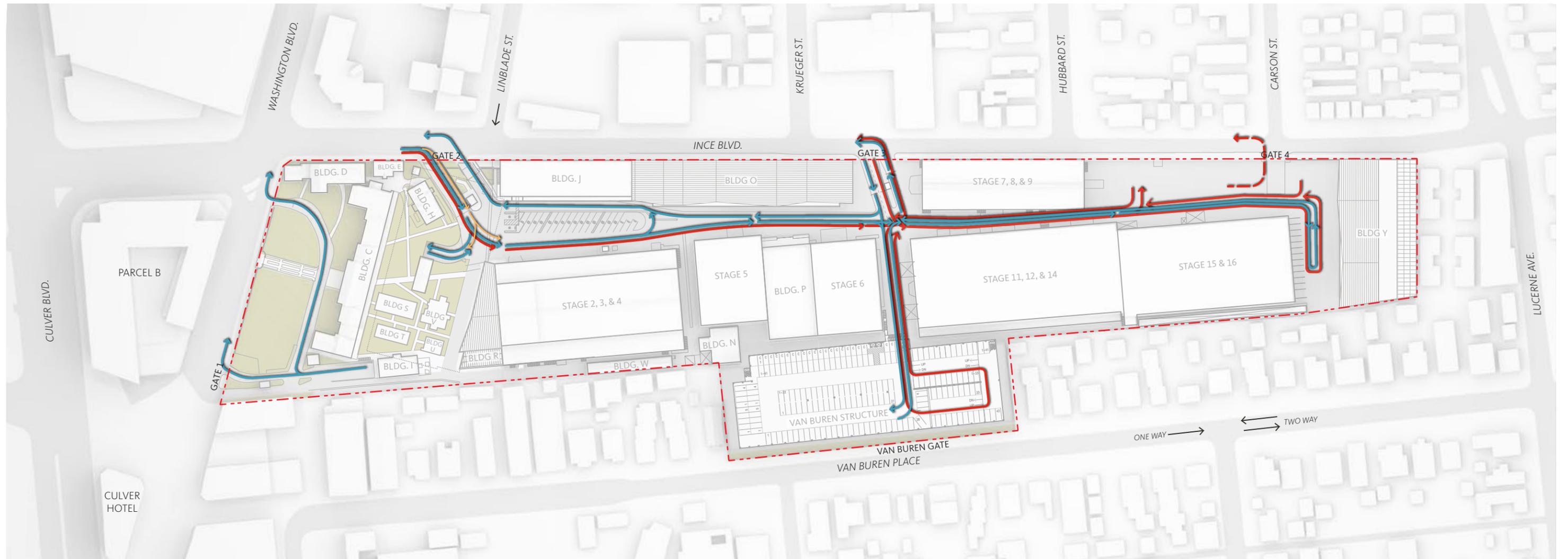
Comprehensive Plan Amendment #6 proposes the demolition of eight structures on the property. Ranging in construction date, type, and function, all proposed demolition will provide future opportunities for growth and flexibility. The comprehensive plan proposes the demolition of Buildings L, O, X, Y, and Z, Stage 10, the commissary, and the above grade parking structure. In addition, five surface parking areas will be re-purposed, reconfigured, or converted to a new use to better provide functionality, meet current parking code and/or provide a landscape amenity to the property.

PROPOSED BUILDING DEMOLITION

BUILDING	OFFICE	SUPPORT	STAGE	TOTAL
L	3,343 SF	-	-	3,343 SF
Commissary	-	3,566 SF	-	3,566 SF
O	22,264 SF	4,700 SF	-	26,964 SF
X	-	541 SF	-	541 SF
Y	-	26,624 SF	-	26,624 SF
Z	-	1,943 SF	-	1,943 SF
Stage 10	-	442 SF	3,280 SF	3,722 SF
TOTAL	25,607 SF	37,816 SF	3,280 SF	66,703 SF

PROPOSED PARKING DEMOLITION

PARKING AREA	SPACES
Front Lawn	9 Spaces
Building I	9 Spaces
Visitor	19 Spaces
Stage 2	14 Spaces
Building O	8 Spaces
Stage 6	3 Spaces
Stage 11	34 Spaces
Above grade Parking Structure	200 Spaces
Building Y	5 Spaces
TOTAL	301 Spaces



PROPOSED ACCESS & CIRCULATION

- Employee
- Visitor
- Production Vehicle (Primary)
- Production Vehicle (Secondary)

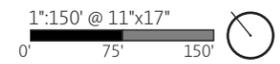
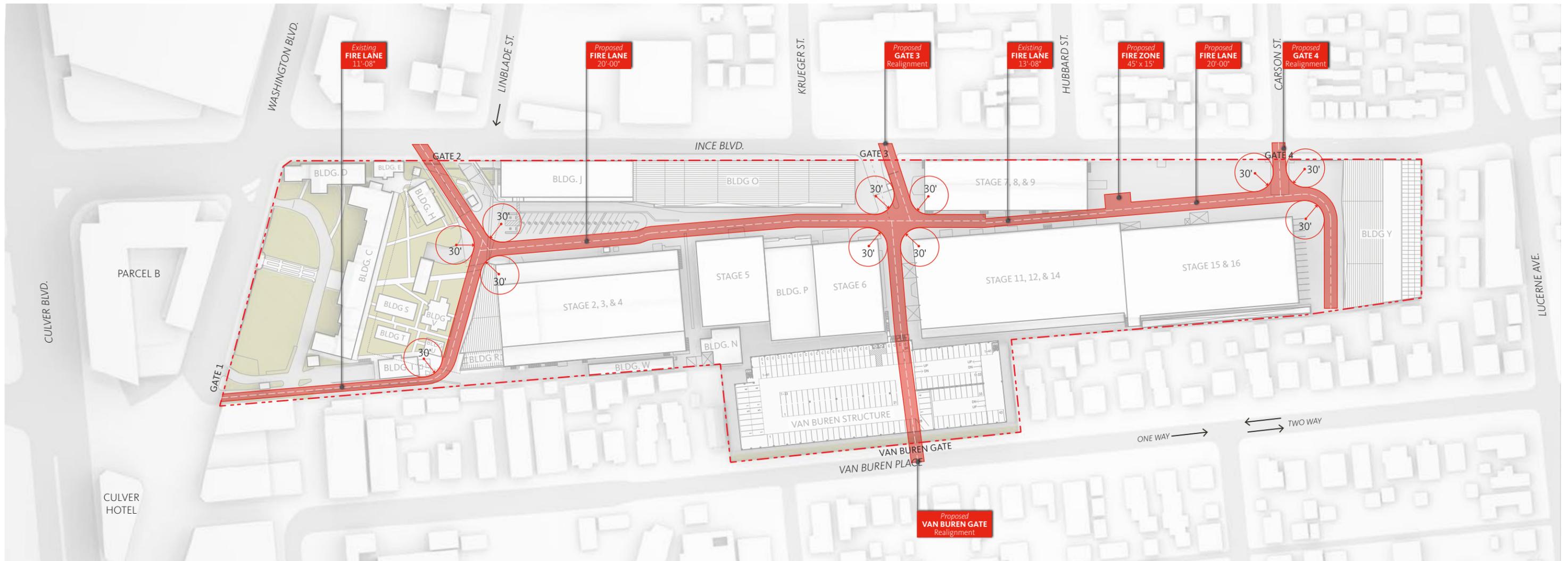
There are no additional gates proposed by Comprehensive Plan Amendment #6. The property will utilize the existing five gated access points to The Culver Studios from three public right of ways:

- Washington Plaza: Gate 1
- Ince Boulevard: Gate 2, Gate 3, and Gate 4
- Van Buren Place: Emergency Gate

Primary access to The Culver Studios for visitors and employees is via Gate 2 from Ince Boulevard. Secondary vehicular access is provided by Gate 1 and Gate 3. Gate 3 is proposed to be realigned to provide more efficient ingress and egress for employee and production vehicle access. Gate 3 will not be used by visitors to the property. Production vehicles accessing the property utilize both Gates 2 and 3 to enter and Gate 3 to exit. Gate 4 will be realigned and will

provide for improved emergency access and maneuverability for emergency vehicles. The Van Buren gate, as proposed, is relocated from its current location, and will remain for emergency access only. The relocation of the Van Buren gate provides for improved alignment and access for emergency vehicles, reducing tight turning radii and potential hazards while increasing access efficiency.



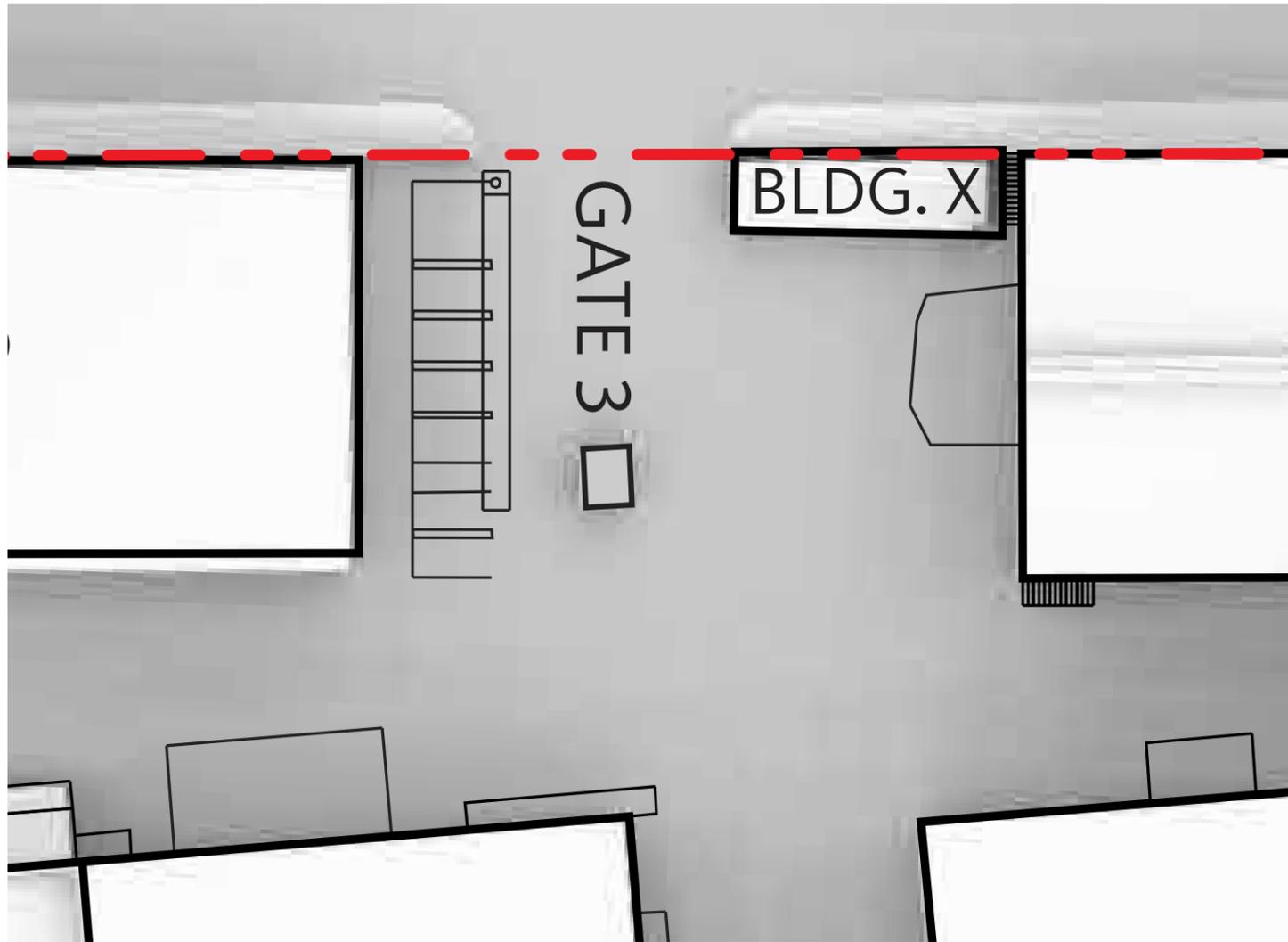


PROPOSED FIRE ACCESS

The Culver Studios maintains a dedicated fire lane providing access to the entirety of the property. Emergency access is provided at Gates 1, 2, 3, 4, and the Van Buren Gate.

Comprehensive Plan Amendment #6 will create an improved fire lane providing greater access to the property. The fire lane is a dedicated 20'-00" width, painted and maintained, unless impeded by existing buildings and their appendages, and has 30'-00" internal radii to improve accessibility and ease of emergency vehicle turn-movements. Due to existing conditions on the property, 2 locations within the fire-lane will remain less than 20'-00" in width - at Stage 7/8/9 and at Gate 1. Gates 3 and 4 have been realigned to allow for improved emergency accessibility and maneuverability. Gate 4 will be for emergency access with signs stating "Fire Access Gate, Do Not Block" on both sides and KNOX Key switches

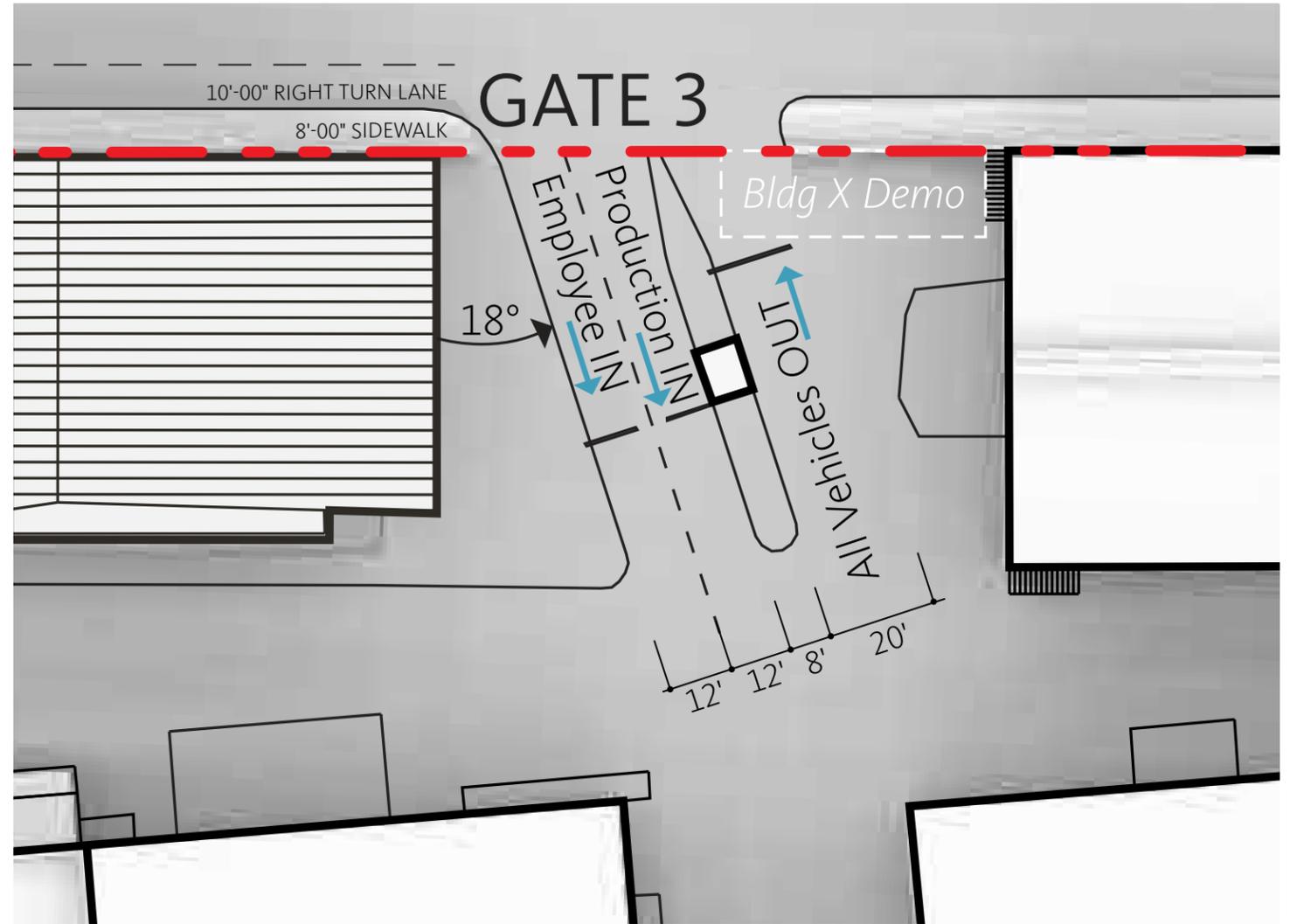
for the new motorized gate. The existing Fire Pump location will be relocated as part of the demolition of Building X into the basement of proposed Building O. The interim location will be approved by the Culver City Fire Department. A 15'-00" x 45'-00" zone, painted and maintained, for Culver City Fire Department ladder truck access to Stage 7/8/9 and Stage 11/12/14 will be provided.



Existing Condition

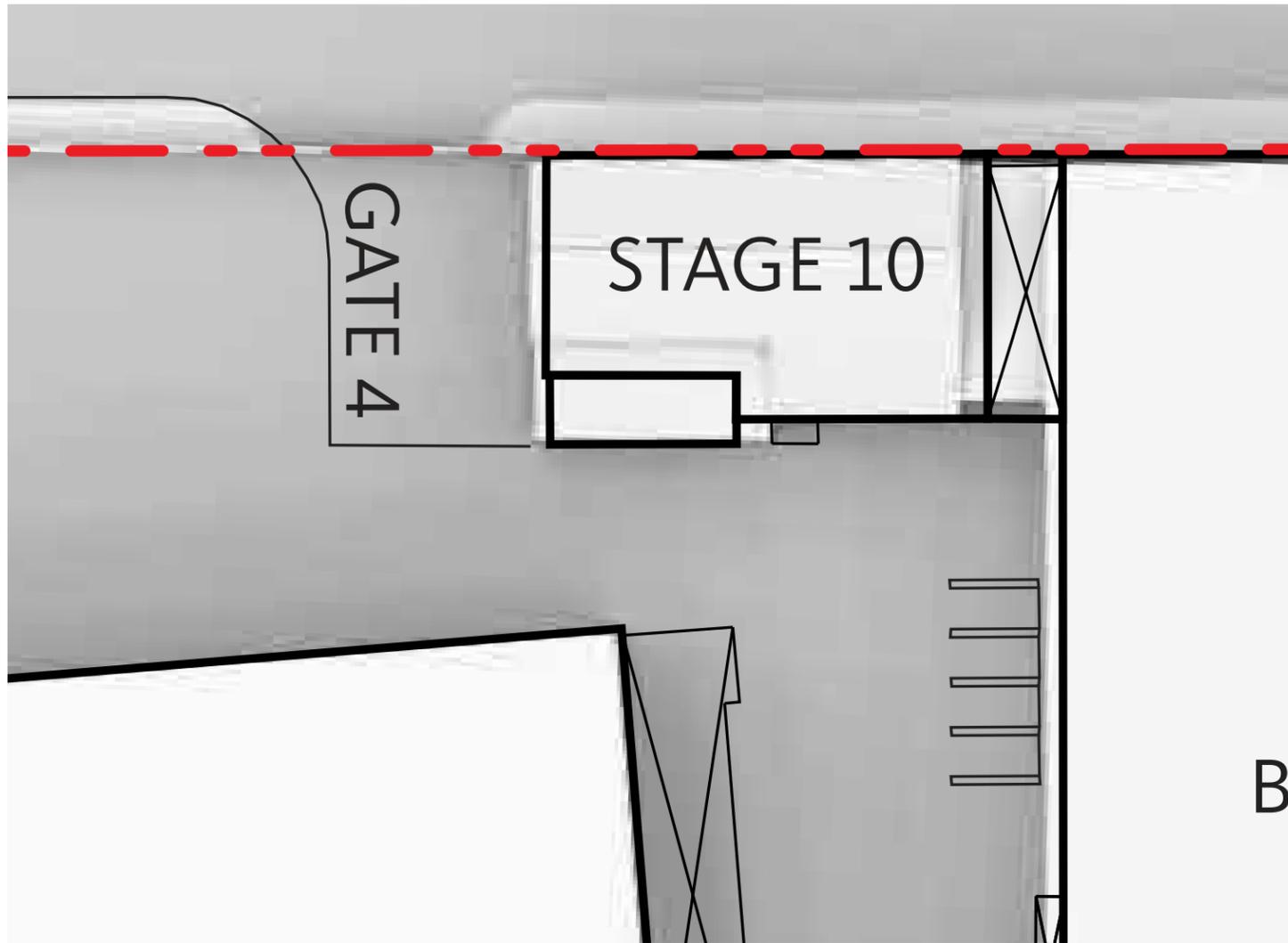
PROPOSED GATE 3 REALIGNMENT

The proposed realignment of Gate 3 is intended to provide more efficient ingress and egress for employee and production vehicle access while reducing potential impacts to Ince Boulevard from vehicular queuing at the Gate. Gate 3 will remain for employee and production vehicle access and will not be used by visitors to the property. The proposed Gate 3 will create two 12'-00" lanes for ingress with one dedicated to key-card holding employees. The second lane access will be controlled by a security office. In the case of an emergency, the exit lane will serve as the emergency/fire access to the property through Gate 3. Gate 3 will provide a 20'-00" lane to allow both vehicles and production vehicles to exit the property.



Proposed Condition

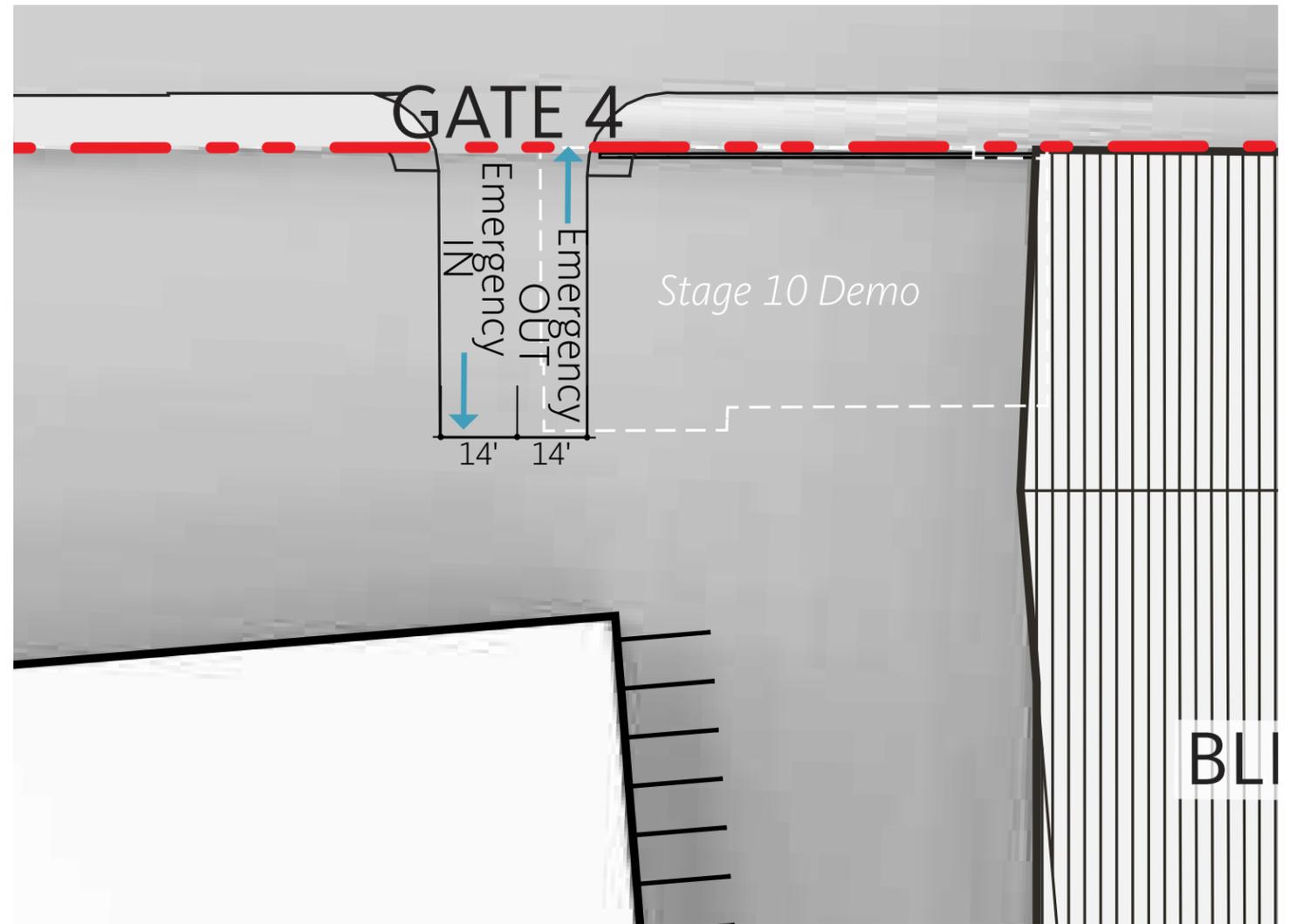
As a component of the Gate 3 realignment, Ince Boulevard will be widened to accommodate a dedicated right-turn lane into The Culver Studios. The existing sidewalk will be narrowed to 8'-00". Utilities or street trees impacted by the improvements shall be relocated or replaced.



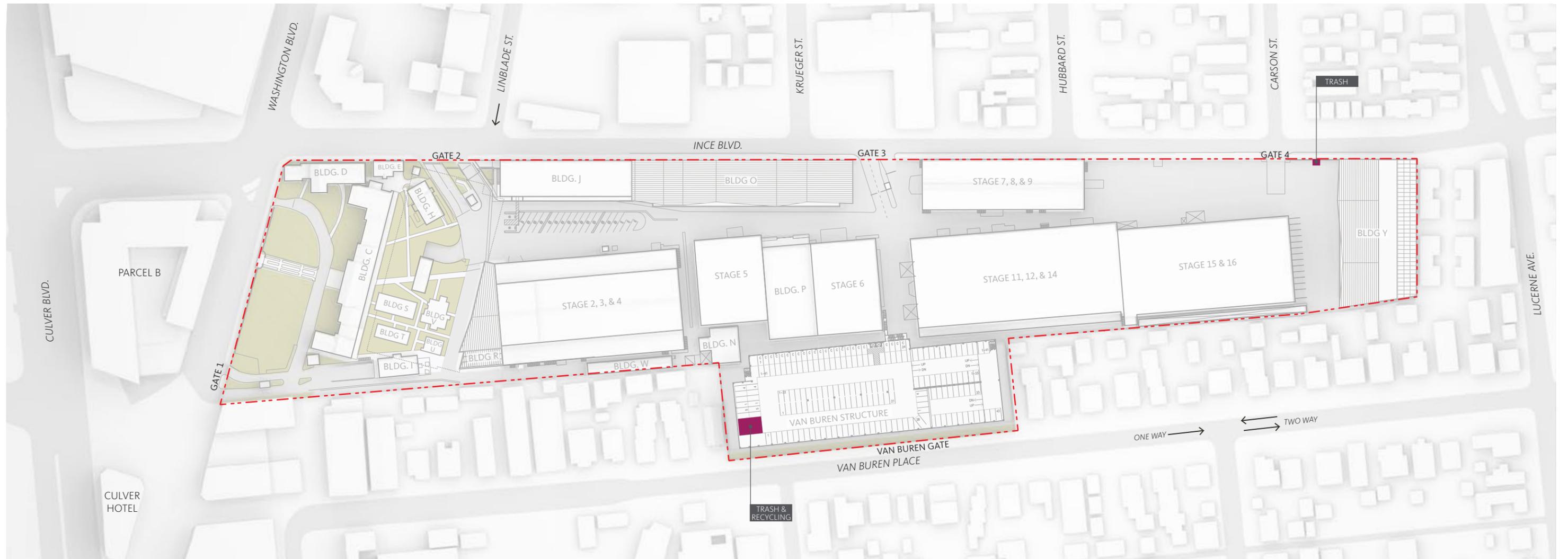
Existing Condition

PROPOSED GATE 4 REALIGNMENT

The proposed realignment of Gate 4 is intended to provide more efficient ingress and egress and improved maneuverability for emergency vehicles accessing. The proposed Gate 4 will create two 14'-00" lanes. Gate 4 will be for emergency access with signs stating "Fire Access Gate, Do Not Block" on both sides and KNOX Key switches for the new motorized gate.



Proposed Condition

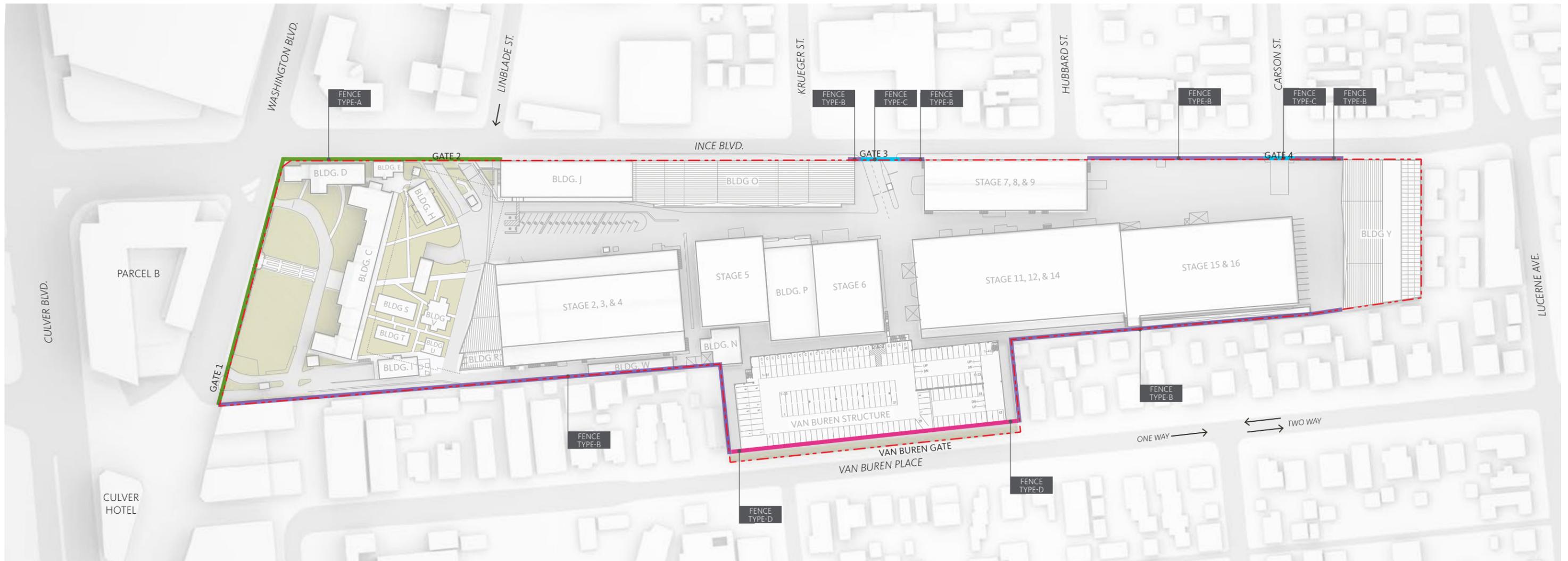


PROPOSED CONDITIONS TRASH & RECYCLING

The Culver Studios utilizes a property-wide trash and recycling program – facilities are not independently provided for each building. Currently trash and recycling activities are housed at a single location on the property; within the bungalow parking lot area. The existing storage and compacting facility is approximately 33'-00" x 6'-09".

As production and support space increases on the property, an additional trash and recycling facility will be provided near Building Y and an expanded location in the proposed Van Buren Parking Garage. The Building Y location will be approximately 120 square feet (10'-00" x 12'-00") and accommodate two bins for trash storage only. The expanded Van Buren Parking Garage location will be approximately 918 square feet (25'-06" x 36'-00") and accommodate 6 bins (See page 111 for enlargement). This location will provide for both trash compaction and storage.

Currently, Waste Management is able to divert and recycle approximately 83.5% of content picked up at The Culver Studios. Trash and recycling activities, with anticipated twice-weekly pick-up, will occur during business hours to reduce any potential impact to neighboring uses.



1"=150' @ 11"x17"
 0' 75' 150'

PROPOSED CONDITIONS PERIMETER FENCE

Perimeter fence improvements to The Culver Studios will occur either as a component of proposed projects or as large, continuous sections require upgrades.

- Fence Type: **A**
- Fence Type: **B**
- Fence Type: **C**
- Fence Type: **D**



Fence Type: **A**

- Existing fence to remain (Approximately 4'-00" - 8'-00")



Fence Type: **B**

- 12'-00" high solid textured concrete wall with planted vine (where feasible)



Fence Type: **C**

- 12'-00" high painted steel fence and/or gate



Fence Type: **D**

- 12'-00" high painted aluminum fence and/or gate with planted vine (where feasible)

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PROPOSED BUILDINGS



PROPOSED ARCHITECTURAL CONCEPT

The proposed buildings at The Culver Studios are inspired by the iconic features, geometry, and materials of historic studio buildings as seen through the lens of a contemporary sensibility, rooting the buildings firmly in the past while embracing a rapidly evolving new media landscape, that incorporates workspace for creative industries. There are five projects proposed: Building O, Building Y, Building R, the Van Buren Parking Garage, and facade update to Building J on the west and north.

Building O is adjacent to Building J; together, the two buildings span the length of the site from Gate 2 to Gate 3. They have a strong, defining presence within the studio as well as along Ince Boulevard. The sloped and gabled roof lines of Building O are a reference to the shallow slopes and gables of the existing sound stages. They are intended to evoke and enhance the distinctive roof-scape of the lot as seen from

within the studio and from the surrounding neighborhood. The relatively solid base is consistent with the massing and materiality of the historic buildings on the lot. The modern upper floors employ an industrial vocabulary of metal and glass with a variety of openings and screens; the lightness and rhythm of the upper floors is a counterpoint to the solidity of the base. Super-graphics, consistent with the large format graphics traditionally used on the sound stages, are used on each of the proposed projects as building signage. Other features, such as giant, signature “elephant doors” and large-scale garage door openings are part of the industrial language of sound stages reimagined for contemporary use.

The vertically-oriented façade strategy of upper floors of Building O becomes a dense screen that wraps around the studio façade of Building J integrating it with the overall composition and bringing it into alignment with our current



design concept. Building O is separated from Building J by a garden at the base and an open set of stairs and walkways above providing relief along Ince Boulevard as well as the suggestion of a window into the workings of the studio for the community.

The Ince Boulevard façade is a study in simplification. The palette of colors on the Ince Boulevard side of Building O is muted and the bulk of the façade is uniformly a soft, off-white. The base of Building O has a series of steel framed windows with a transom level of clear glass above a higher set of translucent glass panes, giving the façade scale and variety.

Building Y and Building R employ similar strategies to Building O, but at different scales and for different functions. Both have solid double height bases—again a reference

to the solidity and mass of the historic buildings on site; both have more dynamic, sculptural upper floors which are contemporary interpretations of industrial buildings.

The Van Buren Parking Garage is functionally different from the other buildings and requires a design response sensitive to its day-to-day operations and its location along a residential street. The mass of the building is set back 15'-0" from the western property line and a linear landscape creates a buffer between the west façade and the street. In addition, the garage is setback 18'-00" on the north and south, reducing potential conflicts with neighboring uses. The façade itself is heavily planted and rendered in muted colors which are a natural extension of the coloration of the drought-tolerant landscape below.

BUILDING O

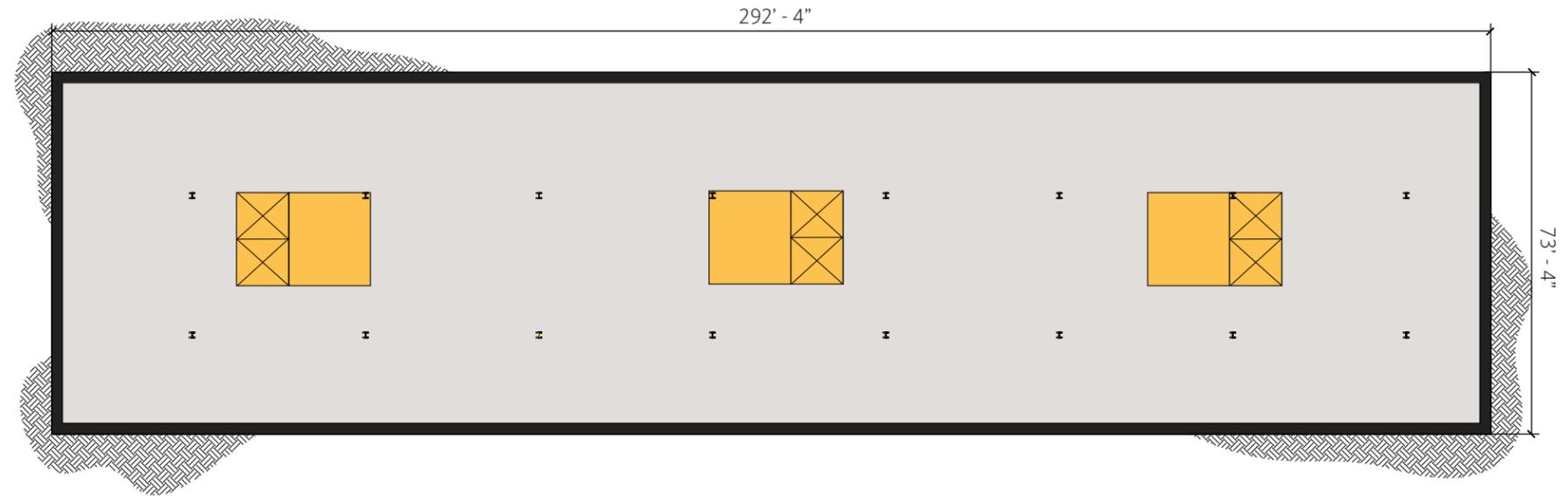
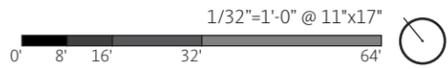
BASEMENT LEVEL

LEGEND

Basement Level Area: 21,400 GSF
 Total Area: 90,000 GSF, does not include Basement Level

-  Utility Infrastructure - Restricted Access
-  Vertical Circulation/ Restrooms

Building O Basement Level



BUILDING O

LEVEL 01

LEGEND

Level 01 Area: 23,000 GSF
 Total Area: 90,000 GSF

- External Circulation
- Commissary
- Office
- Vertical Circulation/ Restrooms
- Planters / Landscape

Building O Level 01



BUILDING O

LEVEL 02

LEGEND

Level 02 Area: 23,000 GSF
 Total Area: 90,000 GSF

- External Circulation
- Office
- Vertical Circulation/ Restrooms

Building O Level 02



BUILDING O

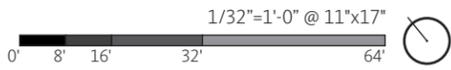
LEVEL 03

LEGEND

Level 03 Area: 22,000 GSF
 Total Area: 90,000 GSF

- External Circulation
- Office
- Vertical Circulation/ Restrooms
- Planters

Building O Level 03



BUILDING O

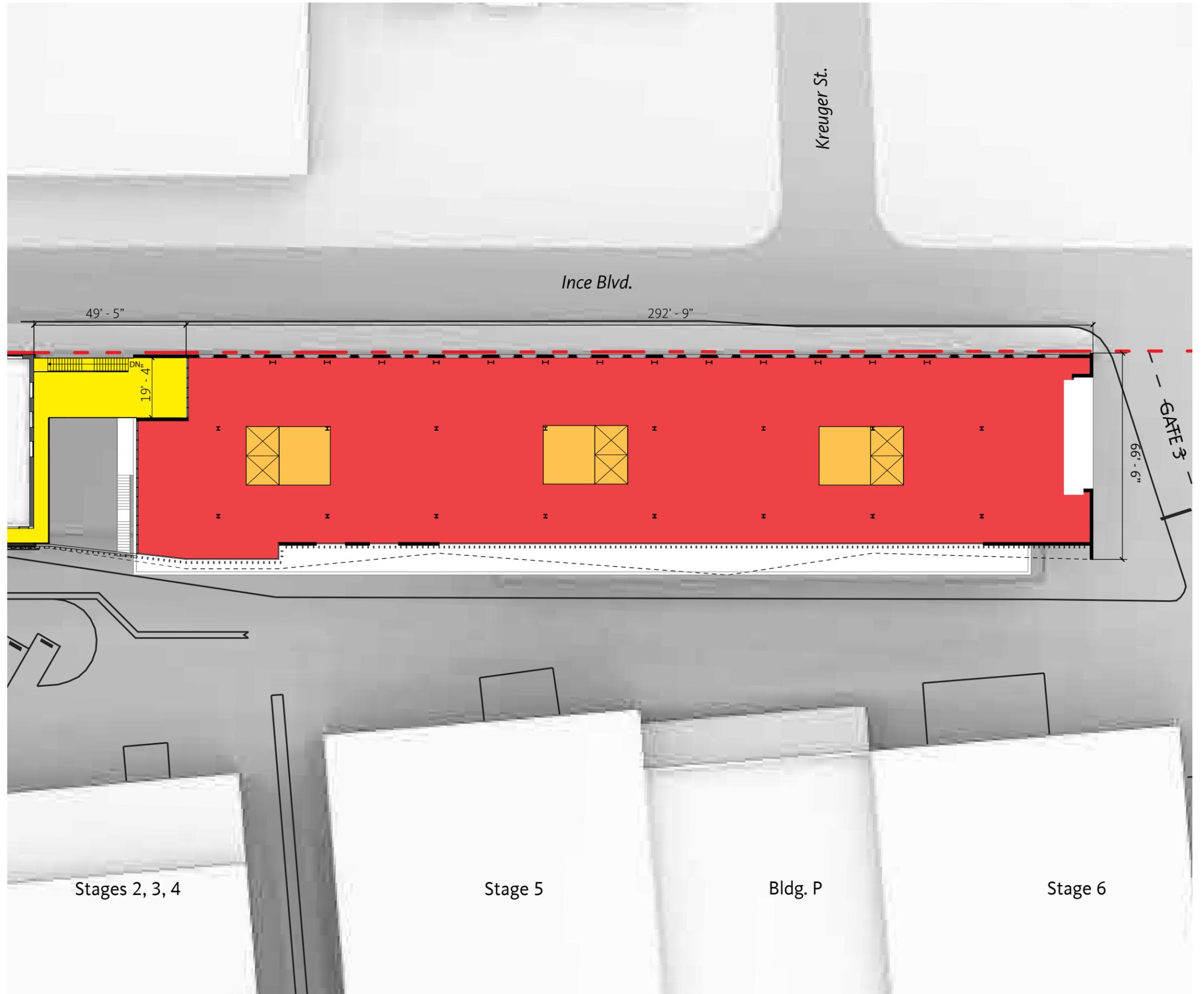
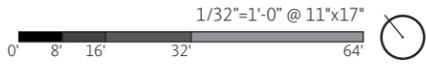
LEVEL 04

LEGEND

Level 4 Area: 22,000 GSF
 Total Area: 90,000 GSF

- External Circulation
- Office
- Vertical Circulation/ Restrooms

Building O Level 04



BUILDING O ROOF

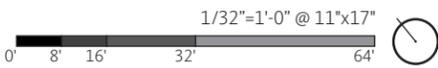
LEGEND

- Architectural Projection/Mechanical Screen
- Mechanical*
- Photovoltaic (1,350 SF)**
- Vertical Circulation

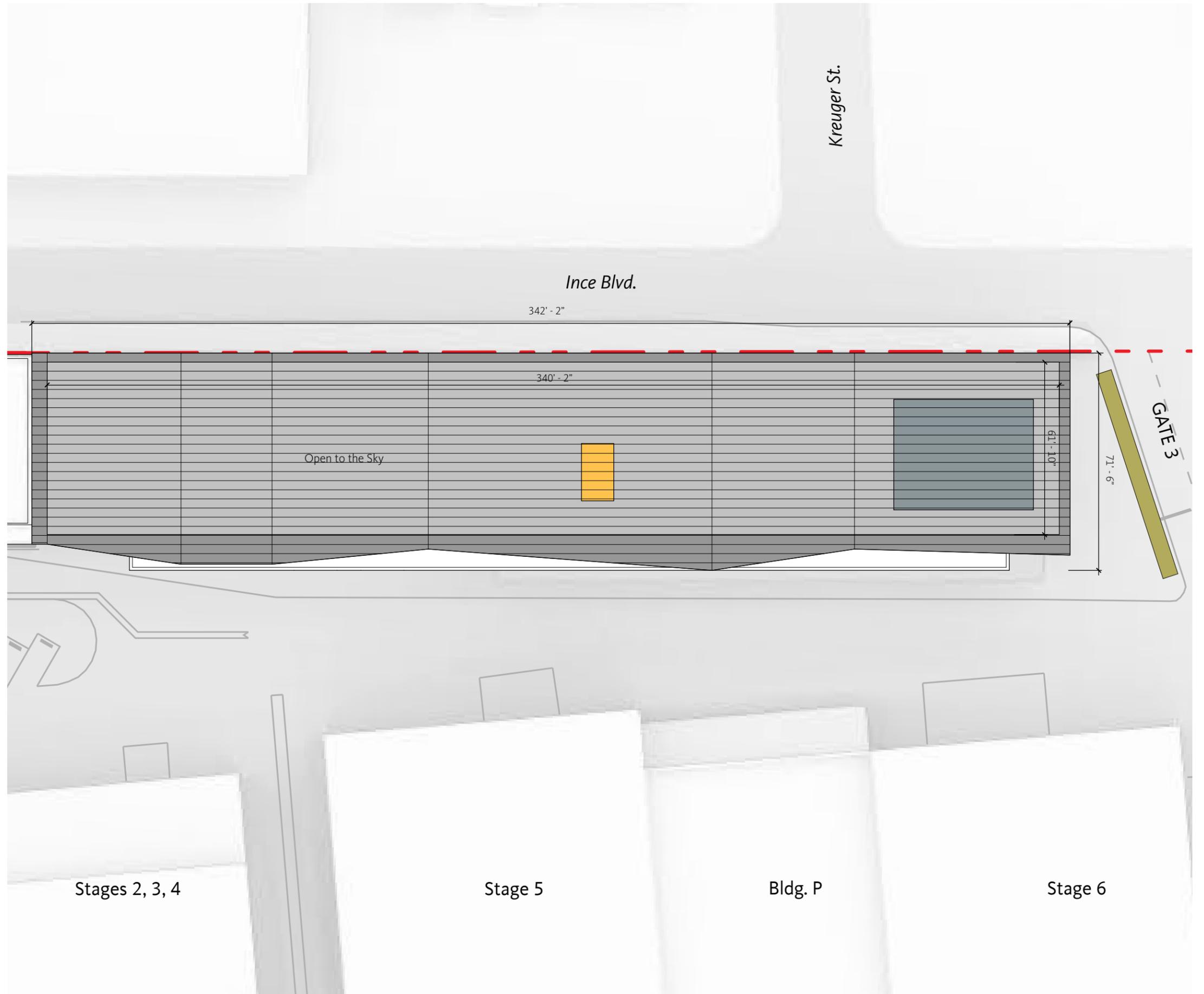
*Final dimension to be determined. All mechanical equipment will be screened from public view

**Estimated

Building O Roof Level

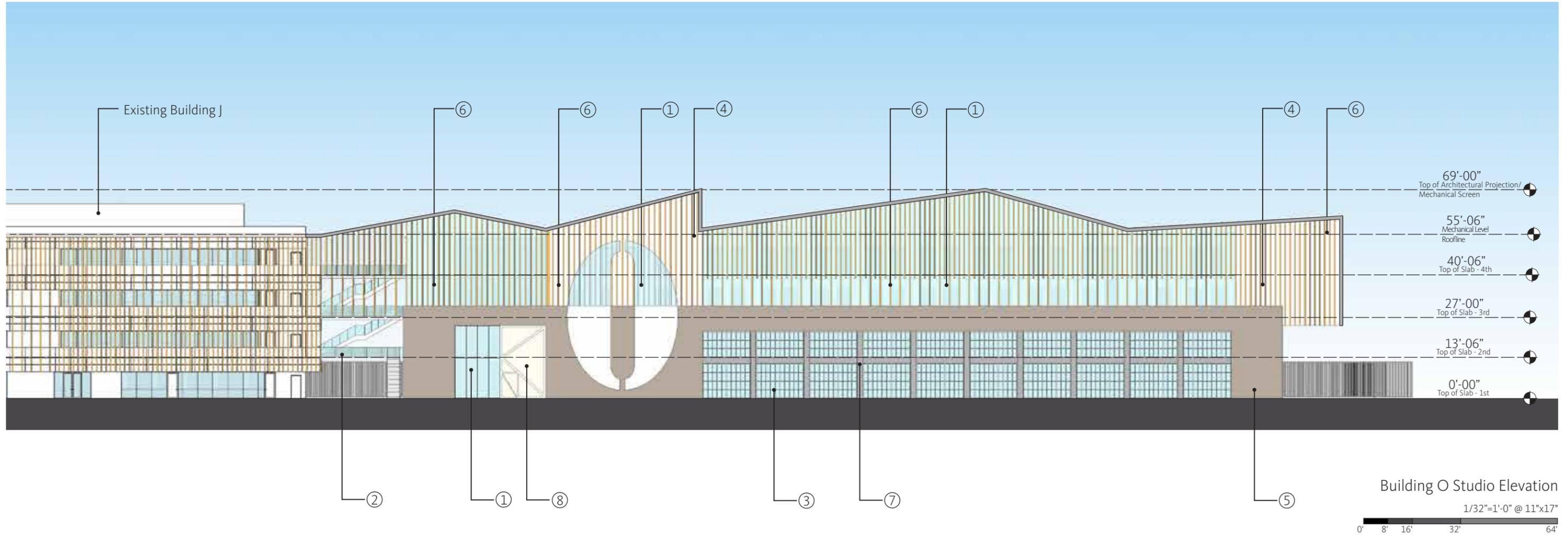


Building O's architectural projection/mechanical screen, as conceptually proposed, is approximately 1,750 square feet or 7.7% of the total roof area. Architectural projection/mechanical screen will not exceed the 15% threshold based on the ratio of Architectural projection/mechanical screen to total roof area.

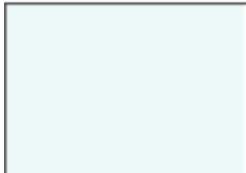


BUILDING O

STUDIO ELEVATION



Materials

- 

① Glass Type 1
- 

② Railing
- 

③ Steel Windows & Doors
- 

④ Swisspearl
- 

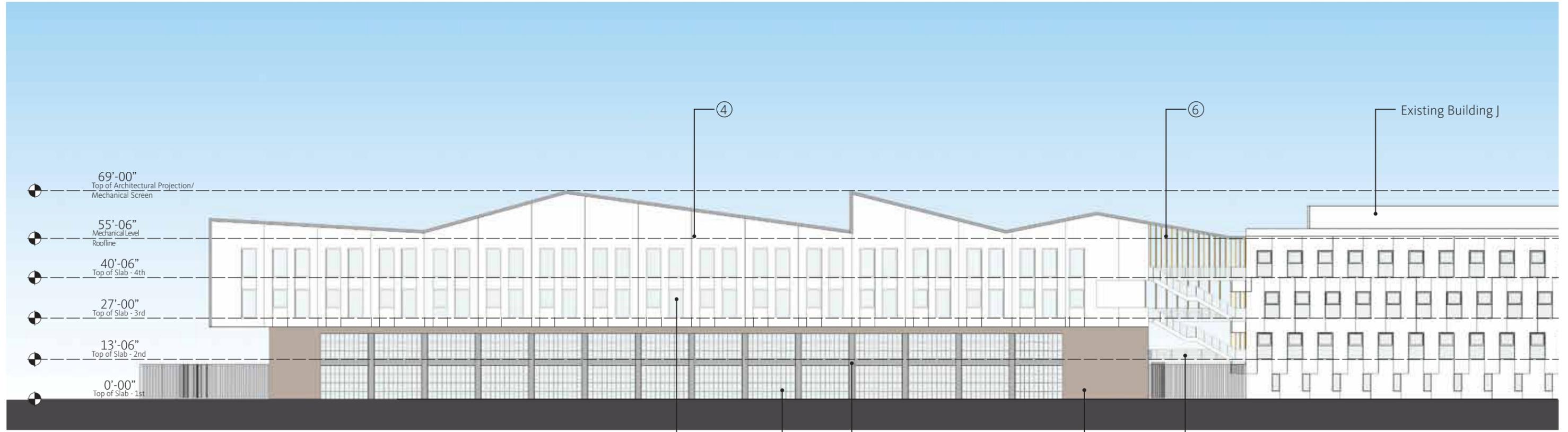
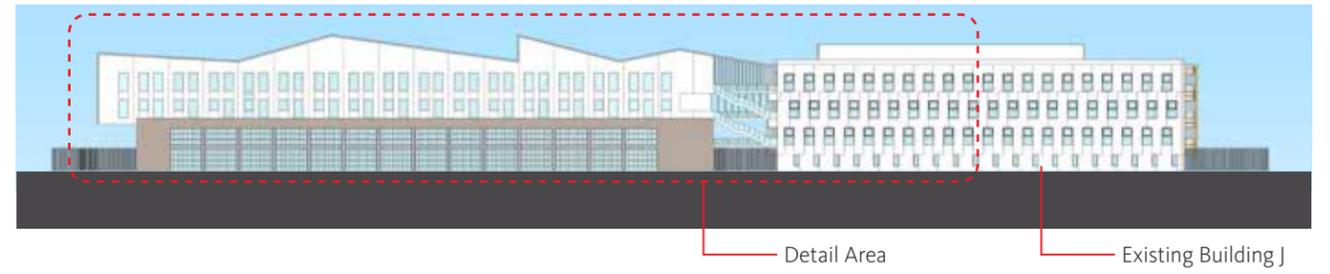
⑤ Painted Plaster
- 

⑥ Timber Screen
- 

⑦ Painted Steel
- 

⑧ Painted Wood Door

BUILDING O INCE ELEVATION



Building O Ince Elevation
1/32"=1'-0" @ 11"x17"
0' 8' 16' 32' 64'

Materials



① Glass Type 1



② Railing



③ Steel Windows & Doors



④ Swisspearl



⑤ Painted Plaster

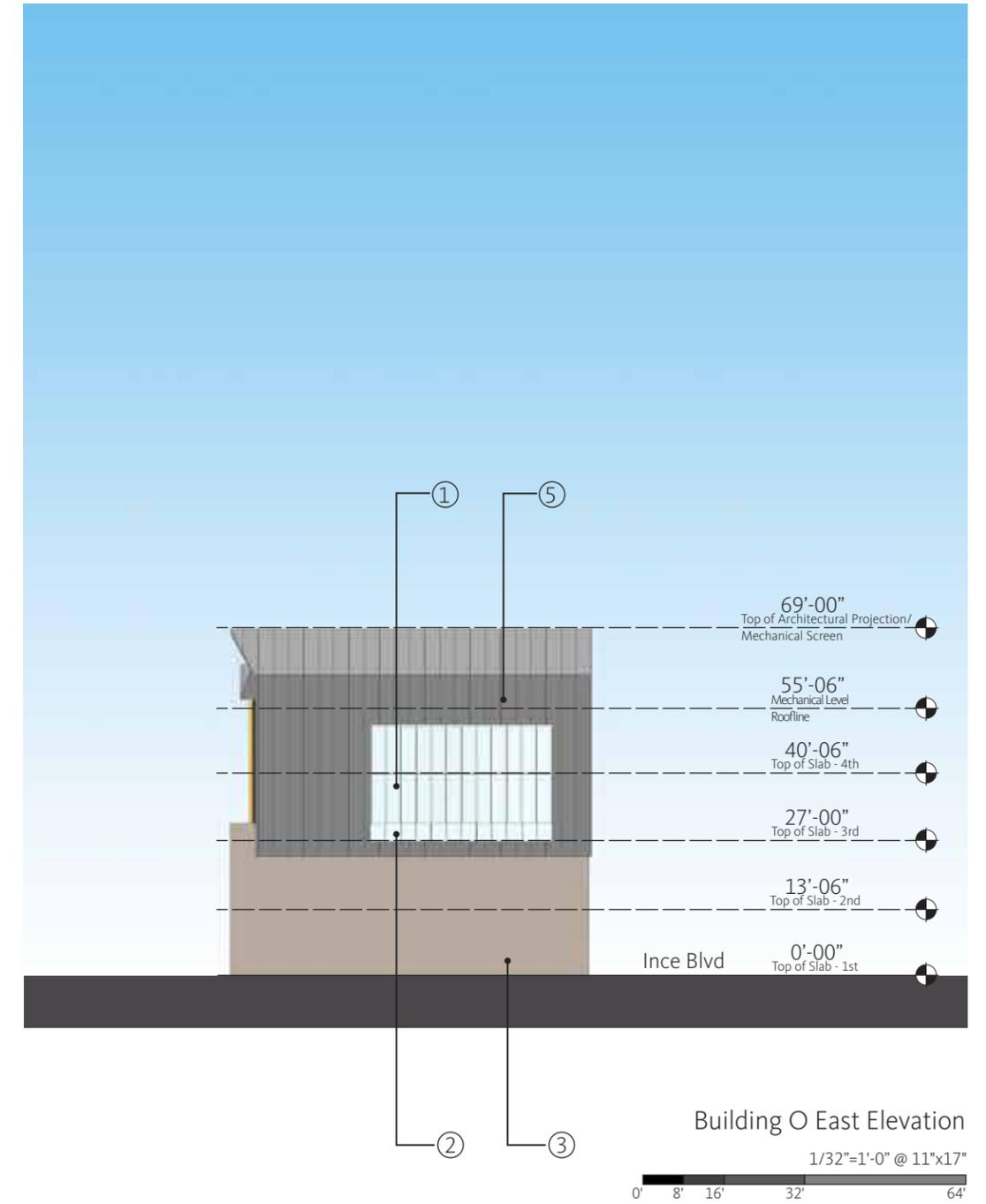
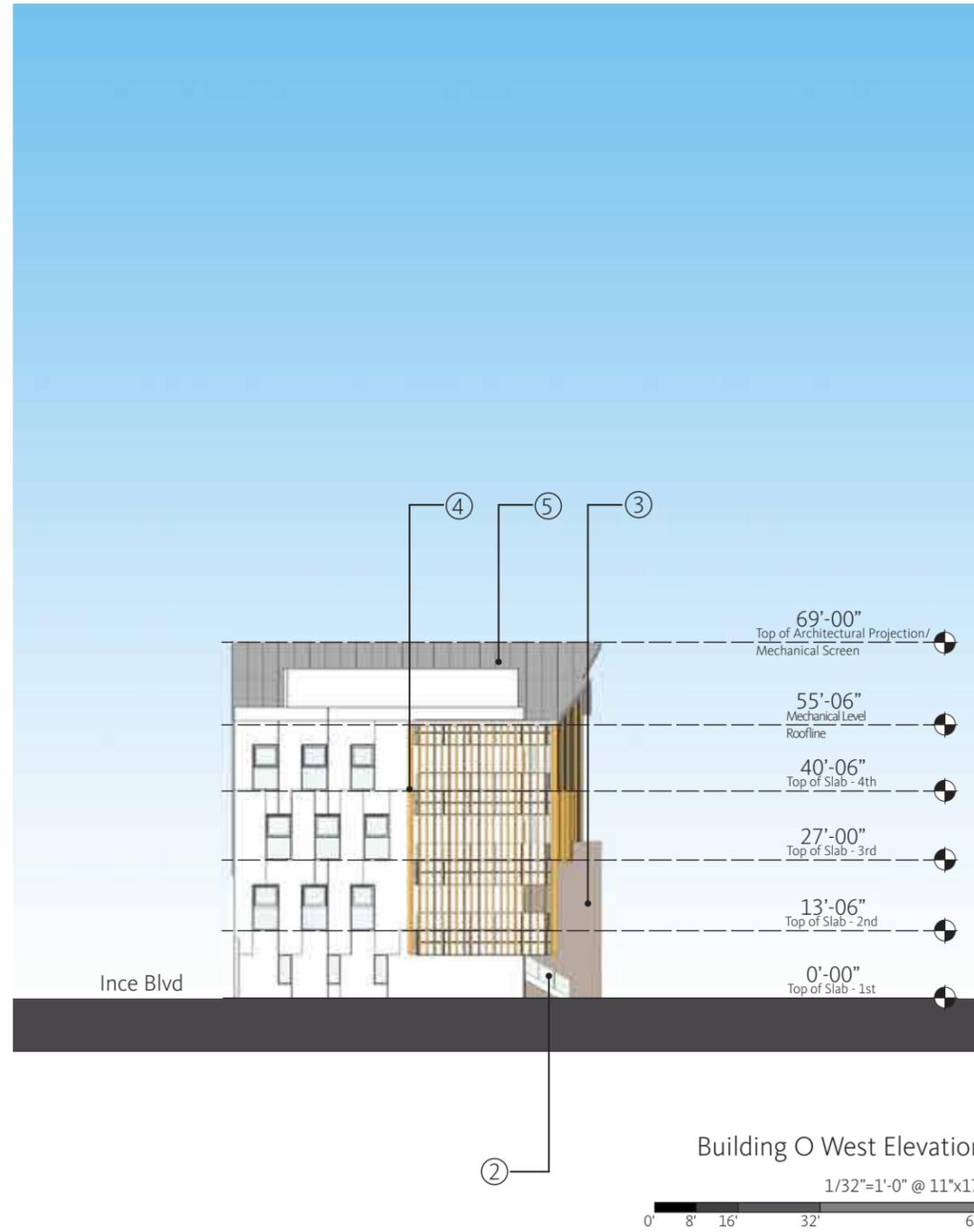


⑥ Timber Screen

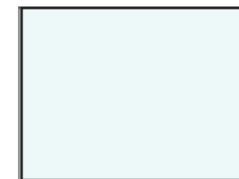


⑦ Painted Steel

BUILDING O WEST & EAST ELEVATION



Materials



① Glass Type 1



② Railing



③ Painted Plaster

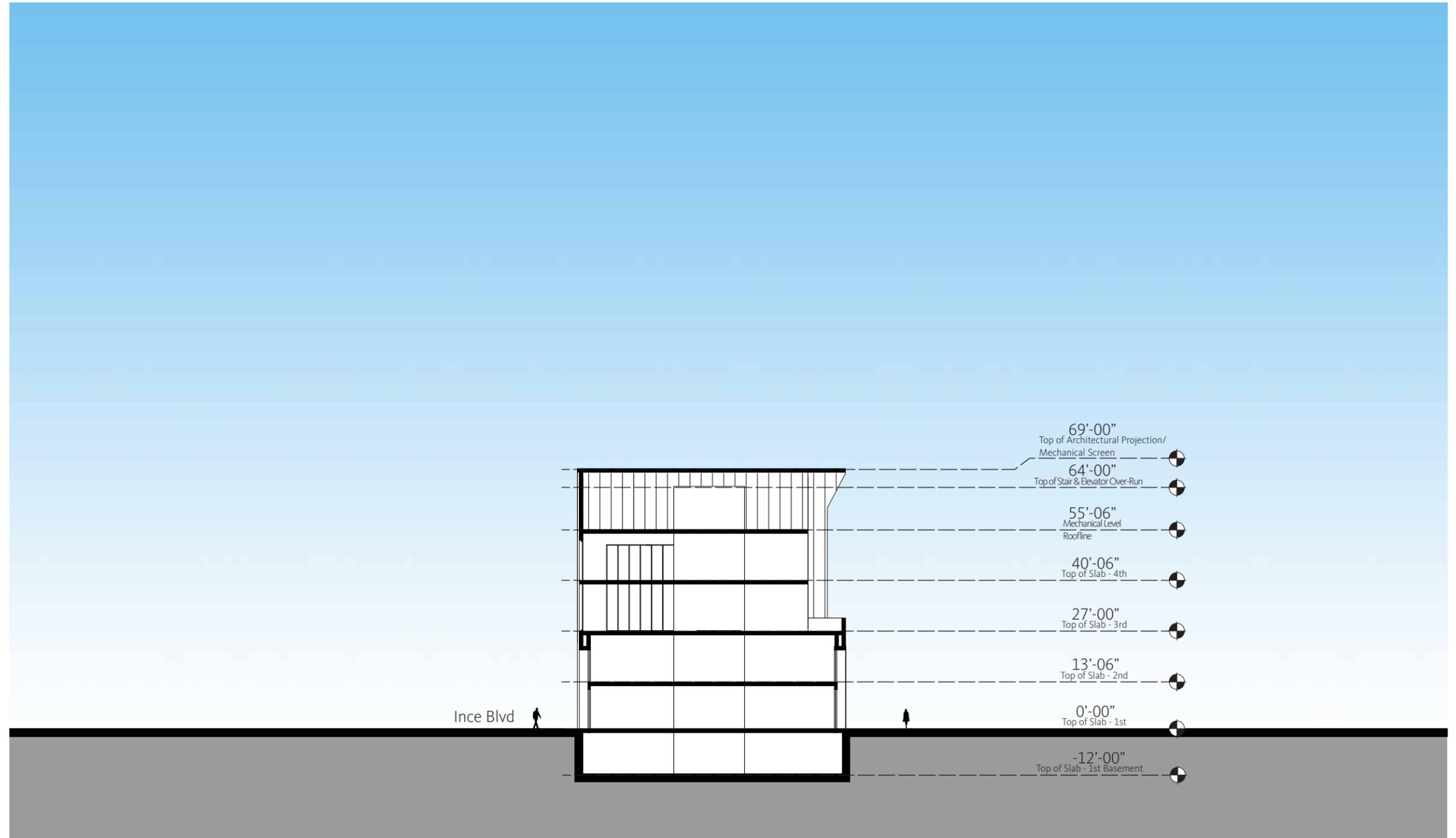


④ Timber Screen

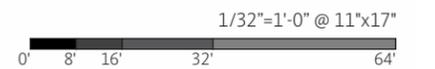


⑤ Standing Seam Metal

BUILDING O SECTION

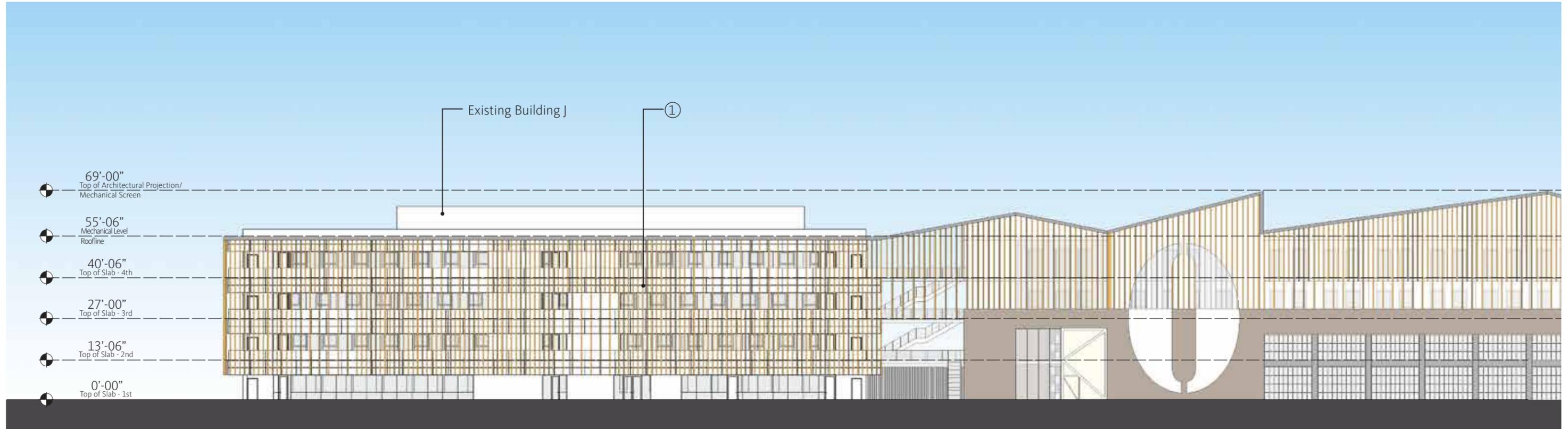


Building O Section



BUILDING J

STUDIO ELEVATION



Existing Building J, located adjacent to Gate 2 along Ince Boulevard, will undergo a façade renovation of the studio elevation and a portion of the north elevation so that the building is better integrated with the design of the adjacent new Building O and other new and existing buildings on the lot. The vertically-oriented façade strategy of the upper floors of new Building O becomes a dense screen that wraps around the studio façade of Building J, integrating it with the overall composition and bringing it into alignment with the current design concept.

This new screen conceals the incongruous existing Building J façade behind a new vertical batten-style exterior, consistent with the proposed Van Buren Garage and Buildings O & Y, offering a strong counterpoint to the long, squat building dimensions that predominate on the studio lot. The screen walls blend these buildings with the dominant sound stages, protects the functional needs of the production office uses inside, provide shading devices as a sustainable feature and contributes in creating a cohesive studio-wide aesthetic.

Materials include wood and wood-colored materials on the façade screens which contrast with the large expanses of stucco wall surfaces, creating warmth and texture for the office buildings. The stucco facades of the new buildings are consistent, in general, with the materiality of the studio lot.

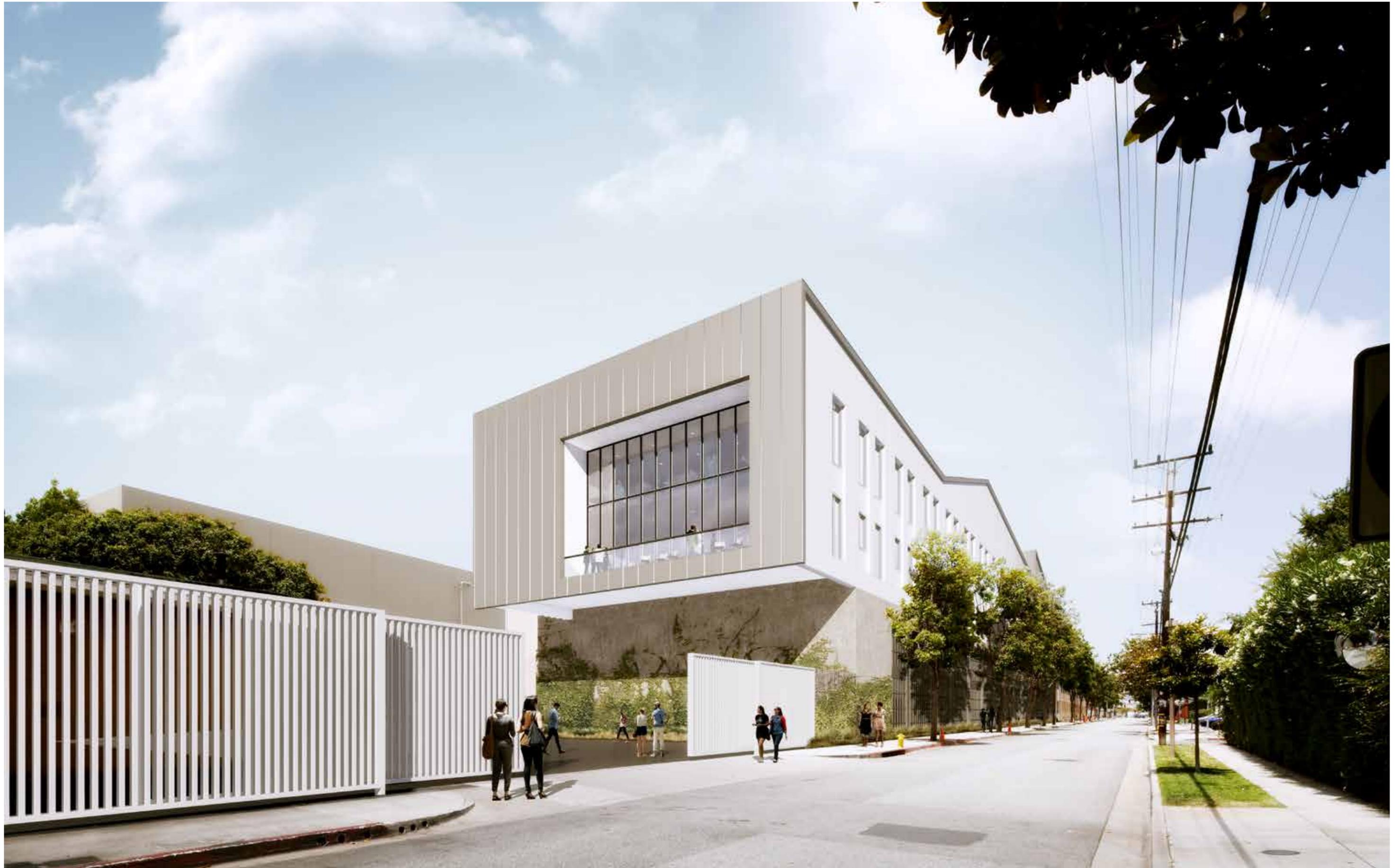
Building J Studio Elevation



① Timber Screen

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BUILDING Y

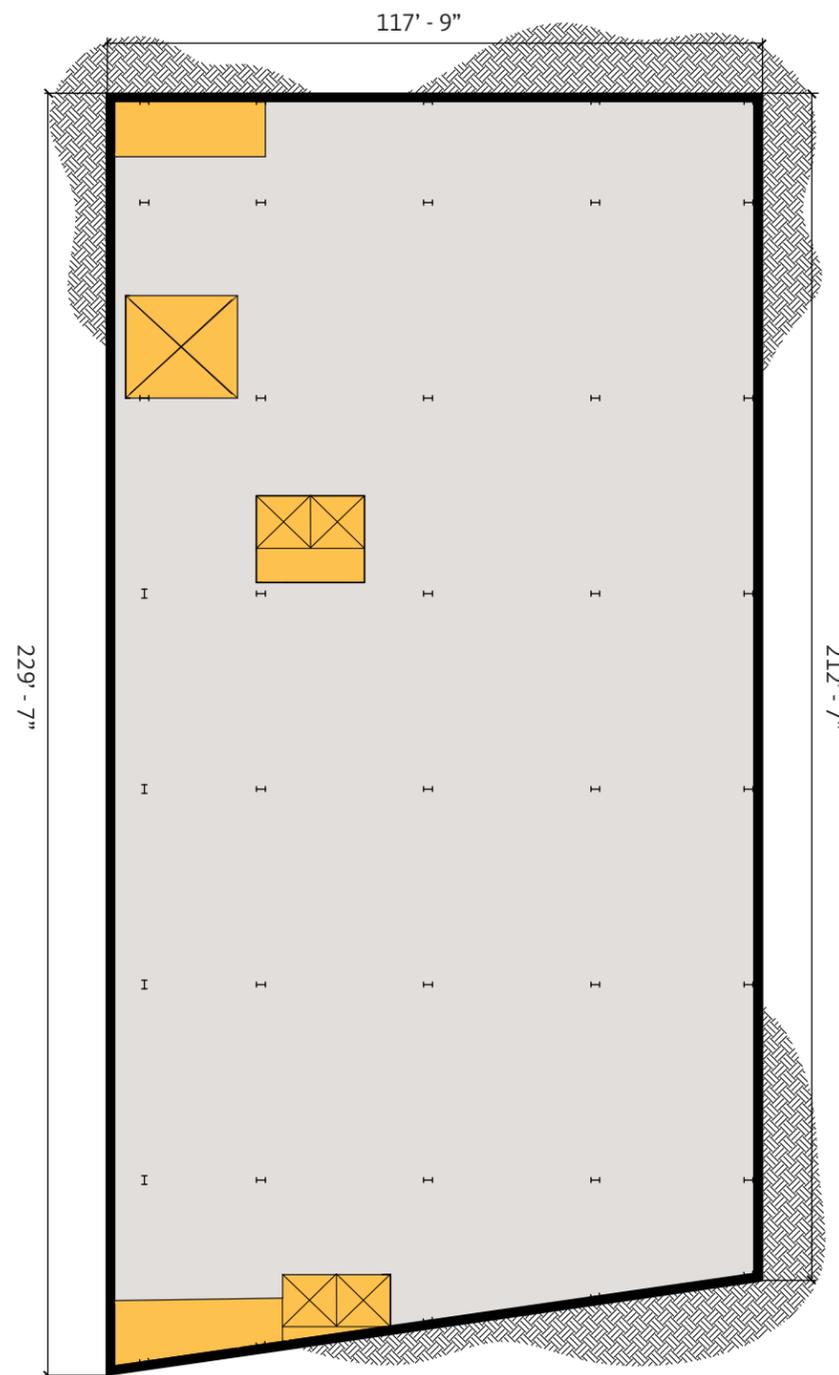
BASEMENT LEVEL

LEGEND

Basement Level Area: 27,300 GSF
 Total Area: 84,700 GSF, does not include basement level

-  Utility Infrastructure - Restricted Access
-  Vertical Circulation / Restrooms

Building Y Basement Level



BUILDING Y

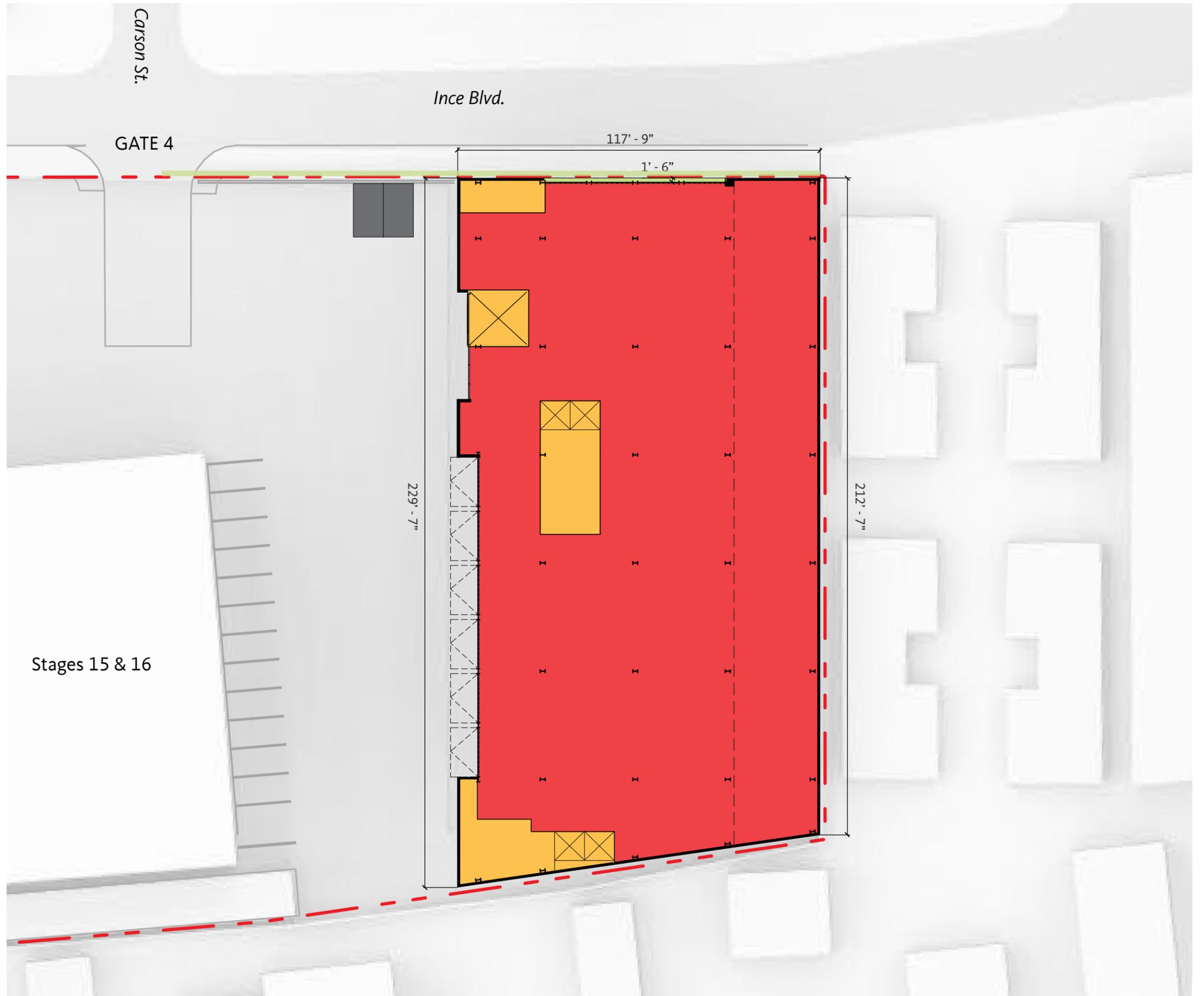
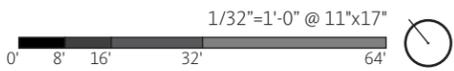
LEVEL 01

LEGEND

Level 01 Area: 26,800 GSF
 Total Area: 84,700 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 01



BUILDING Y

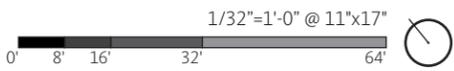
LEVEL 02

LEGEND

Level 02 Area: 26,800 GSF
 Total Area: 84,700 GSF

- Office
- Vertical Circulation/ Restrooms

Building Y Level 02



BUILDING Y

LEVEL 03

LEGEND

Level 03 Area: 18,850 GSF
 Total Area: 84,700 GSF

- Office
- Vertical Circulation/ Restrooms
- External Circulation
- Skylight (Below at Level 02 Roof)

Building Y Level 03



BUILDING Y

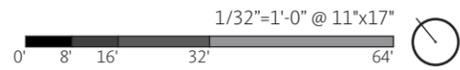
LEVEL 04

LEGEND

Level 04 Area: 12,250 GSF
 Total Area: 84,700 GSF

- Office
- Vertical Circulation/ Restrooms
- Roof

Building Y Level 04



BUILDING Y ROOF

LEGEND

-  Architectural Projection/Mechanical Screen
-  Roof - Level 4
-  Mechanical*
-  Photovoltaic (1,275 SF)**
-  Vertical Circulation

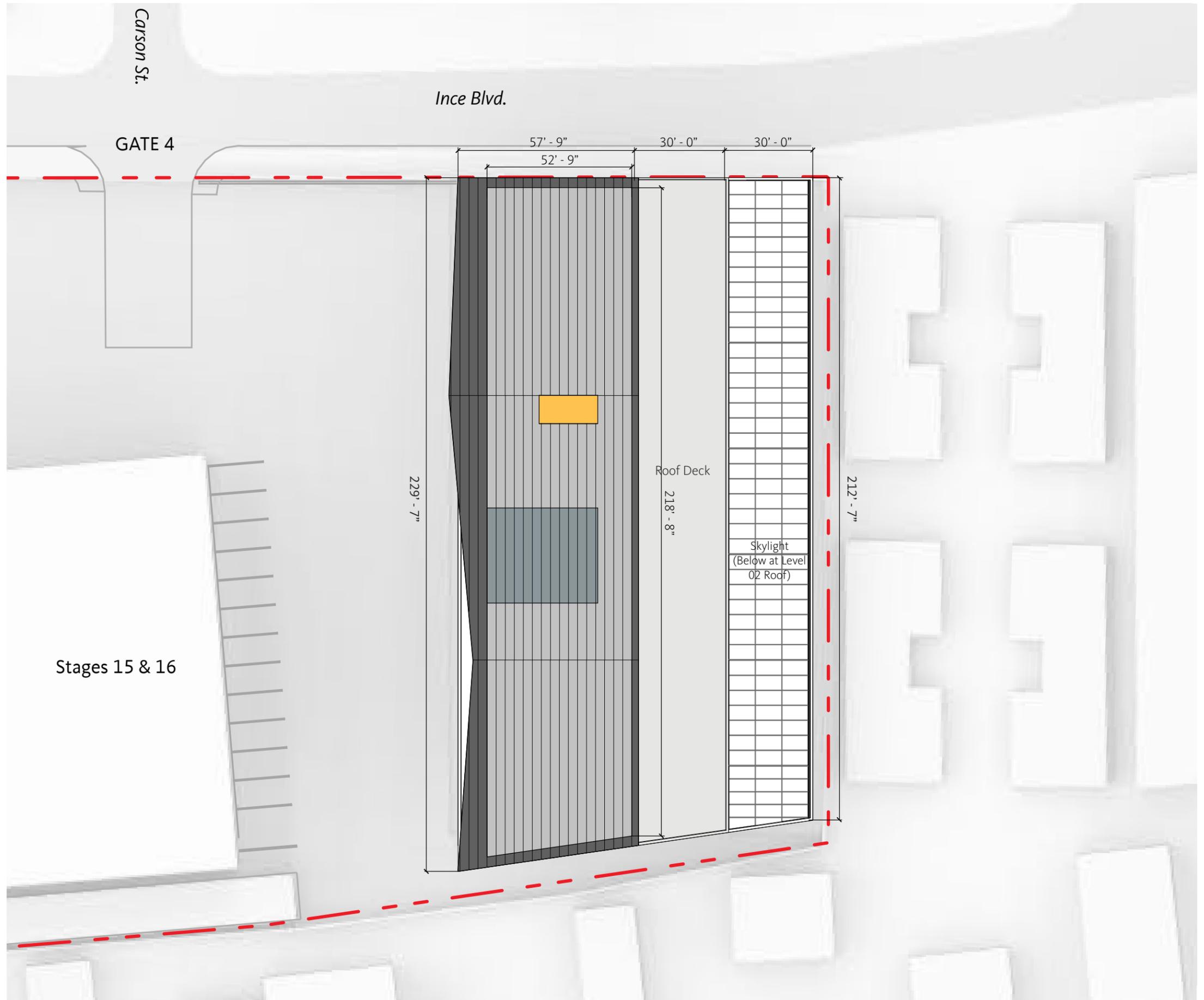
*Final dimension to be determined. All mechanical equipment will be screened from public view

**Estimated

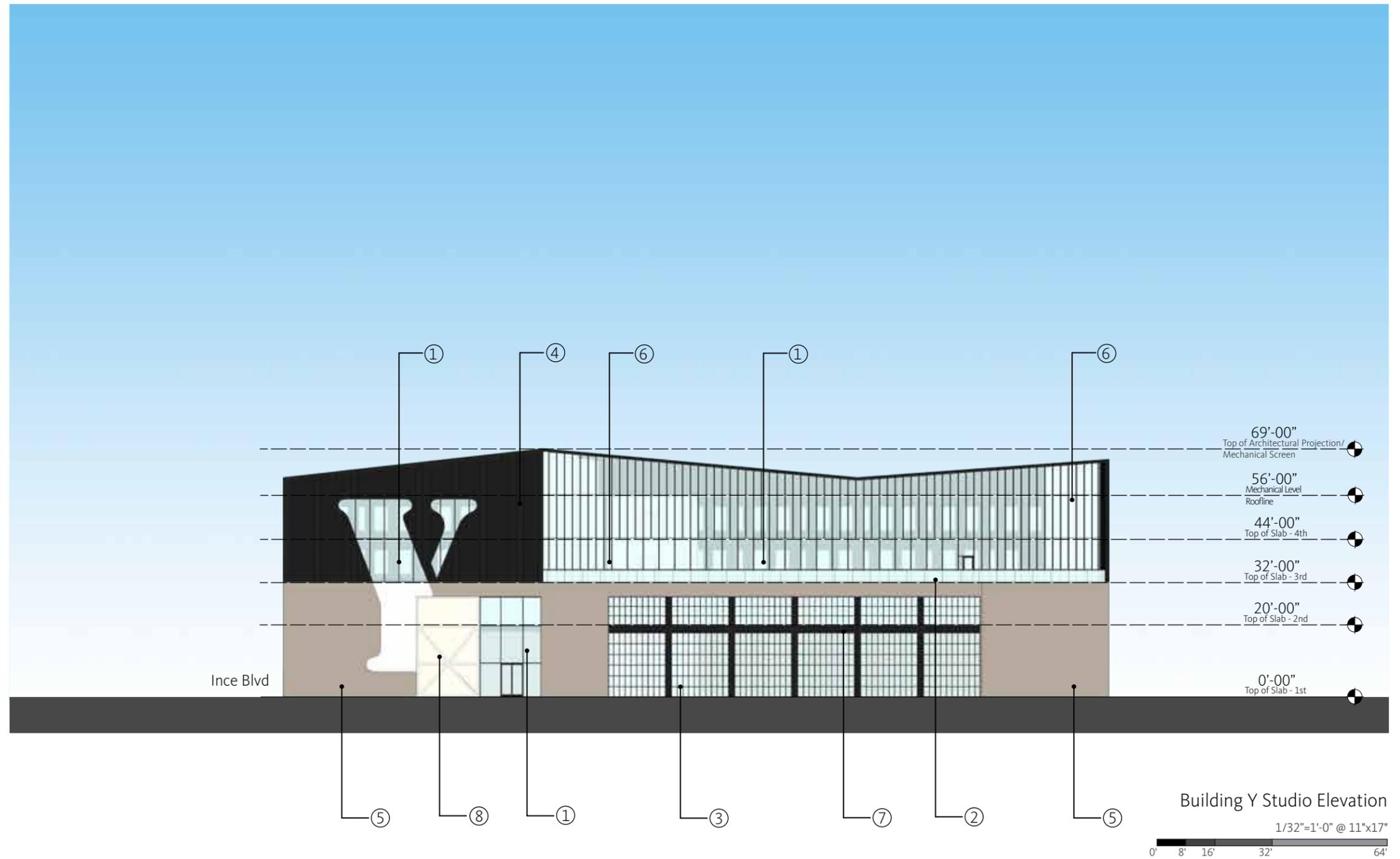
Building Y Roof Level



Building Y's architectural projection/mechanical screen, as conceptually proposed, is approximately 1,755 square feet or 13.0% of the total roof area. Architectural projection/mechanical screen will not exceed the 15% threshold based on the ratio of Architectural projection/mechanical screen to total roof area.



BUILDING Y STUDIO ELEVATION

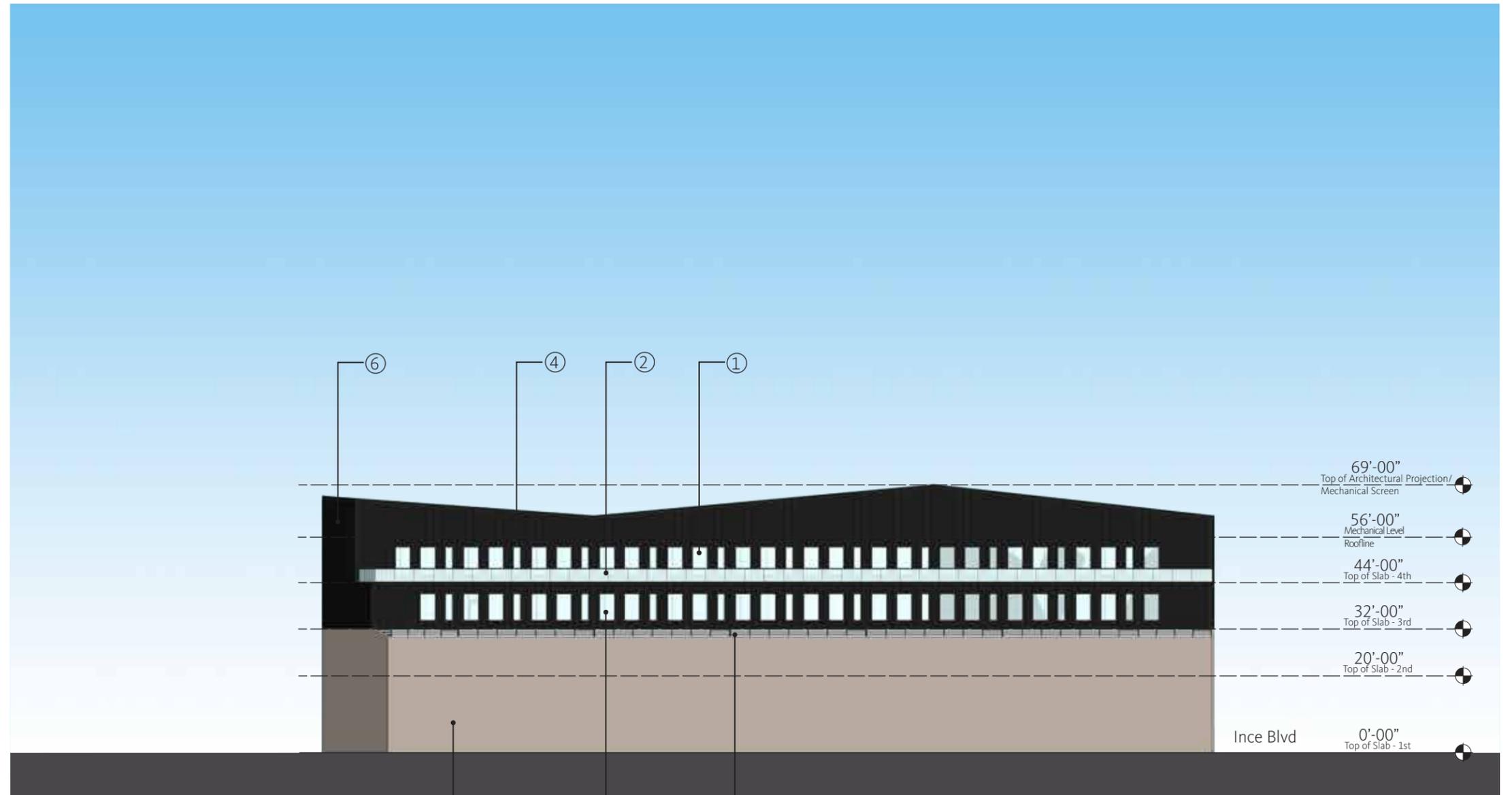


Materials



BUILDING Y

SOUTH ELEVATION



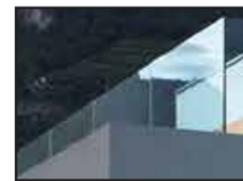
Building Y South Elevation



Materials



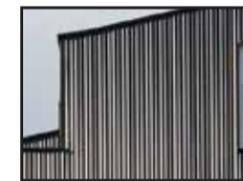
① Glass Type 1



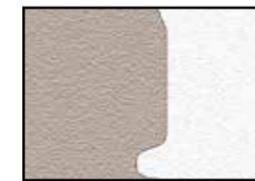
② Railing



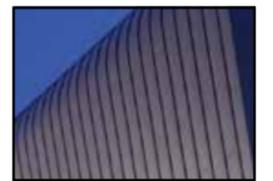
③ Glass Skylight



④ Black Corrugated Metal

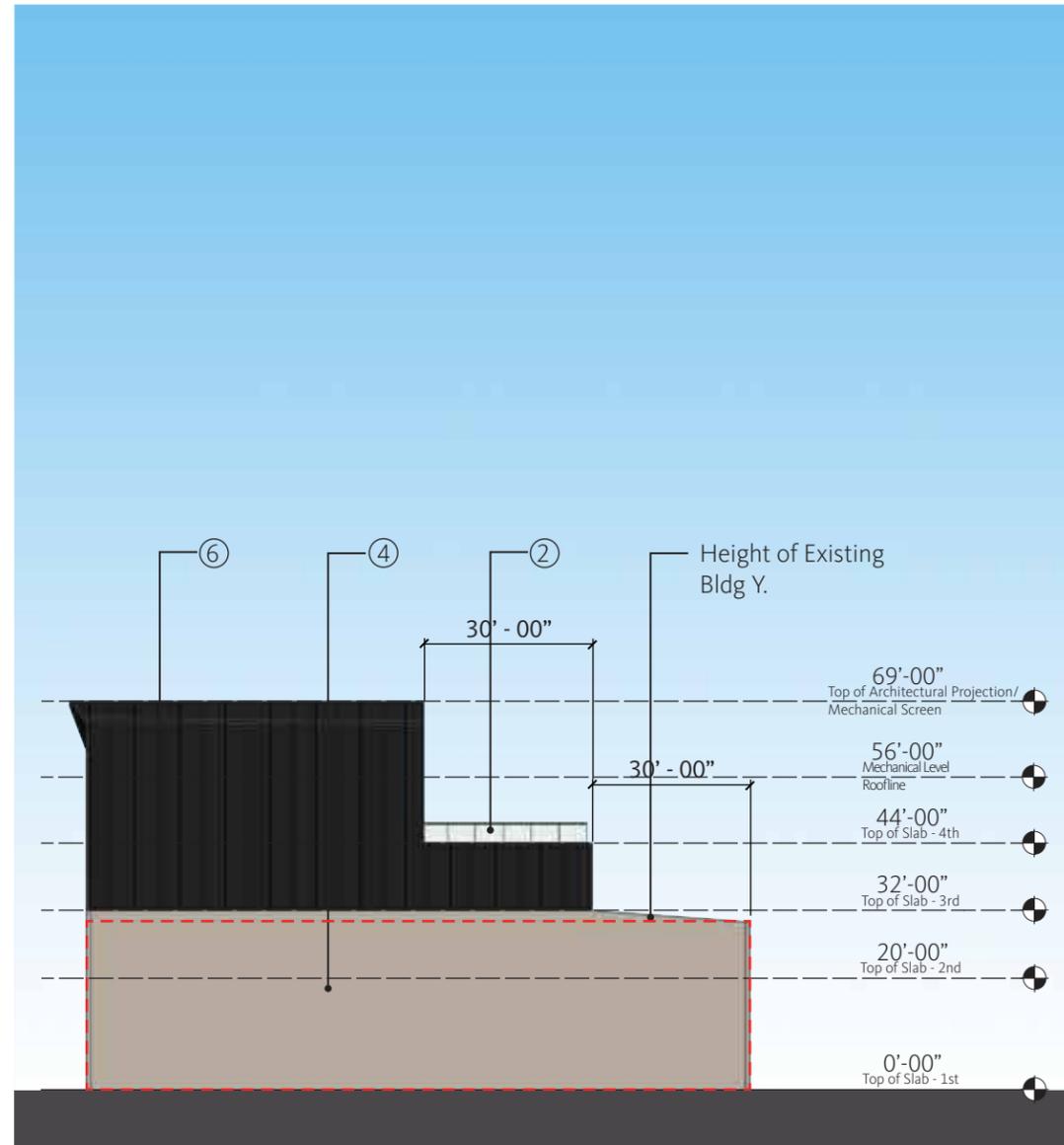


⑤ Painted Plaster



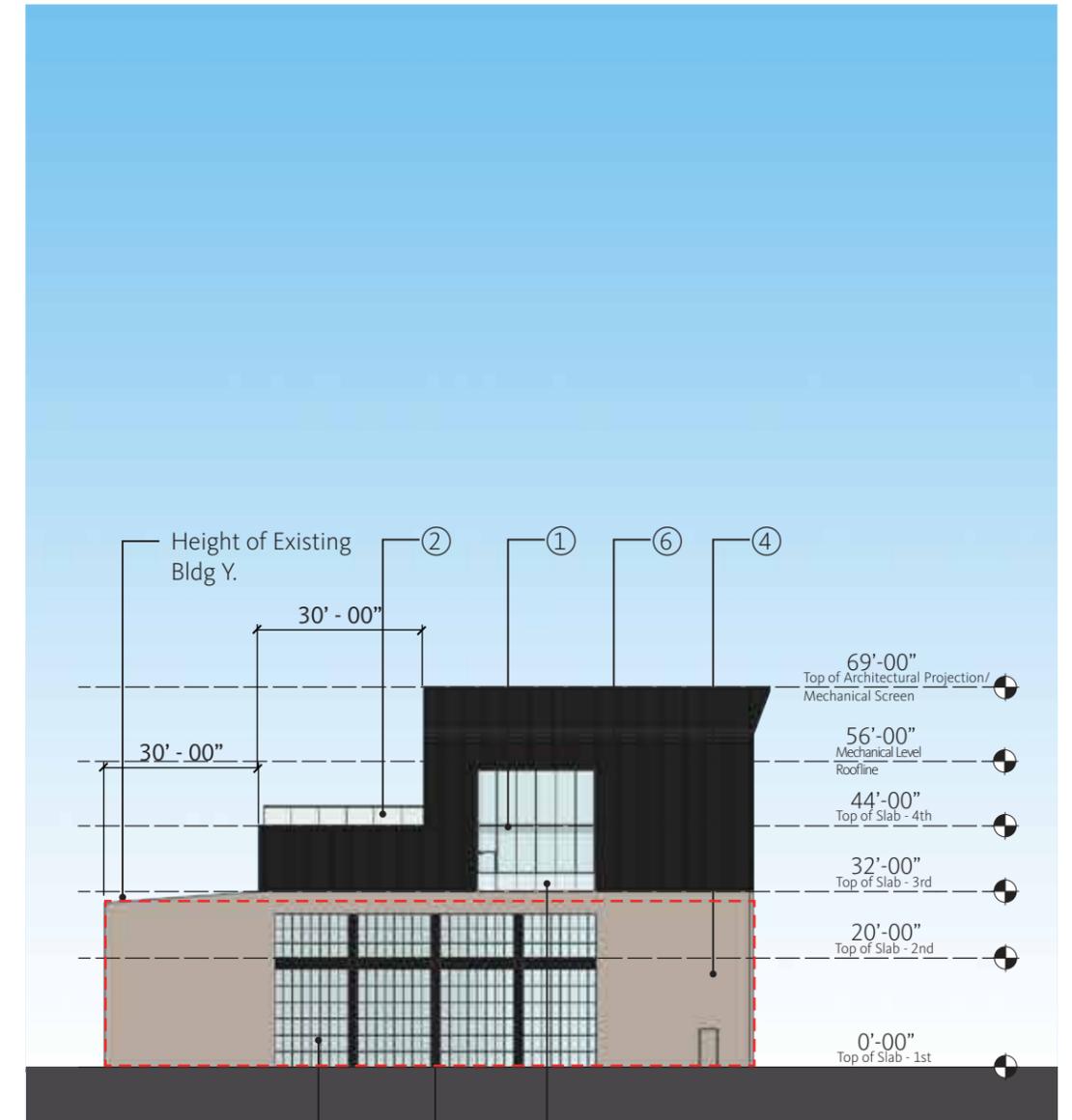
⑥ Standing Seam Metal

BUILDING Y INCE & WEST ELEVATION



Building Y West Elevation

1/32"=1'-0" @ 11"x17"



Building Y Ince Elevation

1/32"=1'-0" @ 11"x17"



Materials



① Glass Type 1



② Railing



③ Steel Windows & Doors



④ Painted Plaster

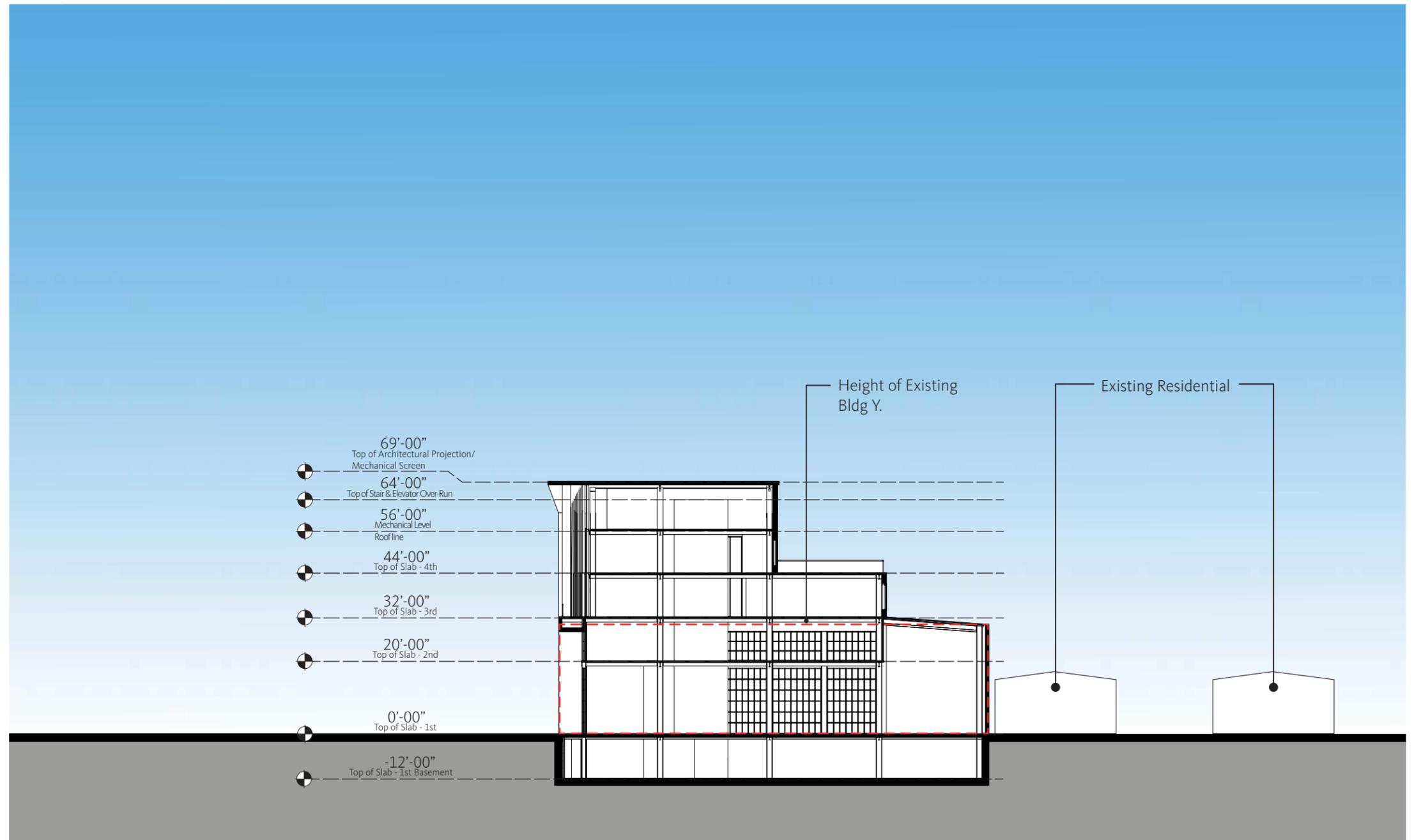


⑤ Painted Steel



⑥ Standing Seam Metal

BUILDING Y SECTION



Building Y Section











BUILDING R

LEVEL 01

LEGEND

Level 01 Area: 7,800 GSF
 Total Area: 31,000 GSF

- Office
- Vertical Circulation/ Restrooms

Building R Level 01



BUILDING R

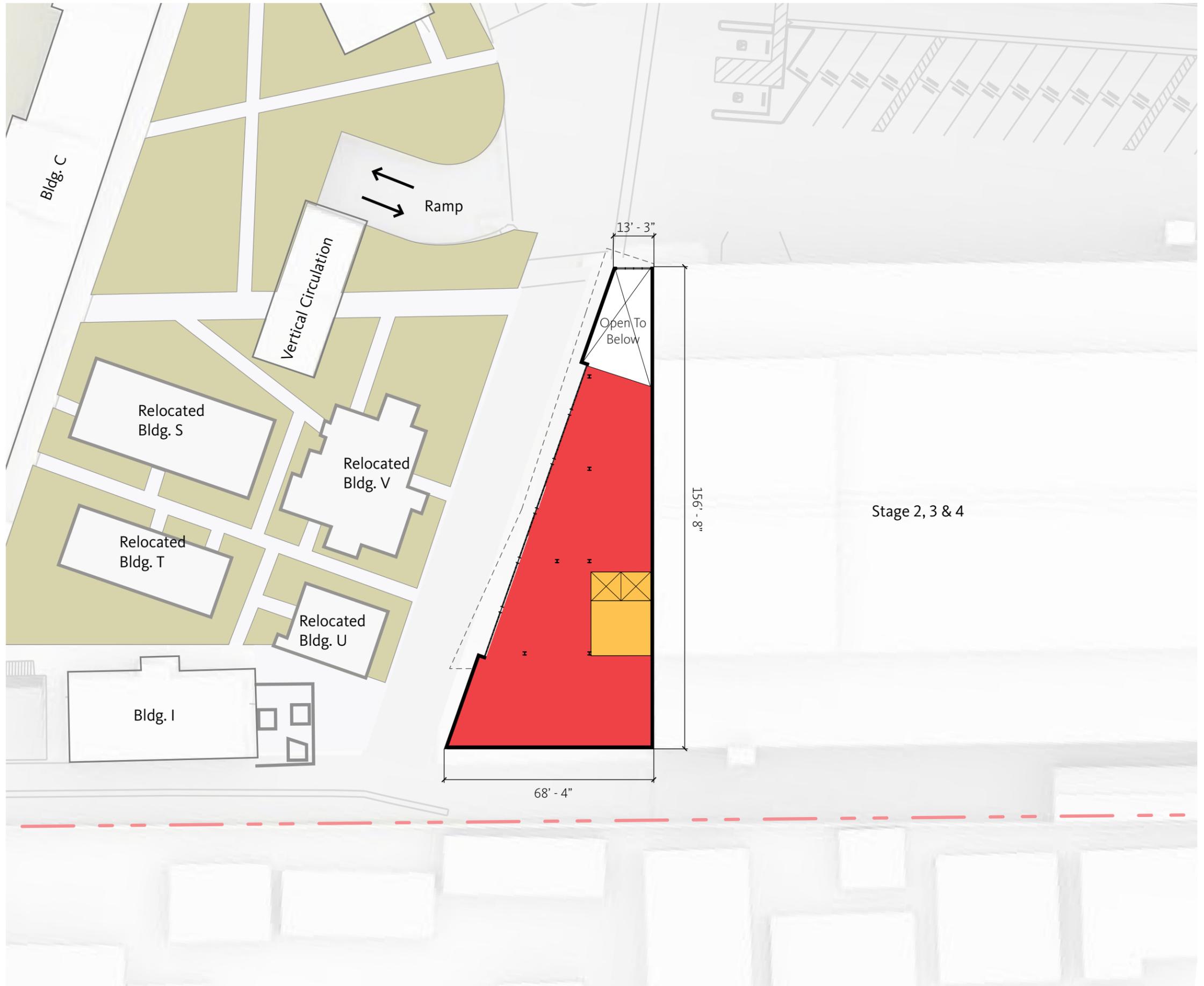
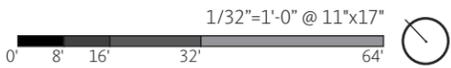
LEVEL 02

LEGEND

Level 02 Area: 7,800 GSF
 Total Area: 31,000 GSF

- Office
- Vertical Circulation/ Restrooms

Building R Level 02



BUILDING R

LEVEL 03

LEGEND

Level 03 Area: 7,900 GSF
 Total Area: 31,000 GSF

- Office
- Vertical Circulation/ Restrooms
- External Circulation

Building R Level 03



BUILDING R

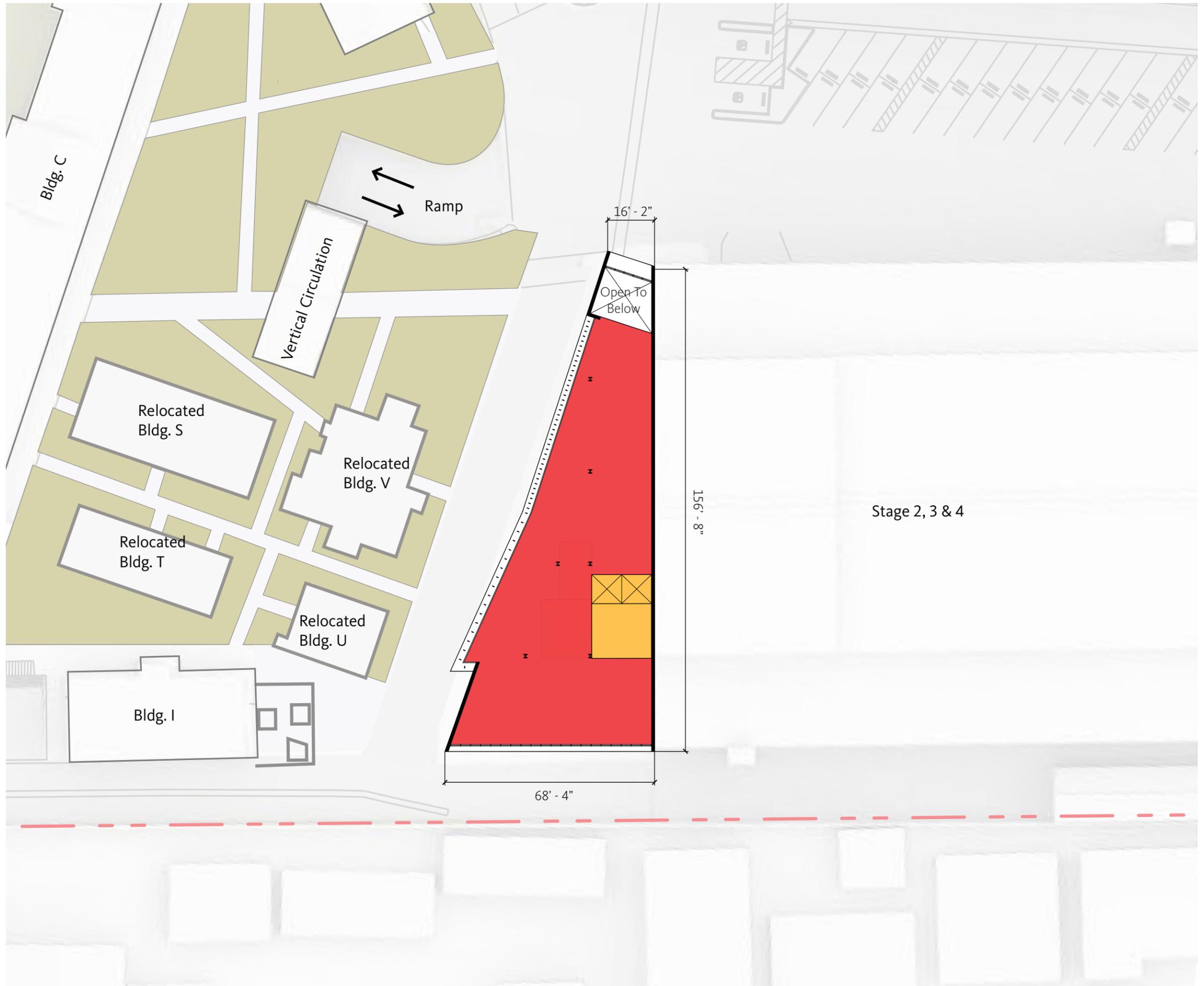
LEVEL 04

LEGEND

Ground Floor Area: 7,500 GSF
 Total Area: 31,000 GSF

- Office
- Vertical Circulation/ Restrooms

Building R Level 04



BUILDING R ROOF

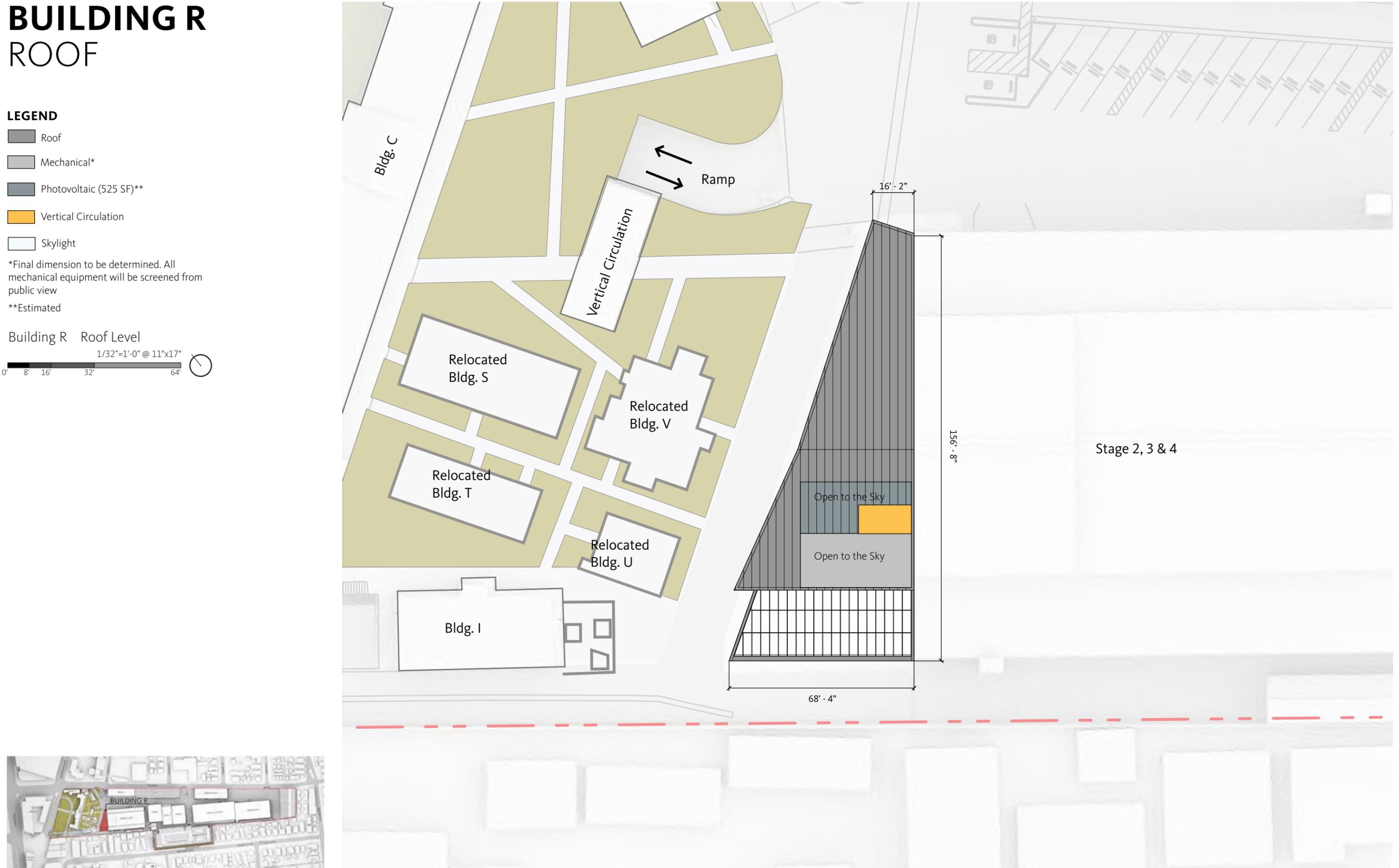
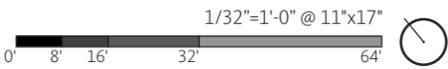
LEGEND

- Roof
- Mechanical*
- Photovoltaic (525 SF)**
- Vertical Circulation
- Skylight

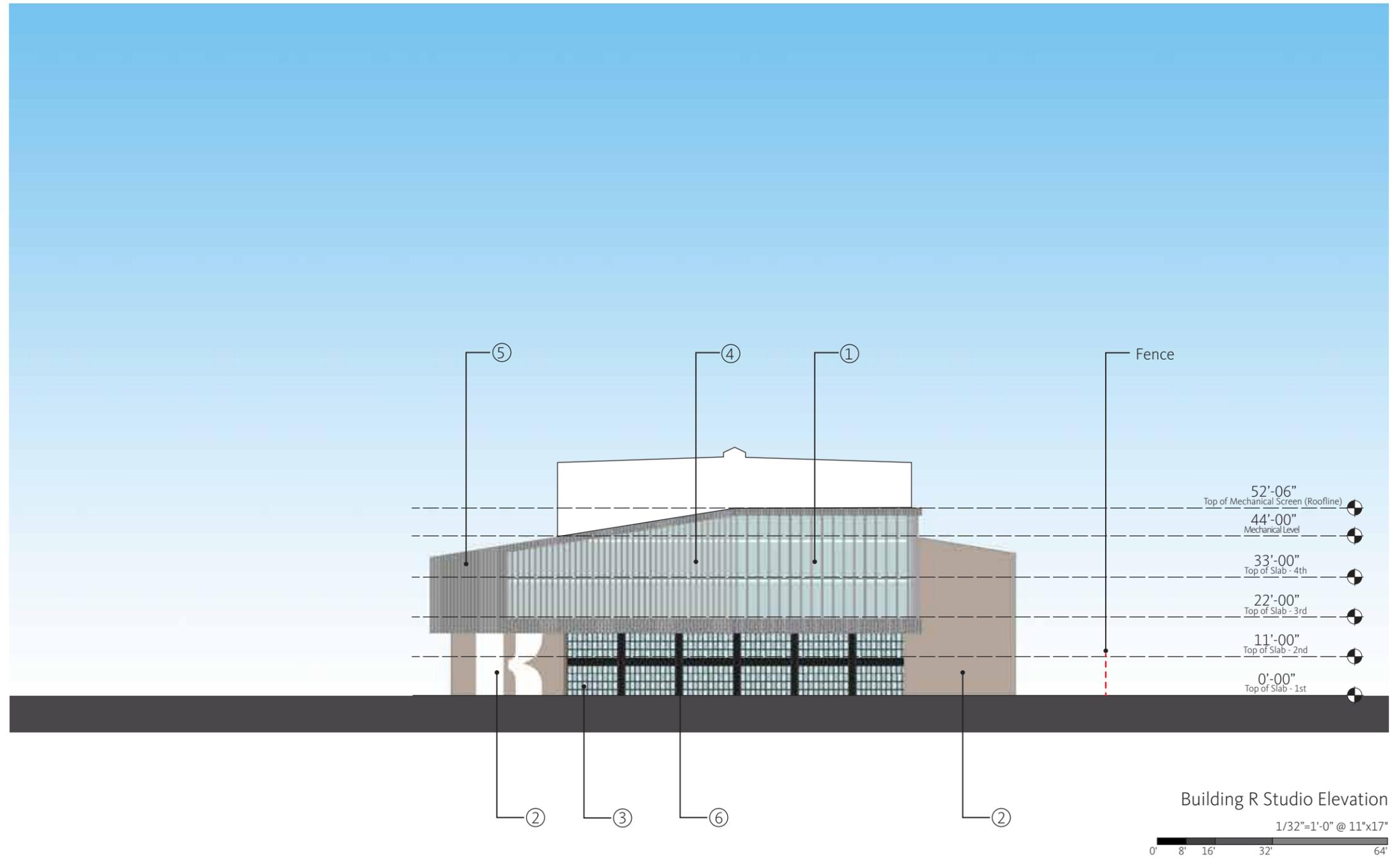
*Final dimension to be determined. All mechanical equipment will be screened from public view

**Estimated

Building R Roof Level



BUILDING R STUDIO ELEVATION



Materials



① Glass Type 1



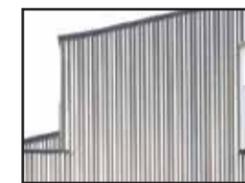
② Painted Plaster



③ Steel Windows & Doors



④ Metal Louver



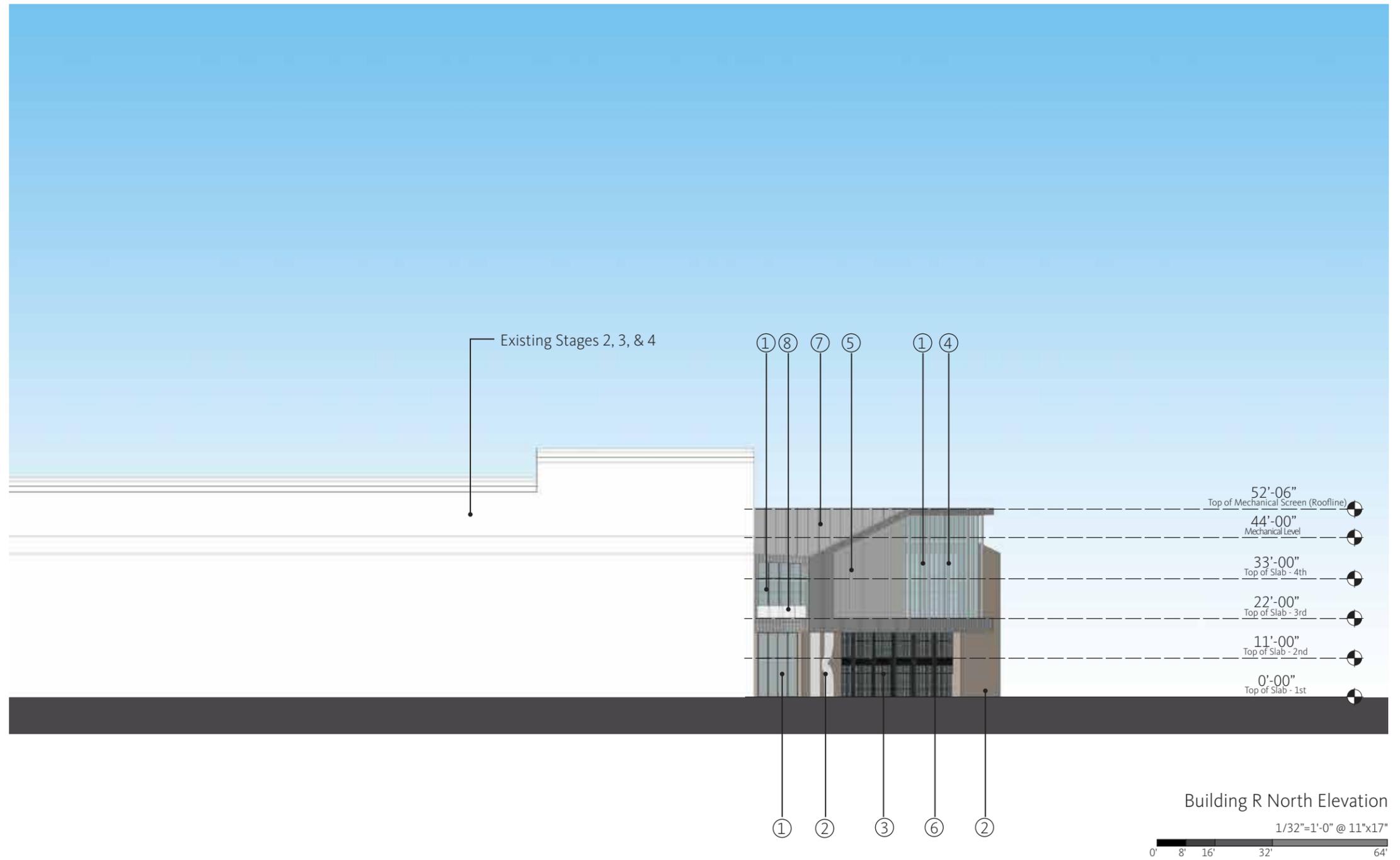
⑤ Grey Corrugated Metal



⑥ Painted Steel

BUILDING R

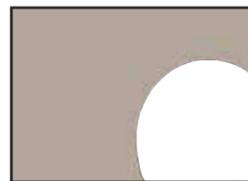
NORTH ELEVATION



Materials



① Glass Type 1



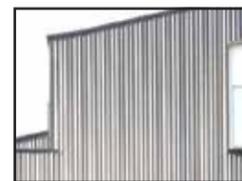
② Painted Plaster



③ Steel Windows & Doors



④ Metal Louver



⑤ Grey Corrugated Metal



⑥ Painted Steel



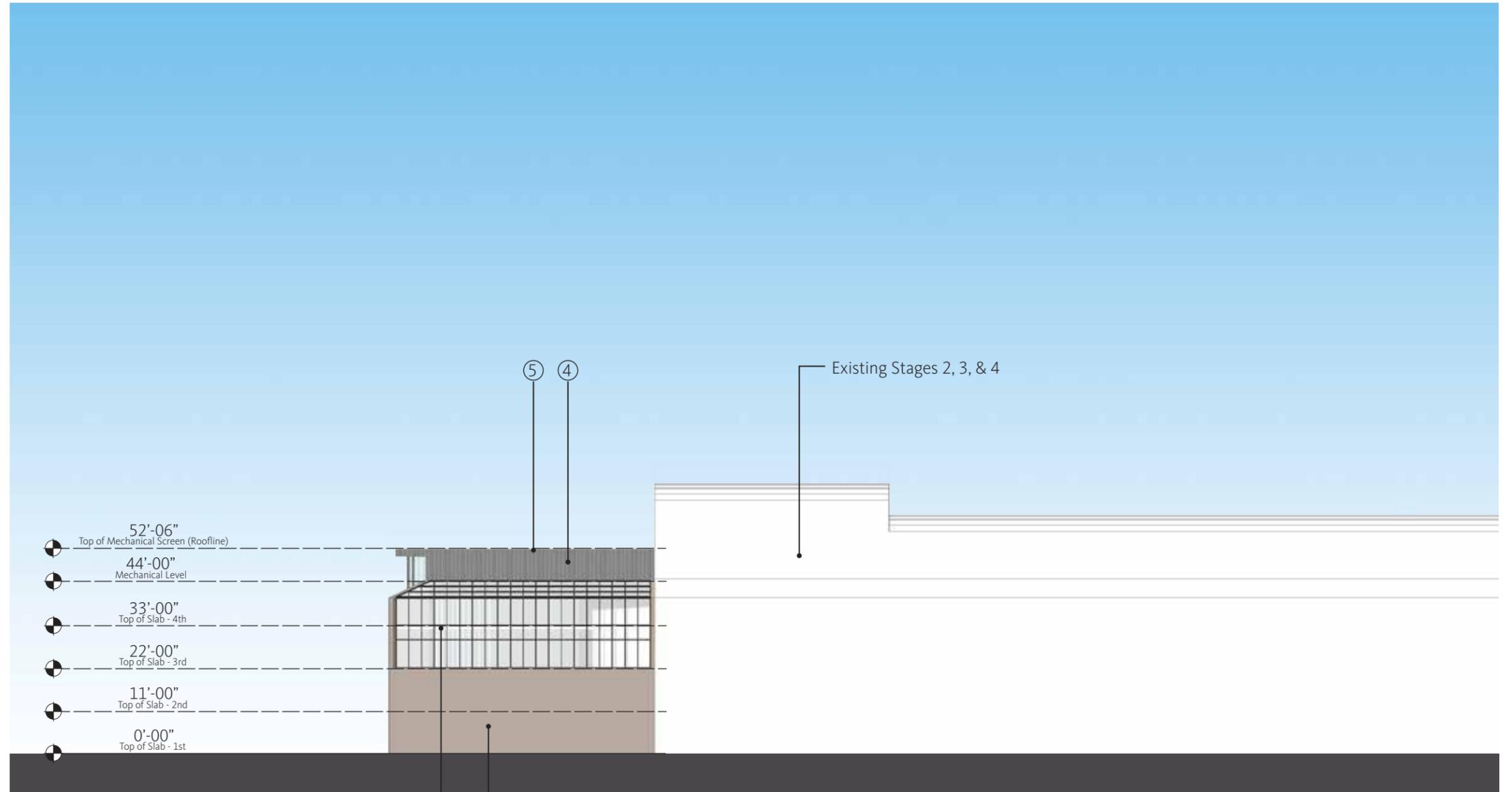
⑦ Standing Seam Metal



⑧ Railing

BUILDING R

SOUTH ELEVATION



Building R South Elevation

1/32"=1'-0" @ 11"x17"



Materials



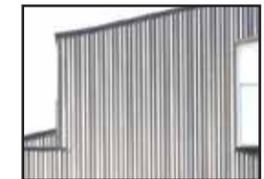
① Glass Type 1



② Painted Plaster



③ Steel Framed Curtain Wall

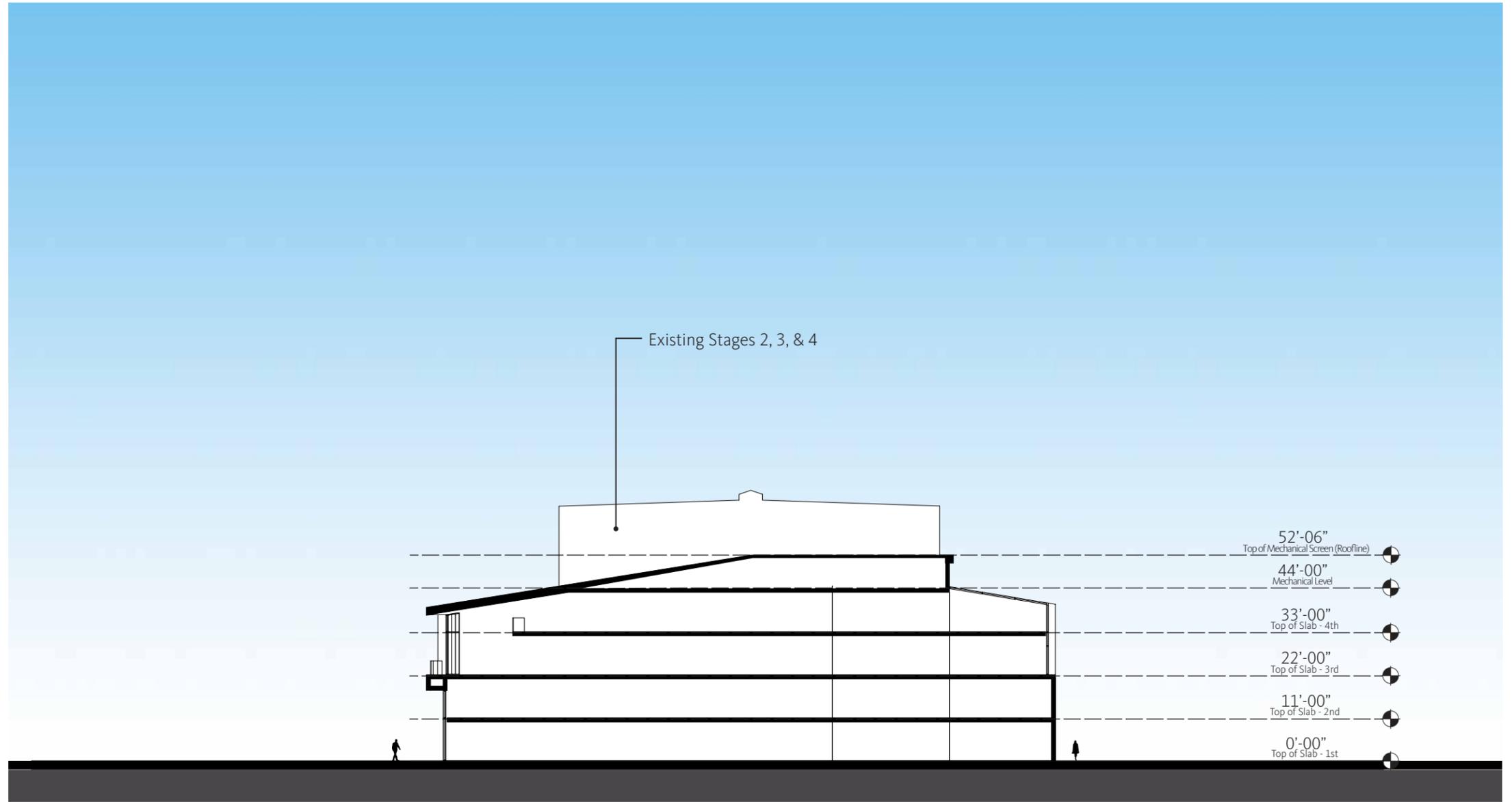


④ Black Corrugated Metal



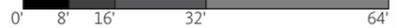
⑤ Standing Seam Metal

BUILDING R SECTION



Building R Section

1/32"=1'-0" @ 11"x17"



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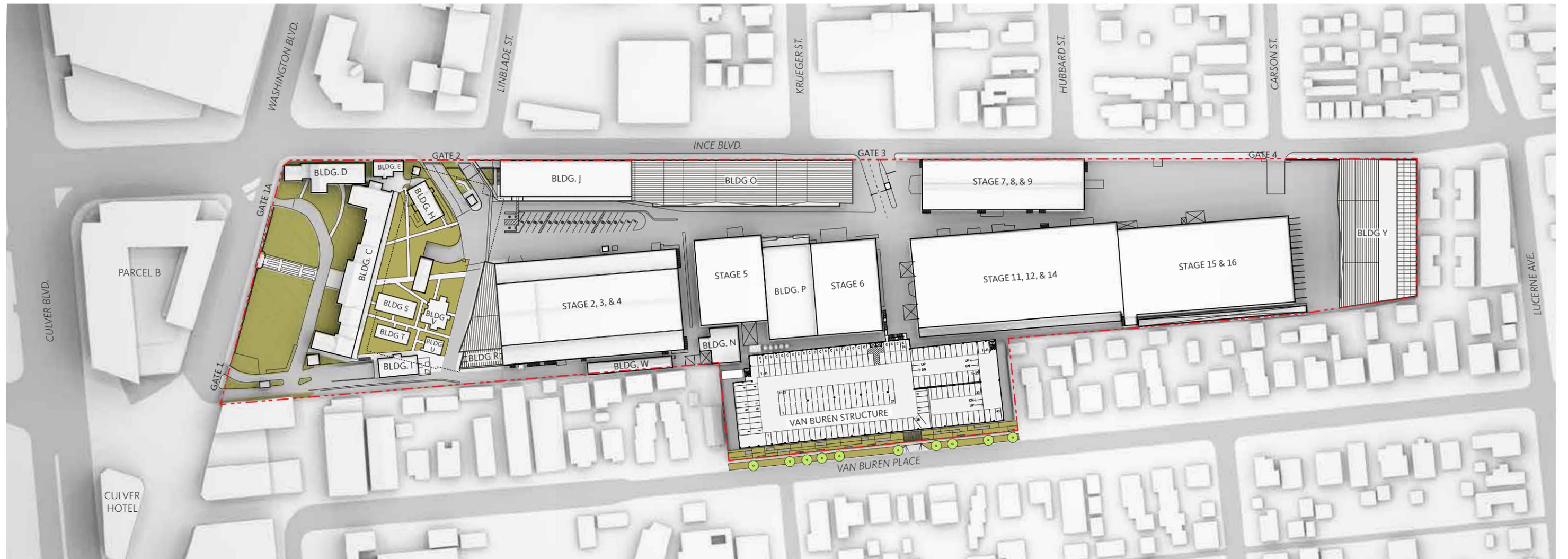




BUILDING R

VIEW FROM GATE 1





SHADE & SHADOW OVERVIEW

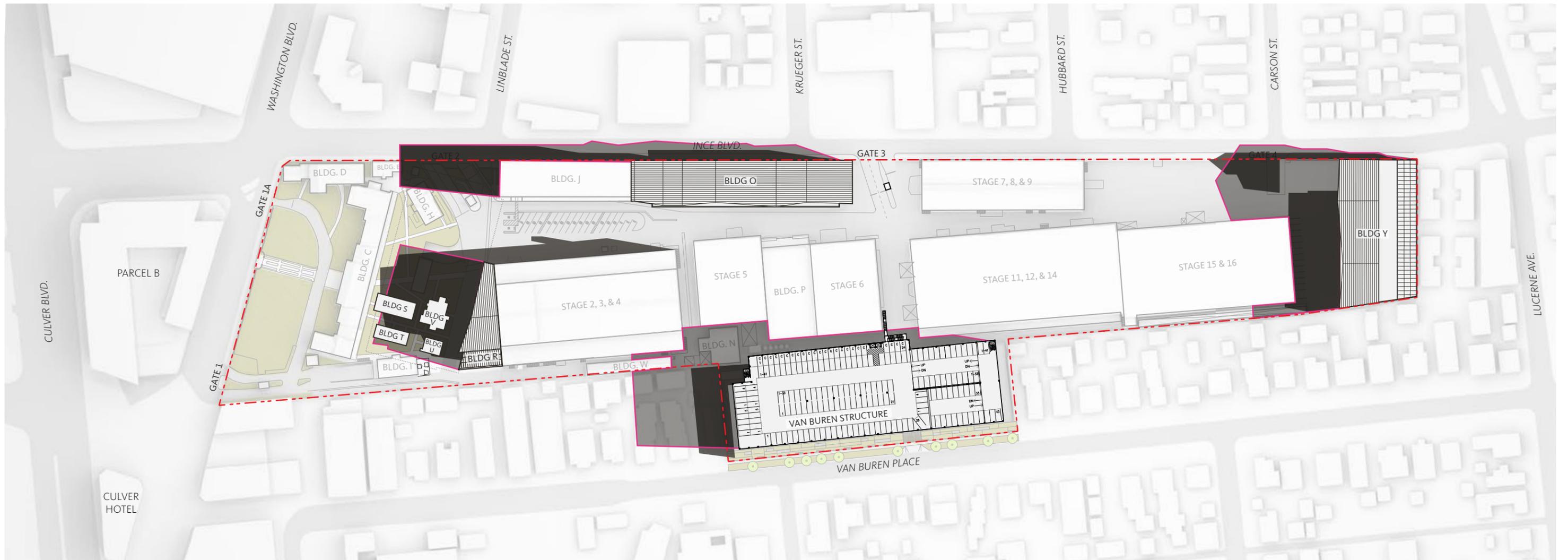
The Project would modify the height of existing structures on the Project Site, which could introduce new or increased shade/shadow effects on adjacent shade-sensitive uses. In order to determine the extent of the shading from these uses, shading diagrams were prepared to indicate the shading patterns that would occur during the times specified in the City of L.A. CEQA (California Environmental Quality Act) Thresholds Guide. Culver City does not have specific shade/shadow thresholds. Thus, the City defers to guidance from the City of L.A. CEQA Thresholds Guide (2006).

According to the City of L.A.'s CEQA Thresholds Guide, significant shading impacts would occur if a shade-sensitive use is shaded for more than three consecutive hours between the hours of 9:00 A.M. and 3:00 P.M. Pacific Standard Time (PST) from mid-November through mid-March, or for more than four consecutive hours between the hours of 9:00 A.M. and 5:00 P.M. Pacific Daylight Time (PDT) from mid-March

through mid-November. Uses that would be sensitive to shading impacts include "routinely usable outdoor spaces associated with residential, recreational, or institutional (e.g., schools, convalescent homes) land uses; commercial uses such as pedestrian oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar collectors. These uses are considered sensitive because sunlight is important to function, physical comfort, or commerce.

As illustrated by the shading diagrams for the Project contained in this Comprehensive Plan, shadows for all other times of the year can be interpolated between the four seasons and would not exceed the shadows identified as occurring at these four points in time. Shadow lengths, based on the Project's building heights, are identified for specific times of the day and vary according to the season of the year. In the Project area, sensitive receptor sites include

outdoor areas associated with single-family and multi-family residences to the east and west of the existing on-site parking structure on the north side of Van Buren Place, as well as the multi-family residences to the north of Ince Boulevard. No other uses, including various industrial and warehouse uses surrounding the site, are considered shade-sensitive uses.



SHADE & SHADOW

WINTER SOLSTICE

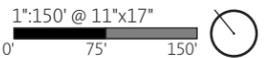
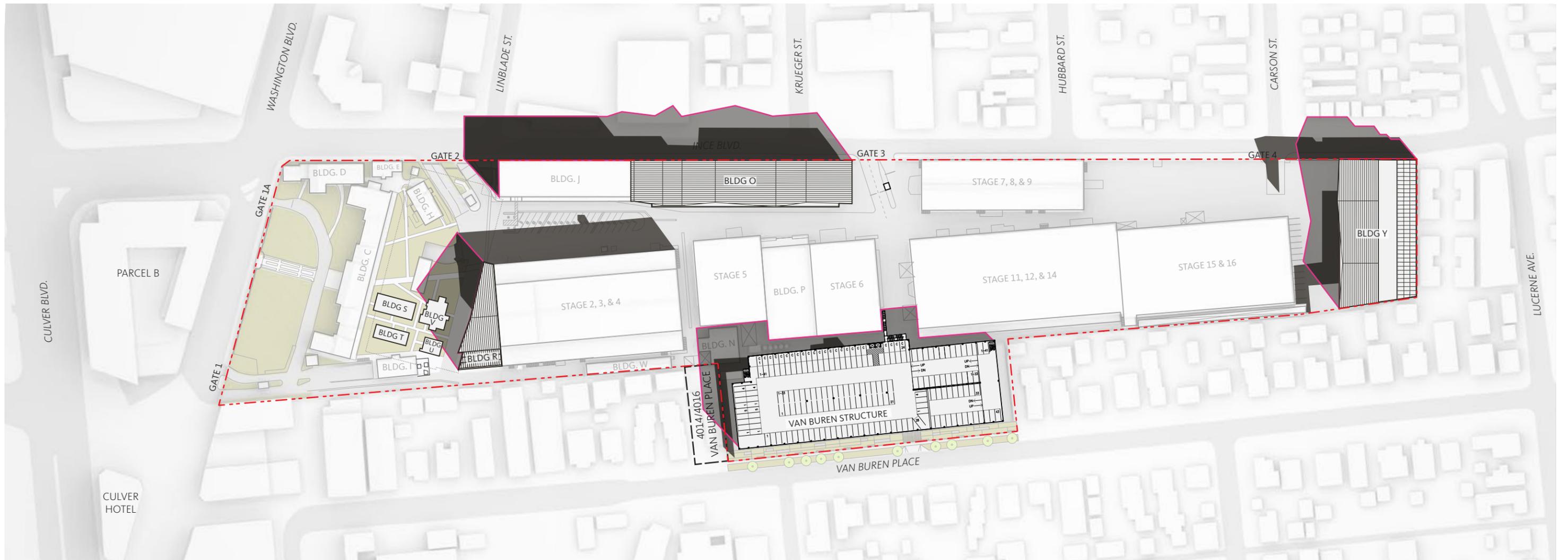
DECEMBER 22

09:00 AM

The shading diagrams for winter solstice conditions, which is based on the Project's height and mass, depicts the shading pattern that would be created by the Project's structural components.

As shown in the shading diagram, the Project's 9:00 A.M. shadow would extend to the west of the parking structure along Van Buren Place into a predominantly multifamily residential area, casting shadows onto the three adjacent residential parcels to the west of the structure.

- Existing Shadow
- Proposed Shadow



SHADE & SHADOW

WINTER SOLSTICE

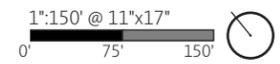
DECEMBER 22

12:00 PM

- Existing Shadow
- Proposed Shadow

However, by 12 P.M., only a very small portion of the eastern edge of the most proximate residential properties (4014 and 4016 Van Buren Place), is still shaded and this portion of the parcel does not contain any routinely usable outdoor spaces. Specifically, this property consists of two, two-story multi-family structures aligned along a north-south axis, which generally causes shading between the two buildings for most of the day (during any season), the northern edge of the building is generally shaded throughout the day based on the sun's path of travel in the Northern Hemisphere, and the concrete walkway on the east edge of the property is currently shaded by the existing parking structure between the hours of 9:00 A.M. and 12:00 P.M. under existing conditions and nonetheless does not contain any routinely usable outdoor space. The only portion of the property that would be considered routinely usable outdoor space would be the property's front yard along Van Buren Place; however, as illustrated in the shading diagram, shadows would not be

cast on this area at any time between 9:00 A.M. and 3:00 P.M. As such, the Project would not cast shadows on any routinely usable outdoor spaces or other shade-sensitive uses for more than three hours between the hours of 9:00 A.M. and 3:00 P.M. during winter solstice conditions. Therefore, shading impacts at this location would be considered less than significant.



SHADE & SHADOW WINTER SOLSTICE DECEMBER 22 03:00 PM

- Existing Shadow
- Proposed Shadow

As also shown in the shading diagrams, the Project would shade various multi-family residential uses and associated outdoor spaces to the north side of Ince Boulevard beginning after 12:00 P.M. By 3:00 P.M., however, the shadows that would affect the shade-sensitive uses at the noon hour would have moved completely out these affected residential parcels. Similarly, those shade-sensitive properties that were not shaded at the 12:00 P.M. hour would be shaded at the 3:00 P.M. hour. Nonetheless, new shading effects at any one of these properties between 12:00 P.M. and 3:00 P.M. would occur for less than the three-hour threshold limit in the affected residential areas. Therefore, the Project would not exceed the City's accepted shade threshold during the afternoon period at these locations and shading impacts would be less than significant.

Thus, overall, any new shading at off-site, shade-sensitive sites would not occur for more than three consecutive hours between the hours of 9:00 A.M. and 3:00 P.M. PST. Therefore, shading from the Project would not exceed the City's accepted shade threshold and would have a less than significant impact during the winter solstice.

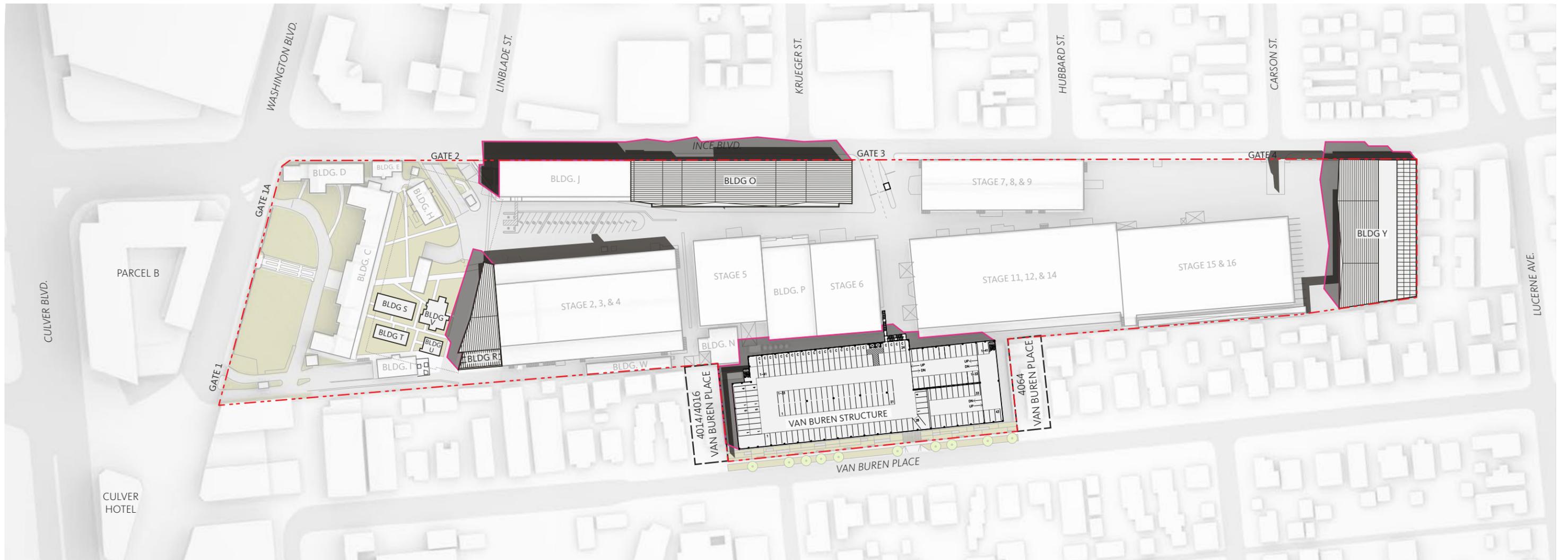


SHADE & SHADOW SPRING & AUTUMN EQUINOX MARCH 22, SEPTEMBER 22 9:00 AM

The shading diagrams contained in the Comprehensive Plan for the Project illustrate future shade conditions during the spring and fall equinox (which are identical and therefore are evaluated as one set of shade conditions for both seasons).

As shown in the shading diagrams, at 9:00 A.M., the shadow from the Project would extend to the adjacent residential properties to the west of the parking structure on Van Buren Place (4014 and 4016 Van Buren Place).

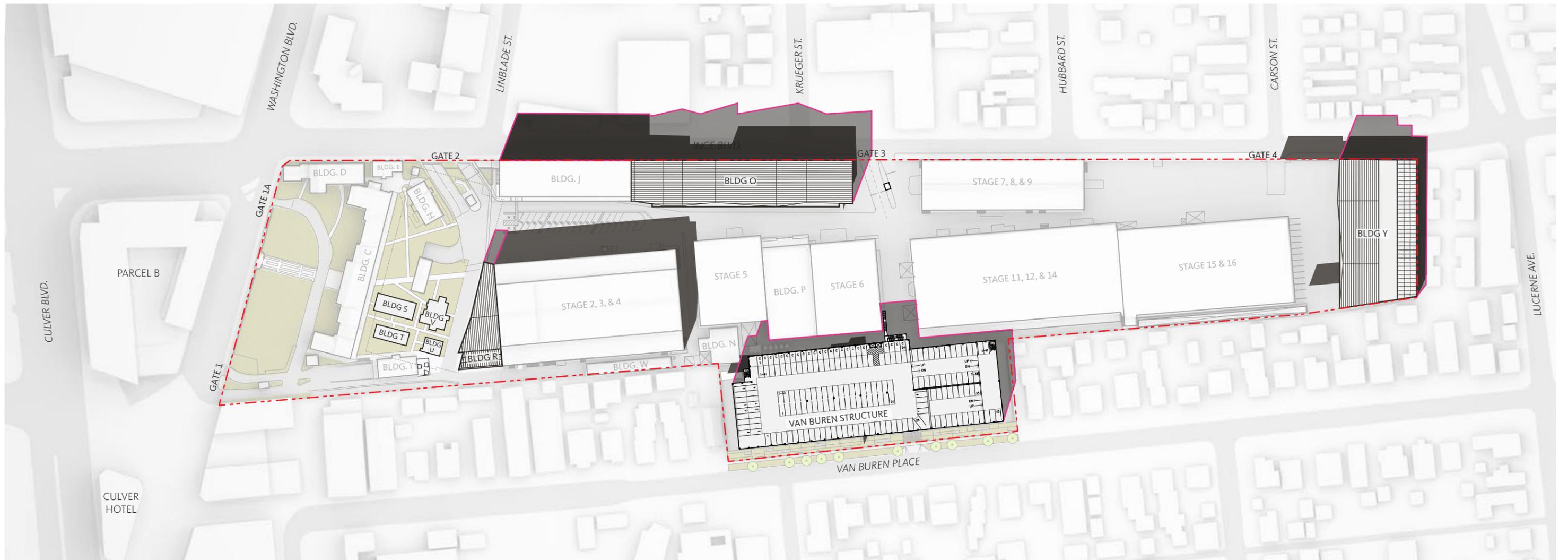
- Existing Shadow
- Proposed Shadow



SHADE & SHADOW SPRING & AUTUMN EQUINOX MARCH 22, SEPTEMBER 22 12:00 PM

By 12:00 P.M., however, the shadow would be entirely to the east of this residential property and would not affect any off-site, shade-sensitive sites. Any new shading during the morning period would occur less than the three-hour threshold limit in the adjacent residential area. Therefore, the Project would not exceed the City's accepted shade threshold during the morning period.

- Existing Shadow
- Proposed Shadow



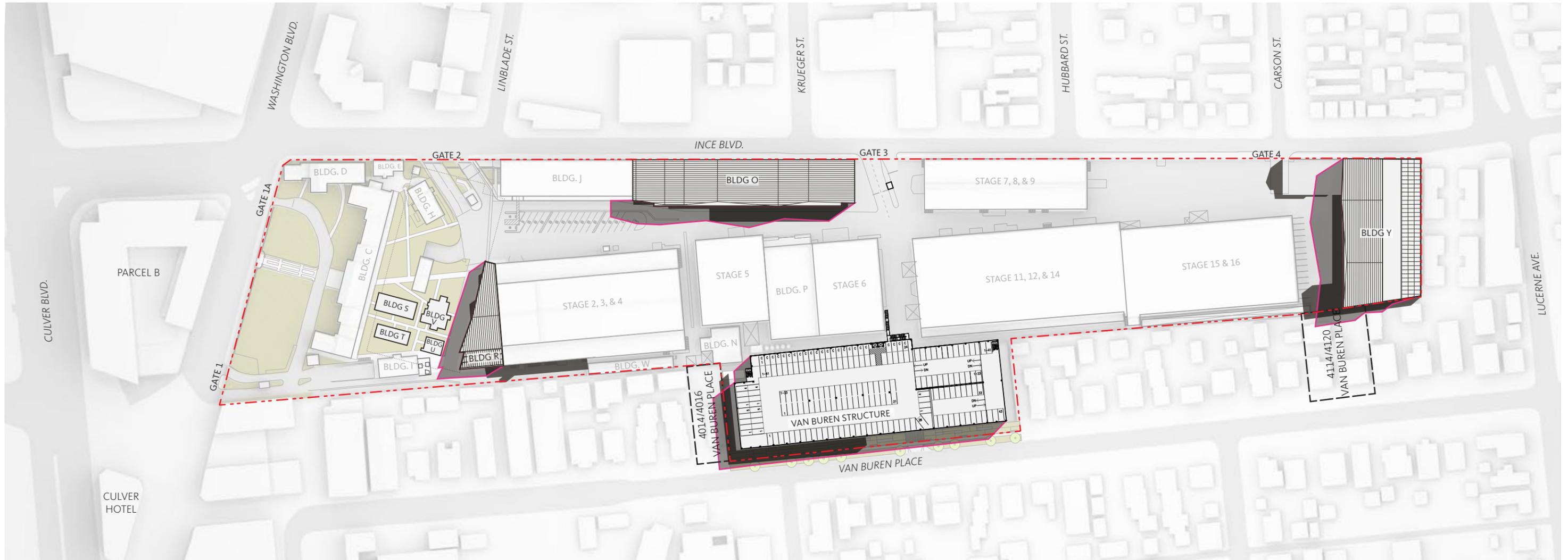
SHADE & SHADOW SPRING & AUTUMN EQUINOX MARCH 22, SEPTEMBER 22 3:00 PM

Between 12:00 P.M. and 3:00 P.M., the Project's shadow would generally occur on the street right-of-way and sidewalks along Ince Boulevard. This area does not contain off-site, shade-sensitive uses. However, as shown in the shading diagrams, shading would occur at two shade-sensitive locations at the 3:00 P.M. hour, including the front yard of multi-family residential uses north of Ince Boulevard and residential use immediately east of the proposed expanded parking structure on the north side of Van Buren Place (4064 Van Buren Place).

However, based on the shading diagrams, shading effects at these locations would begin to occur at approximately 2:00 P.M. based on interpolation of shadows between 12:00 P.M. and 3:00 P.M. As such, the Project could cast shadows on these properties between the hours of 2:00 P.M. and 5:00 P.M., or up to three hours. However, the duration of shading would not occur for more than four consecutive hours prior

to 5:00 P.M. PDT. Therefore, any new shading at off-site, shade-sensitive sites would not occur for more than four consecutive hours between the hours of 9:00 A.M. and 5:00 P.M. PDT. Therefore, shading from the Project would not exceed the City's accepted shade threshold and would have a less than significant impact during the spring or autumn equinoxes.

- Existing Shadow
- Proposed Shadow



SHADE & SHADOW

SUMMER SOLSTICE

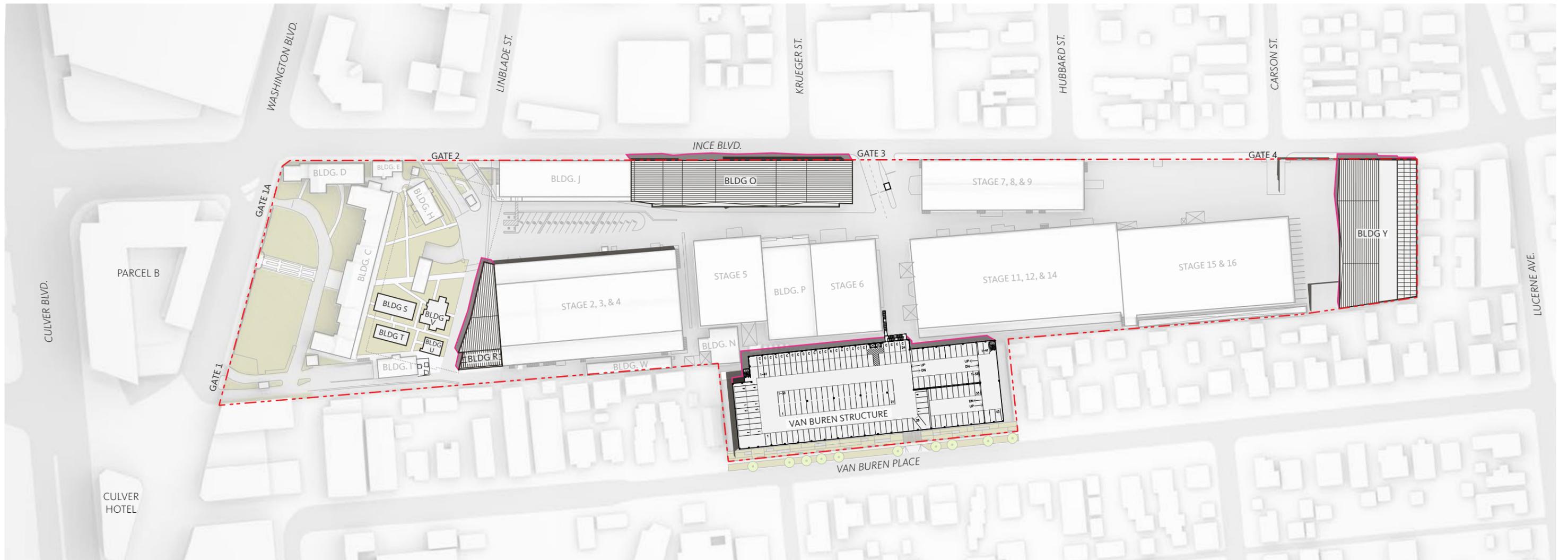
JUNE 21

09:00 AM

The shading diagrams contained in the Comprehensive Plan for the Project illustrate future shadow conditions during the summer solstice.

As shown therein, at 9:00 A.M., the shadow from the Project would extend to the west of the on-site parking structure to the eastern edge of the adjacent multi-family residential uses located at 4014 and 4016 Van Buren Place and to the northernmost portion of the rear yard of single-family residential units east of the parking structure located at 4114 through 4120 Van Buren Place.

- Existing Shadow
- Proposed Shadow



SHADE & SHADOW

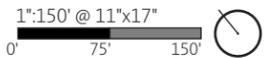
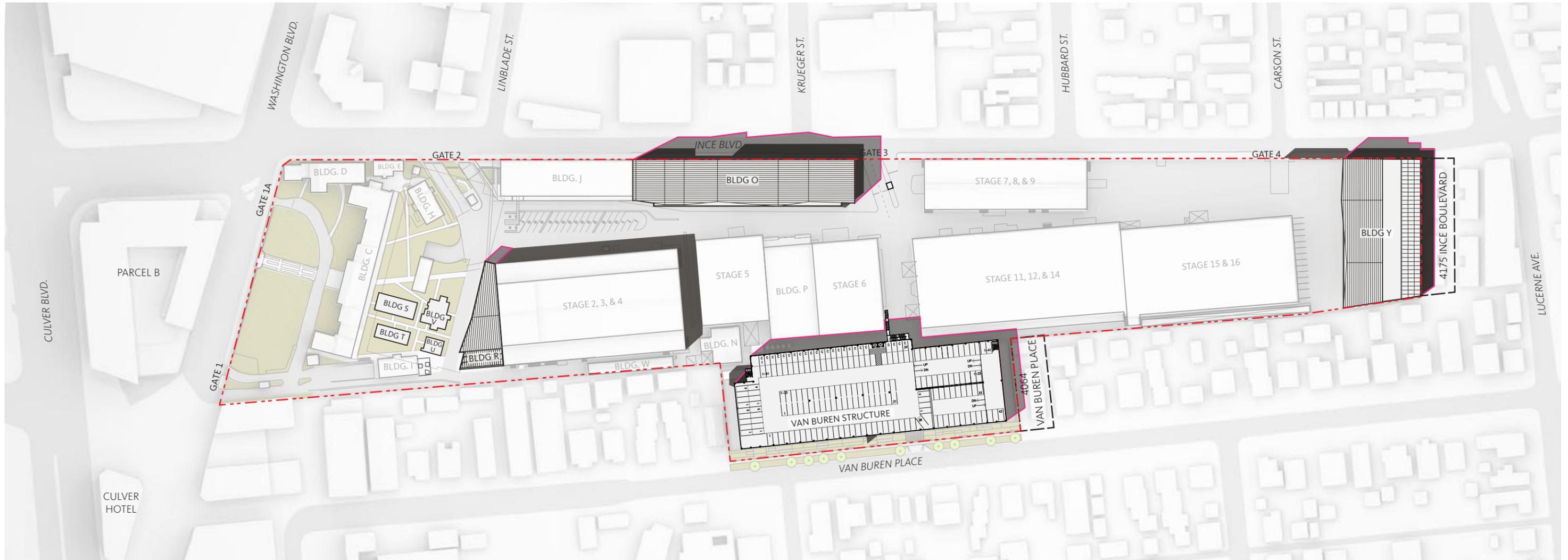
SUMMER SOLSTICE

JUNE 21

12:00 PM

By 12:00 P.M., however, these shadows would move to the north and east of these residential areas and would not affect any off-site, shade-sensitive sites. Any new shading during the morning period would occur less than the four-hour threshold limit in the residential area. Therefore, the Project would not exceed the City's accepted shade threshold during the morning period.

- Existing Shadow
- Proposed Shadow



SHADE & SHADOW

SUMMER SOLSTICE

JUNE 21

03:00 PM

During afternoon hours, between 12:00 P.M. and 3:00 P.M., the Project would shade a small section of the western portion of the multi-family residential use located at 4064 Van Buren Place as well as the buildings in the western portion of the multi-family residential parcel located immediately east of the Project site at 4175 Ince Boulevard.

The outdoor areas at both of these sites would be shaded for a maximum of approximately three hours between approximately 2:00 P.M. and 5:00 P.M. The duration of shading would not occur for more than four consecutive hours prior to 5:00 P.M. PDT. As such any new shading at off-site, shade-sensitive sites would not occur for more than four consecutive hours between the hours of 9:00 A.M. and 5:00 P.M. PDT. Therefore, shading from the Project would not exceed the City's accepted shade threshold and would have a less than significant impact during the summer solstice.

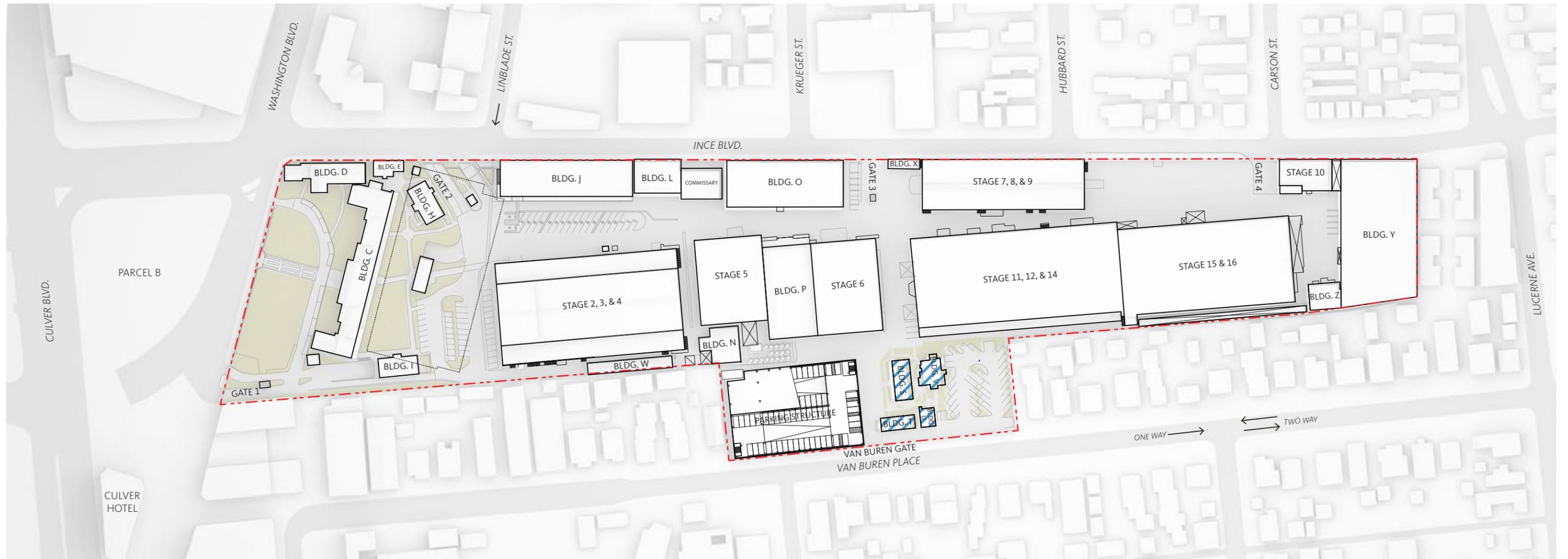
- Existing Shadow
- Proposed Shadow

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PROPOSED
**BUNGALOW
RELOCATION**



PROPOSED PROJECT RELOCATION

Comprehensive Plan Amendment #6 proposes the relocation of Buildings S, T, U, and V to the rear lawn, south of Building C. The primary aim of the relocation is to create a concentrated zone of historically significant buildings on The Culver Studios property, reinforcing and showcasing the lot's remarkable history. As part of the relocation, a new open space amenity, the Bungalow Lawn, will provide additional landscape area to the lot as well as creating a framework highlighting the sustainable and water-conscious landscape approaches to be utilized across the property.

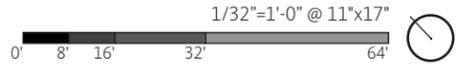
When relocated, the bungalows will be positioned similarly to their current siting in order to recreate a setting of small scale intimate gardens and courtyards. The landscape will

be compatible with the existing aesthetics and nature of the current bungalow lot. There will be a fire lane between the proposed bungalows and proposed Building R.

There are four open space design objectives for the relocation of the bungalows.

- Create outdoor spaces that are similar in scale to the existing building layout.
- Integrate the landscape with the adjacent Mansion to the north and respect its adjacency in terms of scale, proportion and layout.
- Landscape with drought tolerant plant material.
- Incorporate seating areas, gardens and shade for pedestrians and studio users.

BUNGALOW LOT EXISTING SITE PLAN



BUNGALOW LOT

EXISTING CONDITIONS

In order to create the new parking support envisioned in CPA 6 and to eliminate production vehicles and employee parking impacts in the surrounding neighborhood, The Culver Studios is proposing to demolish the existing 3-level parking structure adjacent to the Power House (Building N) and replace it with a 1,414-space above- and below-grade structure on the portion of the property next to Van Buren Place. The project will necessitate the relocation of the four existing historic bungalows, Buildings S, T U & V, from the westerly portion of the property to a new location behind the Mansion Building in a newly created historic cluster. These four buildings, used historically and currently as talent facilities, are all designated locally as Significant structures. The following detailed descriptions of each building are part of the PCR Services CPA6 Historical Resources Analysis:

Building S is a one-story American Colonial Revival style bungalow constructed in 1936, and is oriented to the north, facing a parking structure. It was originally used as dressing rooms and consists of a rectangular floor plan on a concrete foundation. The bungalow is clad in wood clapboard siding and topped with a hipped roof with wood shingles and boxed eaves with a cornice. Building S is associated with the David O. Selznik Era (1935-1949) within the overall period of significance as a residence for stars like Clark Gable and Vivian Leigh during the filming of *Gone with the Wind*. The structure has been previously identified at the local level as a Significant structure of substantial architectural, historical, or cultural significance to the community, and previously identified as eligible for the National Register of Historic Places.

Building T was originally constructed in 1942 as army barracks but moved to its current location sometime around 1946 when it was converted into office spaces. The building is oriented with its primary façade facing north, towards a parking garage. The bungalow has a rectangular footprint with concrete foundation and wood clapboard siding. It has a forward facing gabled roof with wood shingles and boxed eaves with a decorative cornice with cornice returns. Building T is associated with the David O. Selznik Era (1935-1949) within the overall period of significance. The structure has

been previously identified at the local level as a Significant structure of substantial architectural, historical, or cultural significance to the community, and previously identified as eligible for the National Register of Historic Places.

Constructed in 1941, assessor records note **Building U** was used as a gym. Designed in the Moderne style, it is a one-story with a square footprint and is covered in stucco. The front portion of the building is taller than the back, as the side elevations step down to the rear. Building U is associated with Orson Welles during the filming of *"Citizen Kane."* The building retains integrity from its period of significance, the Cecil B. DeMille/Early RKO Era, to express its association with the studio and Orson Welles while he directed *Citizen Kane*. Previous surveys have identified Building U as individually eligible for National Register. In addition, Bungalow U has been designated a Significant structure by the City of Culver City and as such is considered a local cultural resource.

Constructed in 1929, the assessor records note **Building V** was used as a dressing room for Gloria Swanson and the 1950 Sanborn map notes it was a publicity office. Originally Building V had a living room, two dressing rooms, a bathroom, and a kitchen. The one-and-a-half story Moderne style building has a rectangular plan and massing covered in stucco with narrow horizontal Moderne banding accenting the primary and side elevations. The flat roof has metal coping at the roofline. There is a second-story towards the rear of the building historically noted as a "sun room." Building V has enough integrity to exemplify its period of significance associated with the early Thomas Ince era. Previous surveys have identified Building V as individually eligible for National Register. In addition, Bungalow V has been designated a Significant structure by the City of Culver City and as such is considered a local cultural resource.

The four existing bungalows, Buildings S, T, U and V, currently located on the proposed parking structure site will be relocated to a Bungalow Lot behind the Mansion (Building C). The configuration and layout of the Relocated Bungalow Lot under the project would retain the four bungalows in a similar grouping within the studio lot.



Building S



Building T

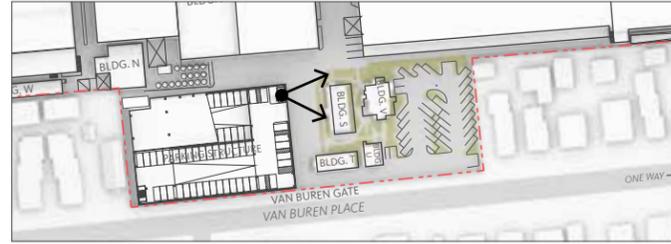


Building U



Building V

BUNGALOW LOT EXISTING CONDITIONS



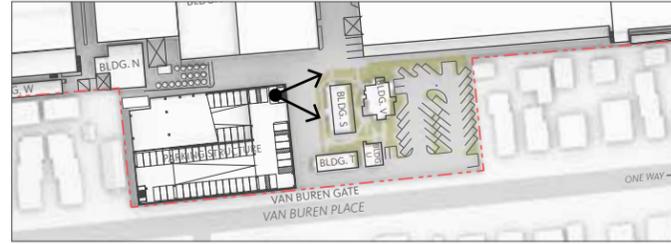
View from Parking Garage second level to Bungalow S.



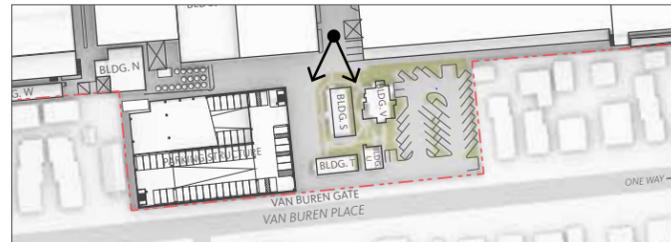
View from Parking Garage second level to Bungalow T.



BUNGALOW LOT EXISTING CONDITIONS



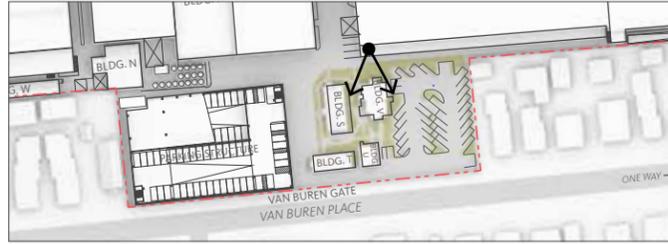
View from Parking Garage roof level to Bungalow S.



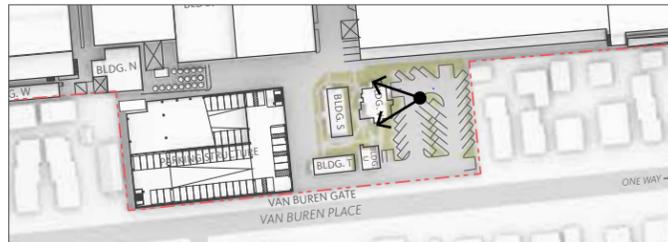
View from Gate 3 drive to Bungalow S and V.



BUNGALOW LOT EXISTING CONDITIONS



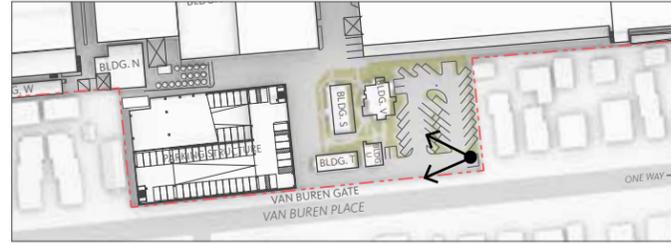
View from Stage 11 to Bungalow V.



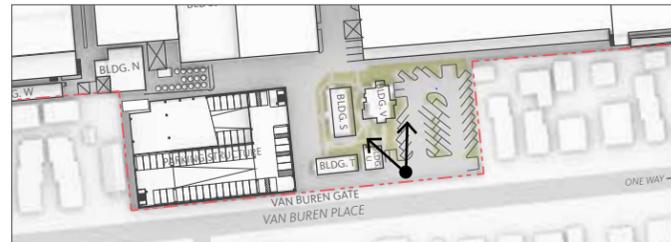
View from the surface parking lot to Bungalow V.



BUNGALOW LOT EXISTING CONDITIONS



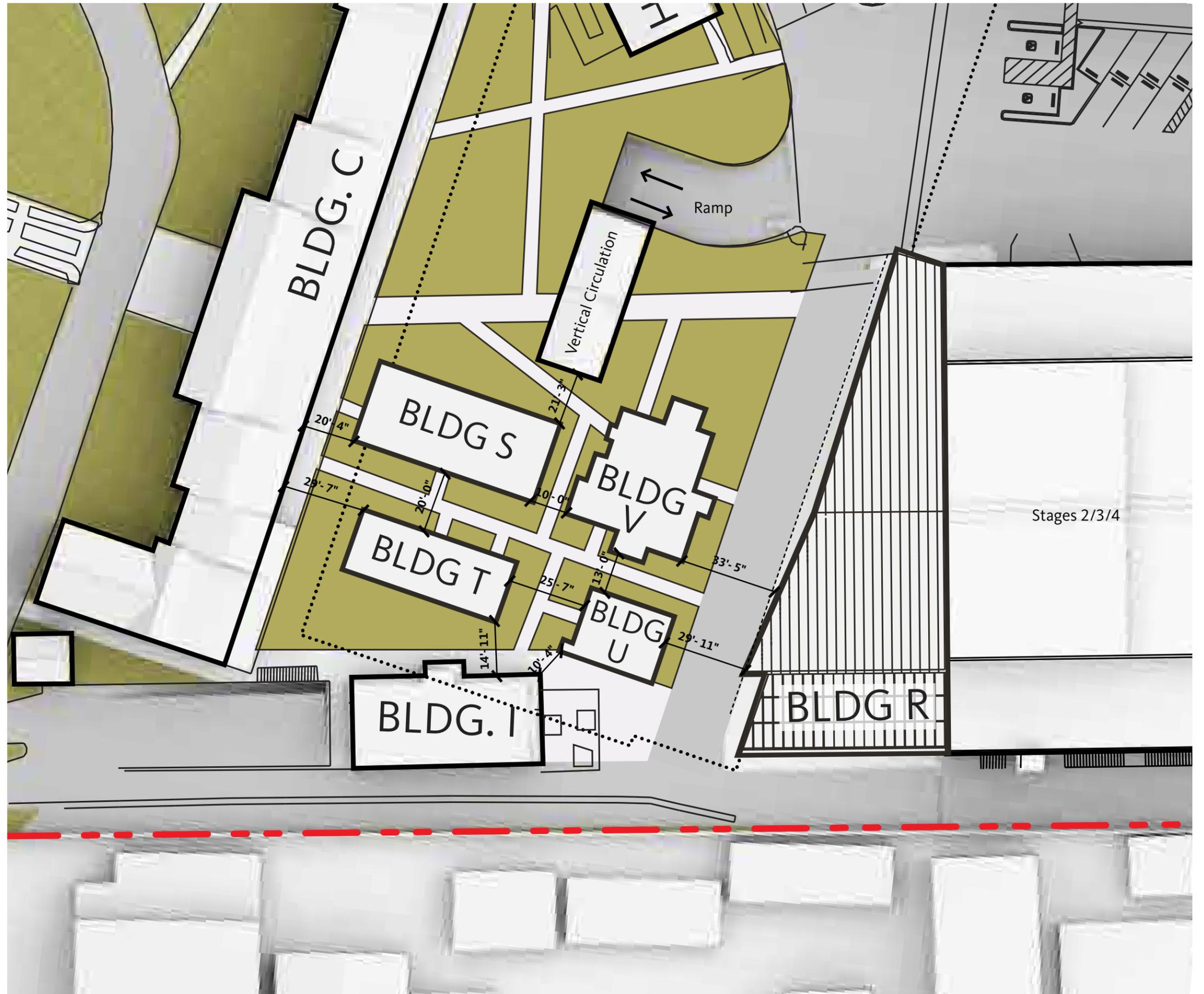
View from the surface parking lot to Bungalow U.



View from the surface parking lot to Bungalow U.



BUNGALOW LOT PROPOSED SITE PLAN



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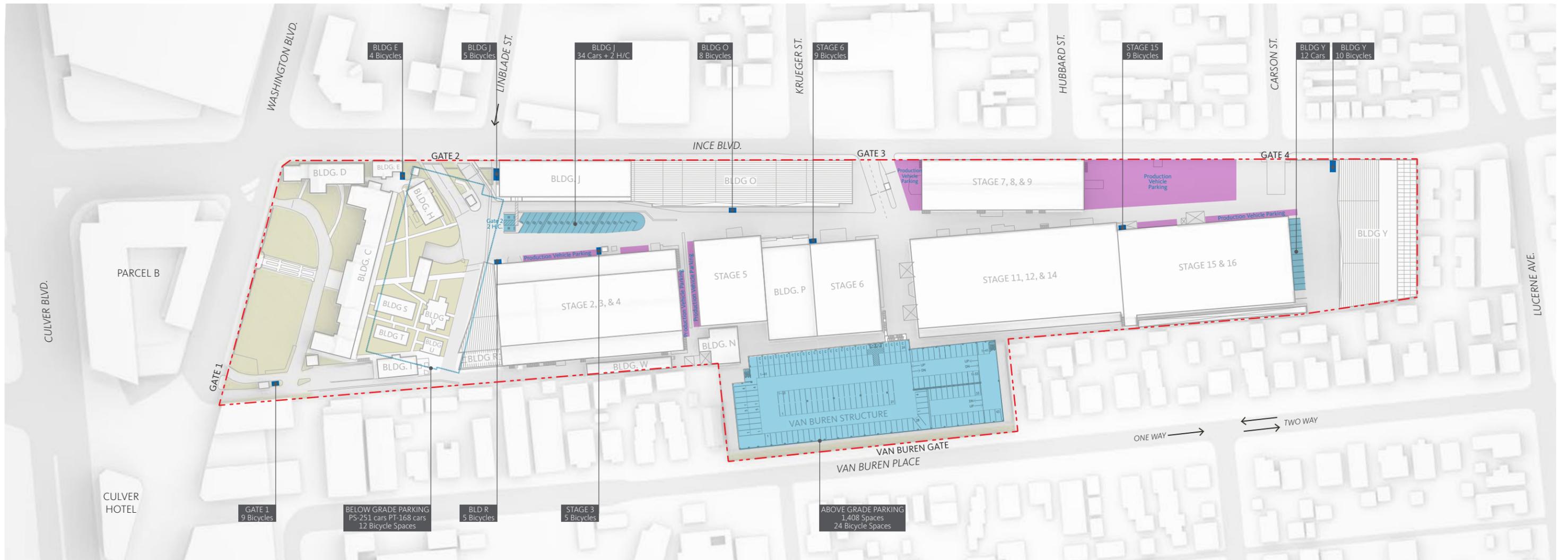


PROPOSED PARKING

PROPOSED PARKING SUMMARY

Building	Existing (per Comprehensive Plan #5)						Use	Proposed					
	Use			Parking Spaces Required				Use			Parking Spaces Required		
	Office	Support	Stage	Spaces/1,000 sf	GLFA	Required ¹	Office	Support	Stage	Spaces/1,000 sf	GLFA	Required ¹	
Office/Support													
C	15,140 SF	-	-	2.86 spaces	1.00	43 spaces	15,140 SF	-	-	2.86 spaces	1.00	43 spaces	
D	5,387 SF	-	-	2.86 spaces	1.00	15 spaces	5,387 SF	-	-	2.86 spaces	1.00	15 spaces	
E	881 SF	-	-	2.86 spaces	1.00	3 spaces	881 SF	-	-	2.86 spaces	1.00	3 spaces	
H	1,806 SF	-	-	2.86 spaces	1.00	5 spaces	1,806 SF	-	-	2.86 spaces	1.00	5 spaces	
I	1,641 SF	-	-	2.86 spaces	1.00	5 spaces	1,641 SF	-	-	2.86 spaces	1.00	5 spaces	
J	49,500 SF	-	-	2.86 spaces	1.00	142 spaces	49,500 SF	-	-	2.86 spaces	1.00	142 spaces	
L	3,343 SF	-	-	2.86 spaces	1.00	10 spaces							
Commissary	-	3,566 SF	-	.52 spaces	0.85	2 spaces							
O	22,264 SF	4,700 SF	-	2.86 spaces .52 spaces	1.00 0.85	66 spaces	90,000 SF	-	-	2.86 spaces	1.00	257 spaces	
S	1,914 SF	-	-	2.86 spaces	1.00	5 spaces	1,914 SF	-	-	2.86 spaces	1.00	5 spaces	
T	1,066 SF	-	-	2.86 spaces	1.00	3 spaces	1,066 SF	-	-	2.86 spaces	1.00	3 spaces	
U	644 SF	-	-	2.86 spaces	1.00	2 spaces	644 SF	-	-	2.86 spaces	1.00	2 spaces	
V	1,605 SF	-	-	2.86 spaces	1.00	5 spaces	1,605 SF	-	-	2.86 spaces	1.00	5 spaces	
W	-	875 SF	-	.52 spaces	0.85	spaces	-	875 SF	-	.52 spaces	0.85	.0 spaces	
X	-	541 SF	-	.52 spaces	0.85	spaces							
Y	-	26,624 SF	-	.52 spaces	0.85	12 spaces	84,700 SF	-	-	2.86 spaces	1.00	242 spaces	
Z	-	1,943 SF	-	.52 spaces	0.85	1 spaces							
Sound Stage													
2,3,4	-	-	32,400 SF	2.46 spaces	1.00	80 spaces	-	-	32,400 SF	2.46 spaces	1.00	80 spaces	
Breezeway	12,681 SF	9,334 SF	-	2.86 spaces .52 spaces	1.00 0.85	40 spaces	12,681 SF	9,334 SF	-	2.86 spaces .52 spaces	1.00 0.85	40 spaces	
5,6	-	20,600 SF	27,400 SF	2.46 spaces .52 spaces	1.00 0.85	76 spaces	-	20,600 SF	27,400 SF	2.46 spaces .52 spaces	1.00 0.85	76 spaces	
7,8,9	-	-	16,800 SF	2.46 spaces	1.00	41 spaces	-	-	16,800 SF	2.46 spaces	1.00	41 spaces	
10	-	442 SF	3,280 SF	2.46 spaces .52 spaces	1.00 0.85	8 spaces							
11,12,14	-	-	40,500 SF	2.46 spaces	1.00	100 spaces	-	-	40,500 SF	2.46 spaces	1.00	100 spaces	
15,16	-	5,572 SF	35,100 SF	2.46 spaces .52 spaces	1.00 0.85	88 spaces	-	5,572 SF	35,100 SF	2.46 spaces .52 spaces	1.00 0.85	88 spaces	
Grand Total													
Gross SF	117,872 SF	74,197 SF	155,480 SF				297,965 SF	36,381 SF	152,200 SF				
				Total Parking		752 spaces				Total Parking		1,241 spaces	
				Live Audience ²		200 spaces				Live Audience ²		200 spaces	
				Deferred ³		100 spaces				Deferred ³		100 spaces	
				Total Required		1,052 spaces				Total Required		1,541 spaces	
				Provided On-Site		756 spaces				Provided On-Site		1,875 spaces	

(1) All numbers are rounded to the nearest whole number.
(2) It is understood that CUP #87-11 provided a shared parking agreement that provided for the live audience parking requirement to be addressed through a shared parking agreement.
(3) It is understood that C.O.A. #II.H. of Resolution #94-R055 deferred 100 spaces of required stage use parking with the understanding that the Studio could be required to provide those spaces if a parking deficiency was found to be impacting the traffic flow and/or safety in the adjacent neighborhood.
(4) Basement level not included in parking calculation - intended as Utility Infrastructure - restricted access only (Building O: 21,400 GSF, Building Y: 27,300 GSF)



1":150' @ 11"x17"
 0' 75' 150'

PROPOSED PARKING

- Vehicular Parking
- Production Vehicle Parking
- Bicycle Parking

The Culver Studios is proposing to add 1,420 spaces to an existing supply, after demolition, of 455 spaces dispersed across the property. To accommodate additional programmatic growth on the campus and to reduce the off-site impacts of production vehicles access and parking, CPA 6 proposes a new parking structure that has a dual function of also being a production vehicle staging area on the ground and Basement 01 levels. CPA 6 provides 1,408 spaces in an above/below ground structure located on the western edge

of the property. The Van Buren Parking Garage is proposed as 6 levels of parking above grade and 2 levels of parking below. The majority of the parking supply is provided in two locations; the below grade parking structure (419 spaces) accessed from Gate 2, and the proposed above/below grade parking structure (1,408 spaces) accessed from both Gate 2 and Gate 3. The Building I, visitor, and Stage 2 surface parking lot will be converted into the Bungalow courtyard, a loss of 42 spaces. Surface parking will also be removed from the southern portion of the property to reduce vehicular/pedestrian conflicts in the narrowest portion of the property. In addition to the visitor and employee parking areas, there are numerous zones across the property dedicated to production parking that allow large trailers and trucks to assemble, free from any dedicated fire lane. All new bicycle racks will be Inverted-U in style, or similar, and will adhere to the Culver City Bicycle and Pedestrian Master Plan Design Guide.

VEHICLE PARKING DEMOLITION	SPACES
Front Lawn	9
Building I	9
Visitor	19
Stage 2	14
Building O	8
Stage 6	3
Stage 11	34
Above grade Parking Structure	200
Building Y	5
SUBTOTAL	301
VEHICLE PARKING TO REMAIN	SPACES
Below Grade Parking Structure	419
Bldg J	36
SUBTOTAL	455
VEHICLE PARKING PROPOSED	SPACES
Van Buren Parking Structure	1,408
Building Y	12
SUBTOTAL	1,420
CPA 6 TOTAL PROVIDED	1,875

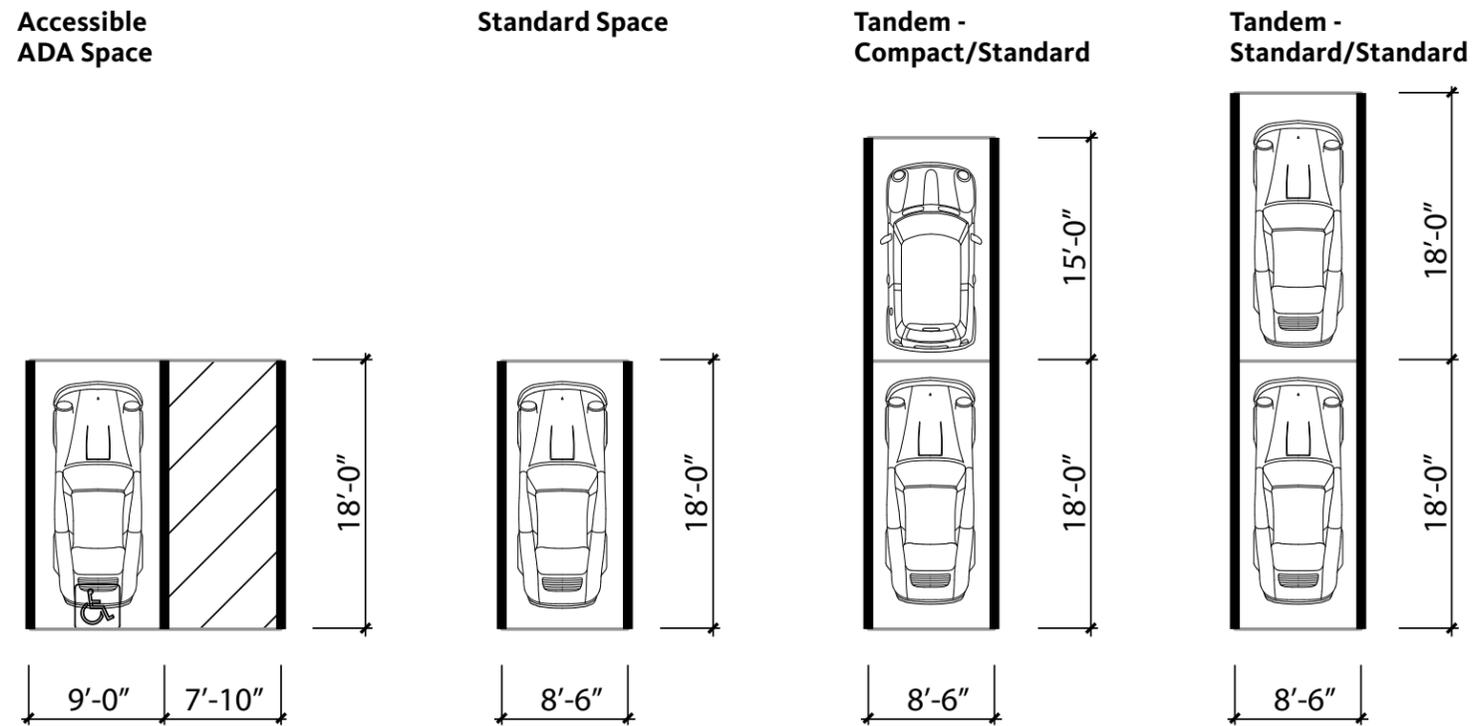
BICYCLE PARKING DEMOLITION	SPACES
Bldg L	5
Bldg O North	9
Bldg O South	5
Bldg Y	5
Above Grade Parking Structure	23
TOTAL	47
BICYCLE PARKING TO REMAIN	SPACES
Gate 1	9
Bldg E	4
Bldg J	5
Below Grade Parking Structure	12
Stage 3	5
Stage 15	9
Stage 6	9
TOTAL	53

BICYCLE PARKING PROPOSED	SPACES
Building Y	10
Van Buren Parking Structure	24
Building O	8
Building R	5
TOTAL	47
CPA 6 TOTAL PROVIDED	100

PROPOSED VAN BUREN GARAGE PARKING SPACE TYPE

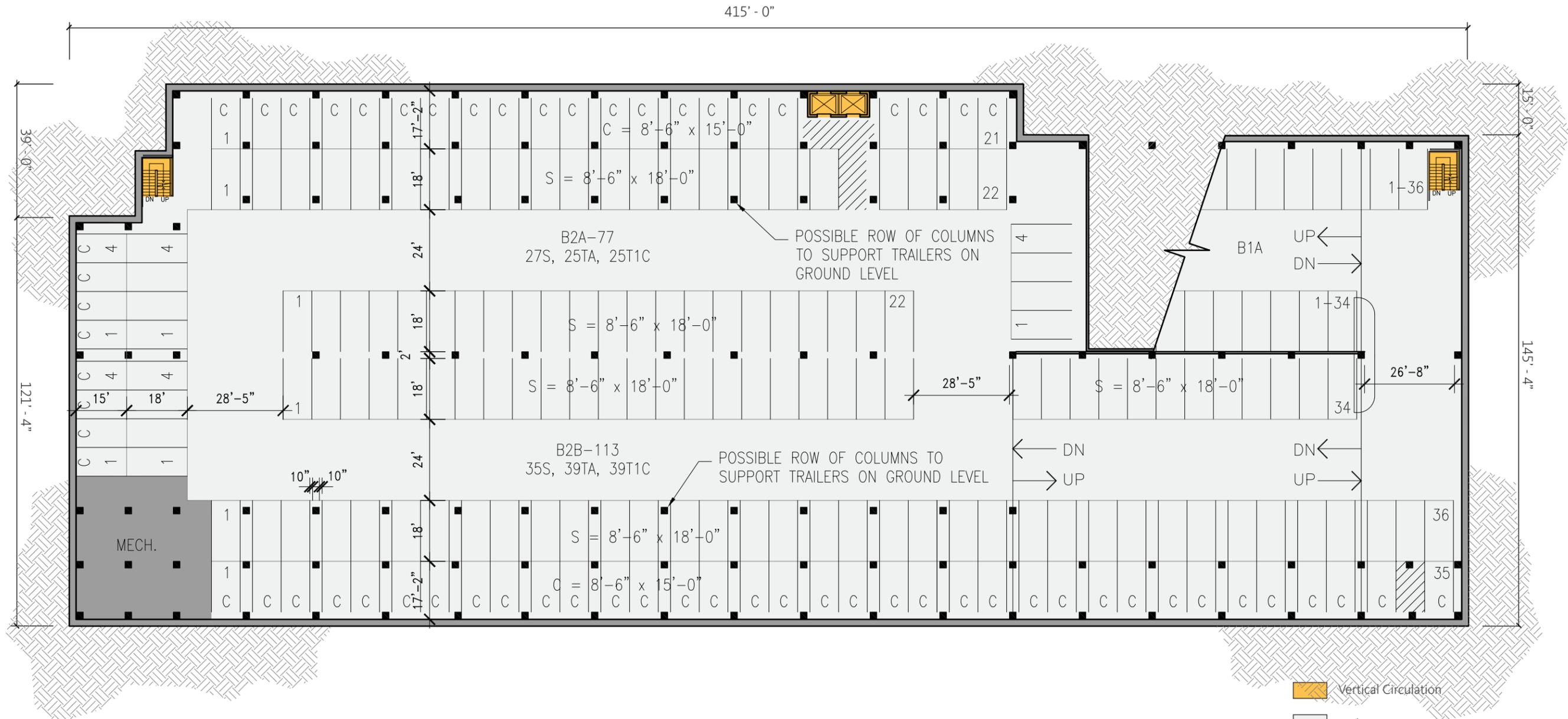
LEVEL	STANDARD SPACE (S)	ACCESSIBLE ADA SPACE (A)	TANDEM - AISLE ACCESSIBLE STANDARD (TA)	TANDEM - BURIED 1 DEEP STANDARD (T1)	TANDEM - BURIED 1 DEEP COMPACT (T1C)	TOTAL	TANDEM + COMPACT % BY LEVEL
B2	62	0	64	0	64	190	67.4%
B1	98	0	52	0	52	202	51.5%
Ground	54	25	15	6	11	111	28.8%
02	126	0	29	8	21	184	31.5%
03	126	0	29	8	21	184	31.5%
04	126	0	29	8	21	184	31.5%
05	126	0	29	8	21	184	31.5%
06	103	0	33	9	24	169	39.1%
TOTAL	821	25	284	49	235	1,408	40.3%

Tandem parking will be managed per a parking management plan, with parking attendants to be stationed on each tandem level and managed in coordination with The Culver Studios security personnel.



VAN BUREN PARKING GARAGE

BASEMENT LEVEL 02



- (S) STANDARD SPACE
- (A) ACCESSIBLE SPACE
- (TA) TANDEM - AISLE ACCESSIBLE STANDARD
- (T1) TANDEM - BURIED 1 DEEP STANDARD
- (T1C) TANDEM - BURIED 1 DEEP COMPACT

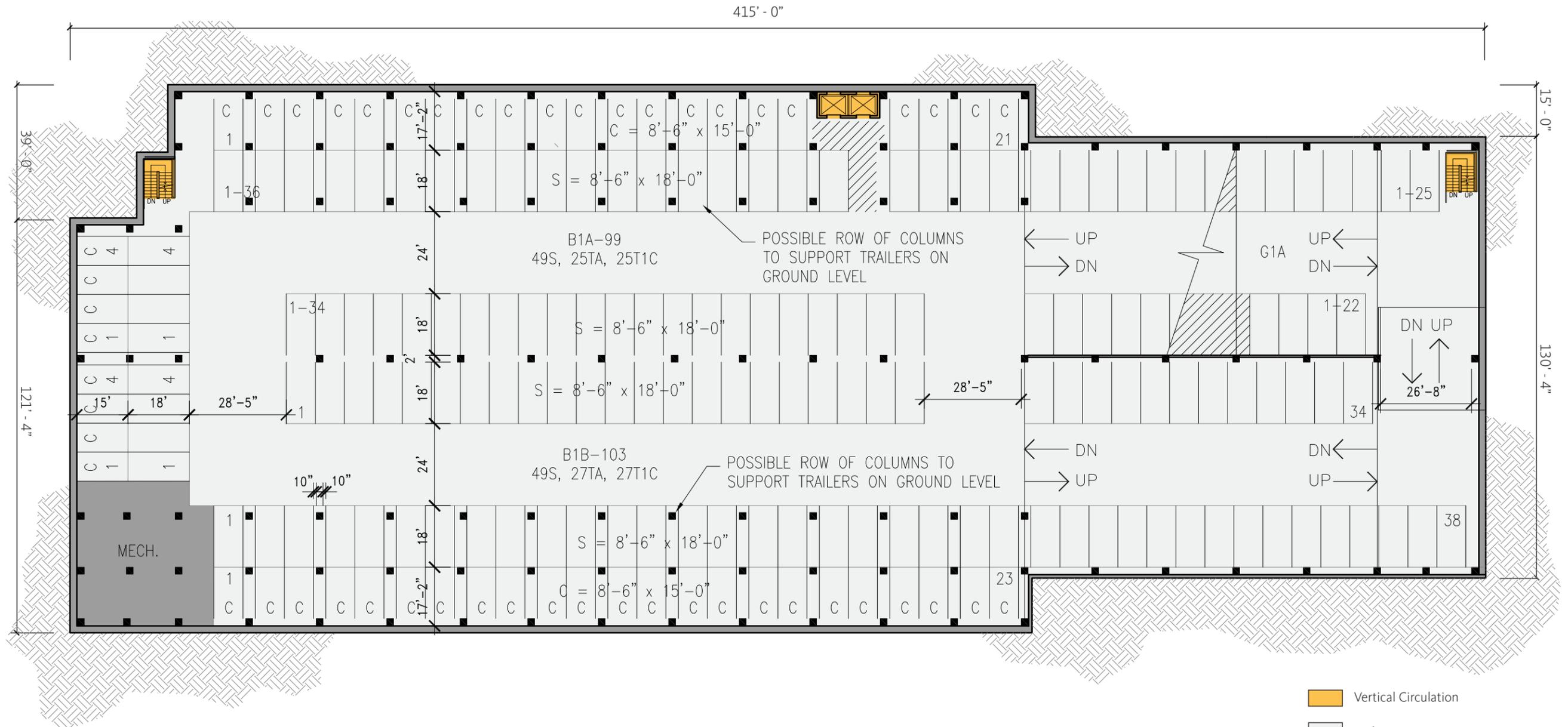
- Vertical Circulation
- Parking
- Mechanical

Van Buren Parking Garage
Level B2



VAN BUREN PARKING GARAGE

BASEMENT LEVEL 01



- (S) STANDARD SPACE
- (A) ACCESSIBLE SPACE
- (TA) TANDEM - AISLE ACCESSIBLE STANDARD
- (T1) TANDEM - BURIED 1 DEEP STANDARD
- (T1C) TANDEM - BURIED 1 DEEP COMPACT

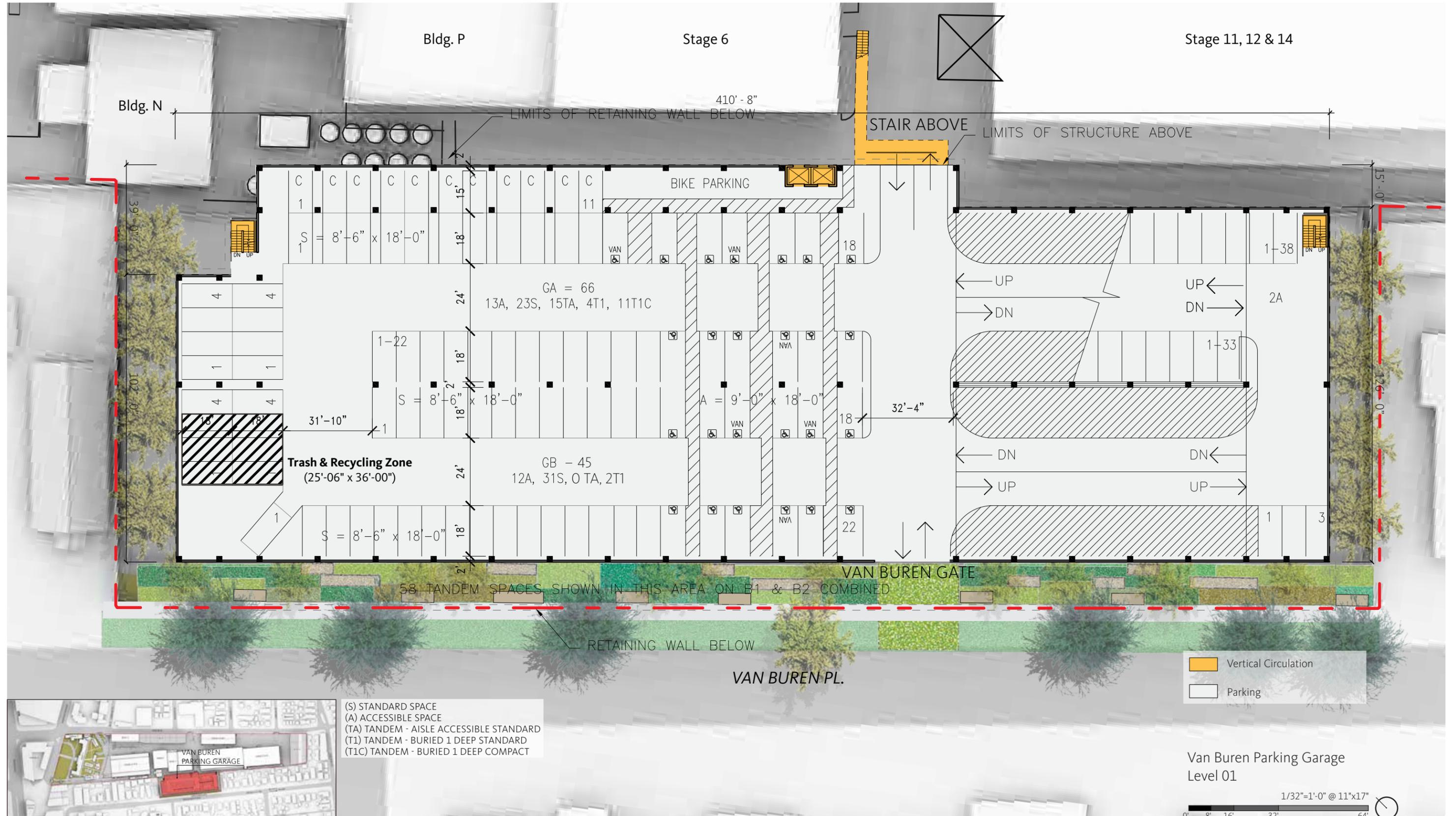
- Vertical Circulation
- Parking
- Mechanical

Van Buren Parking Garage
Level B1



VAN BUREN PARKING GARAGE

LEVEL 01



(S) STANDARD SPACE
 (A) ACCESSIBLE SPACE
 (TA) TANDEM - AISLE ACCESSIBLE STANDARD
 (T1) TANDEM - BURIED 1 DEEP STANDARD
 (T1C) TANDEM - BURIED 1 DEEP COMPACT



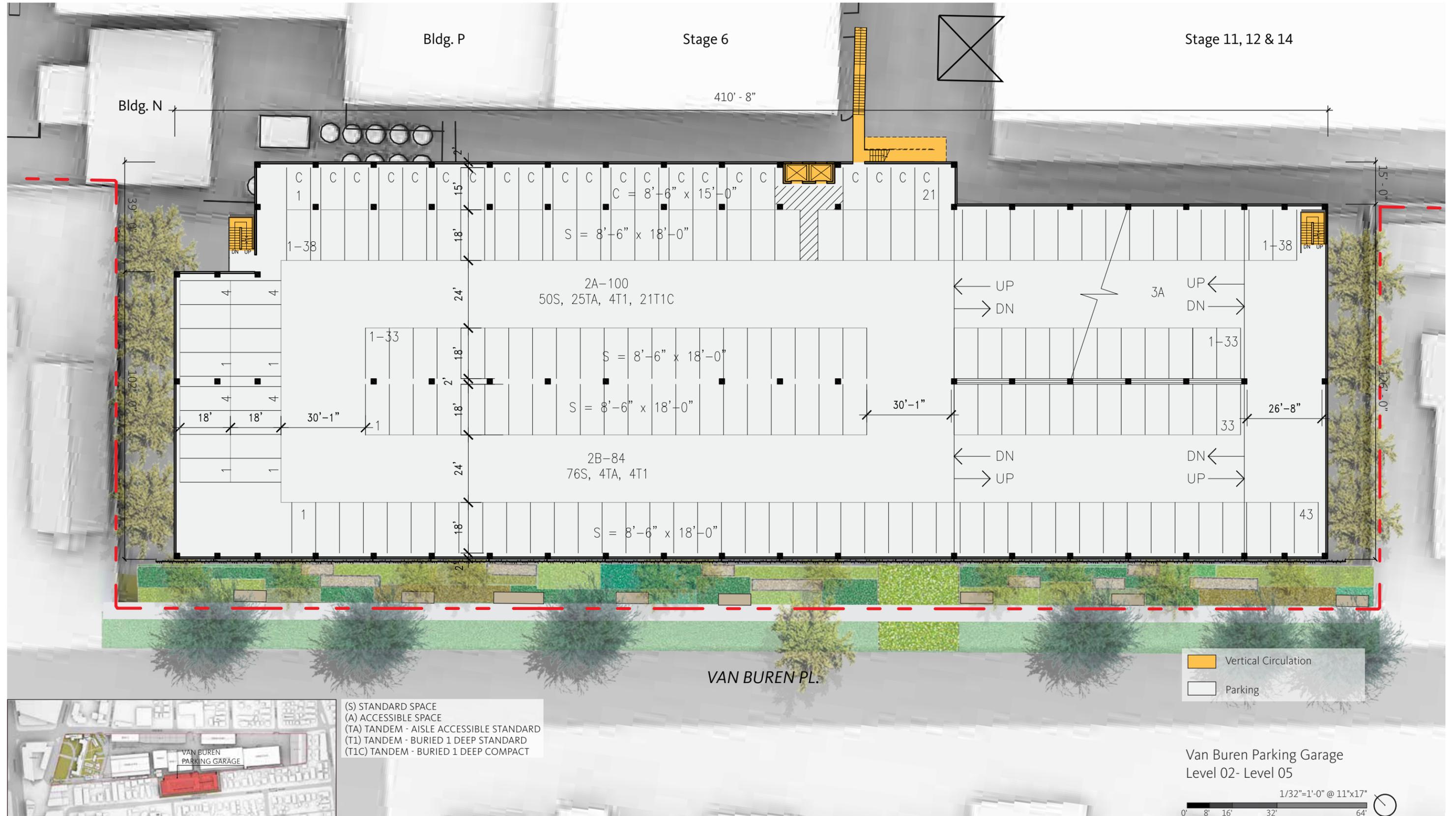
Vertical Circulation
 Parking

Van Buren Parking Garage
 Level 01

1/32"=1'-0" @ 11"x17"
 0 8 16 32 64

VAN BUREN PARKING GARAGE

LEVEL 02-05



(S) STANDARD SPACE
 (A) ACCESSIBLE SPACE
 (TA) TANDEM - AISLE ACCESSIBLE STANDARD
 (T1) TANDEM - BURIED 1 DEEP STANDARD
 (T1C) TANDEM - BURIED 1 DEEP COMPACT

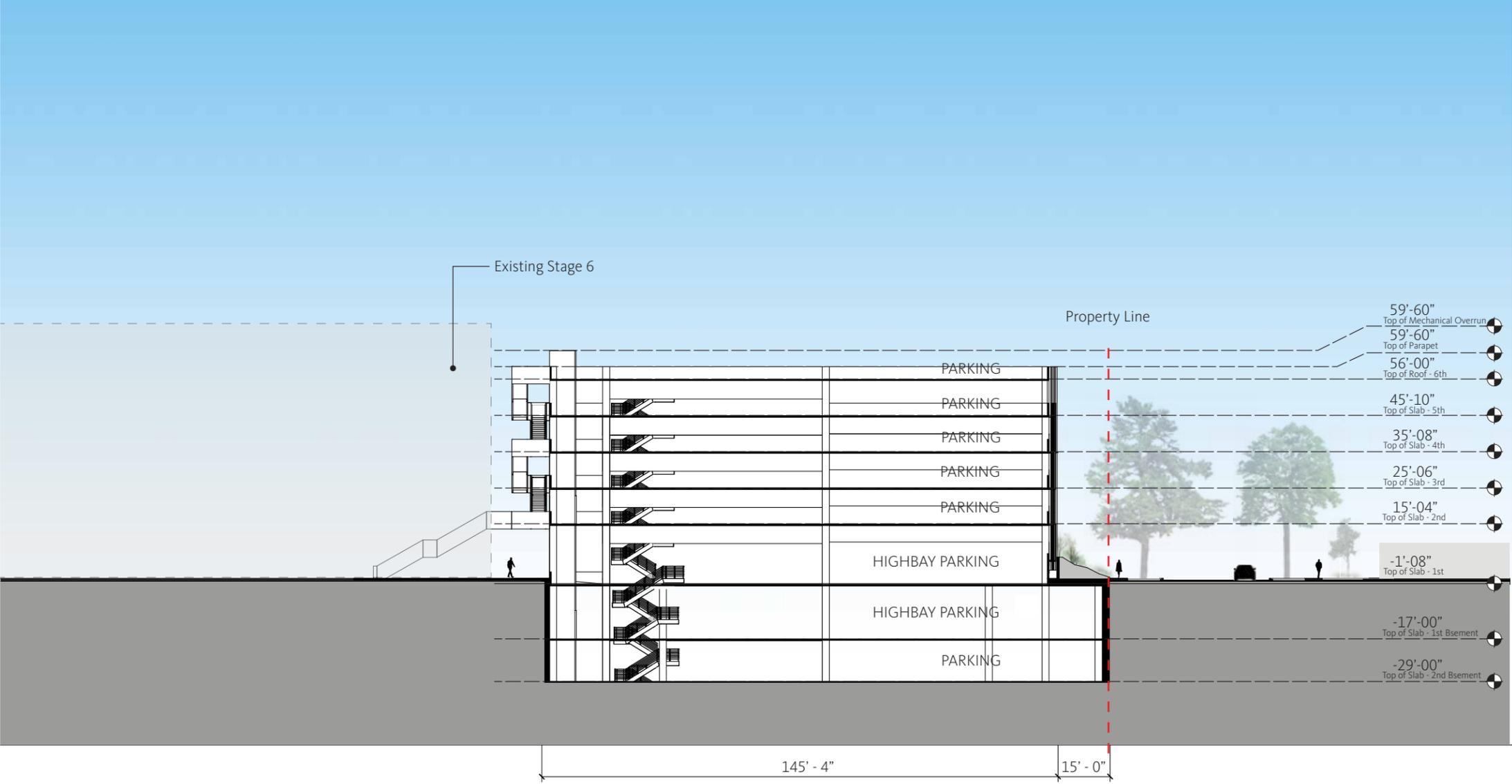


Vertical Circulation
 Parking

Van Buren Parking Garage
 Level 02- Level 05
 1/32"=1'-0" @ 11"x17"
 0' 8' 16' 32' 64'

VAN BUREN PARKING GARAGE

WEST - EAST SECTION



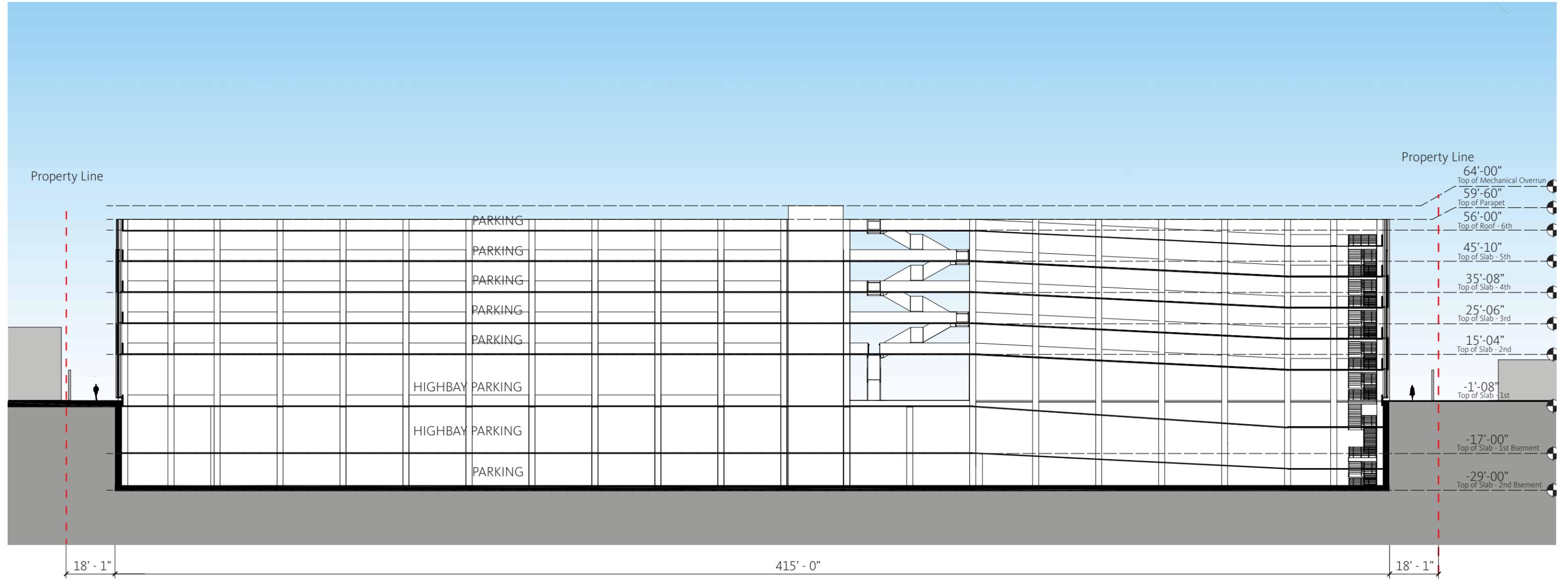
Van Buren Parking Garage
West-East Section

1/32"=1'-0" @ 11"x17"



VAN BUREN PARKING GARAGE

NORTH - SOUTH SECTION



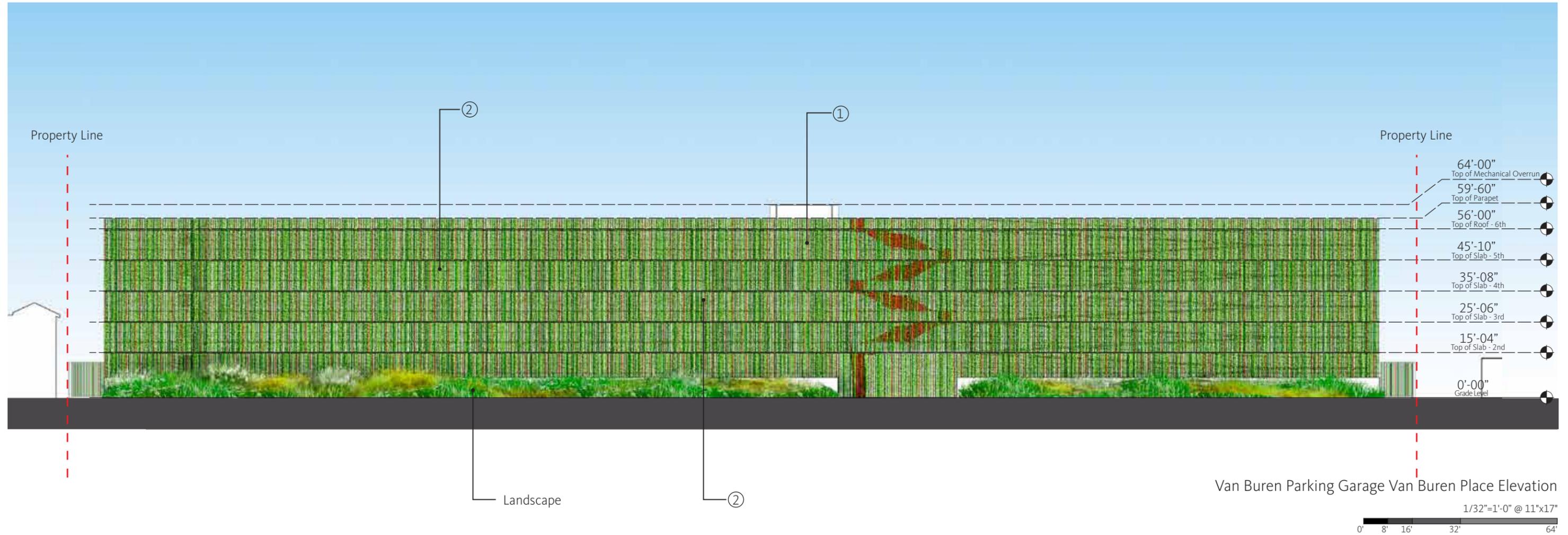
Van Buren Parking Garage
North-South Section

1/32"=1'-0" @ 11"x17"



VAN BUREN PARKING GARAGE

VAN BUREN PLACE ELEVATION



Materials



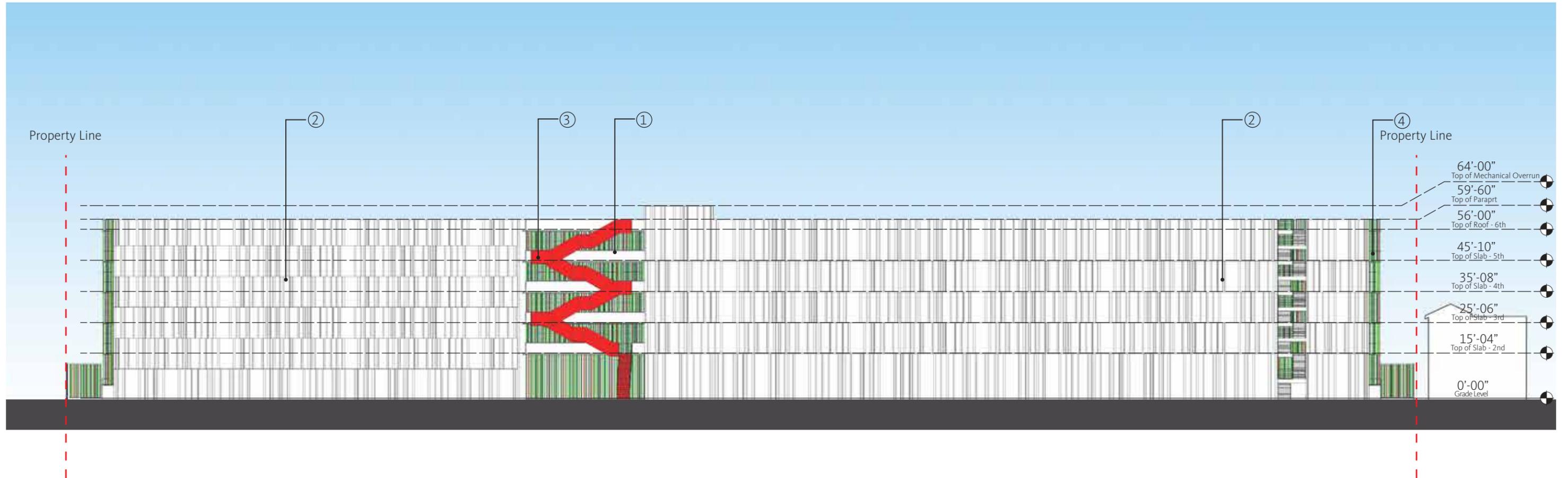
① Concrete



② Aluminum Screen

VAN BUREN PARKING GARAGE

STUDIO ELEVATION



Van Buren Parking Garage Studio Elevation



Materials



① Concrete



② Pre-cast Concrete Panel



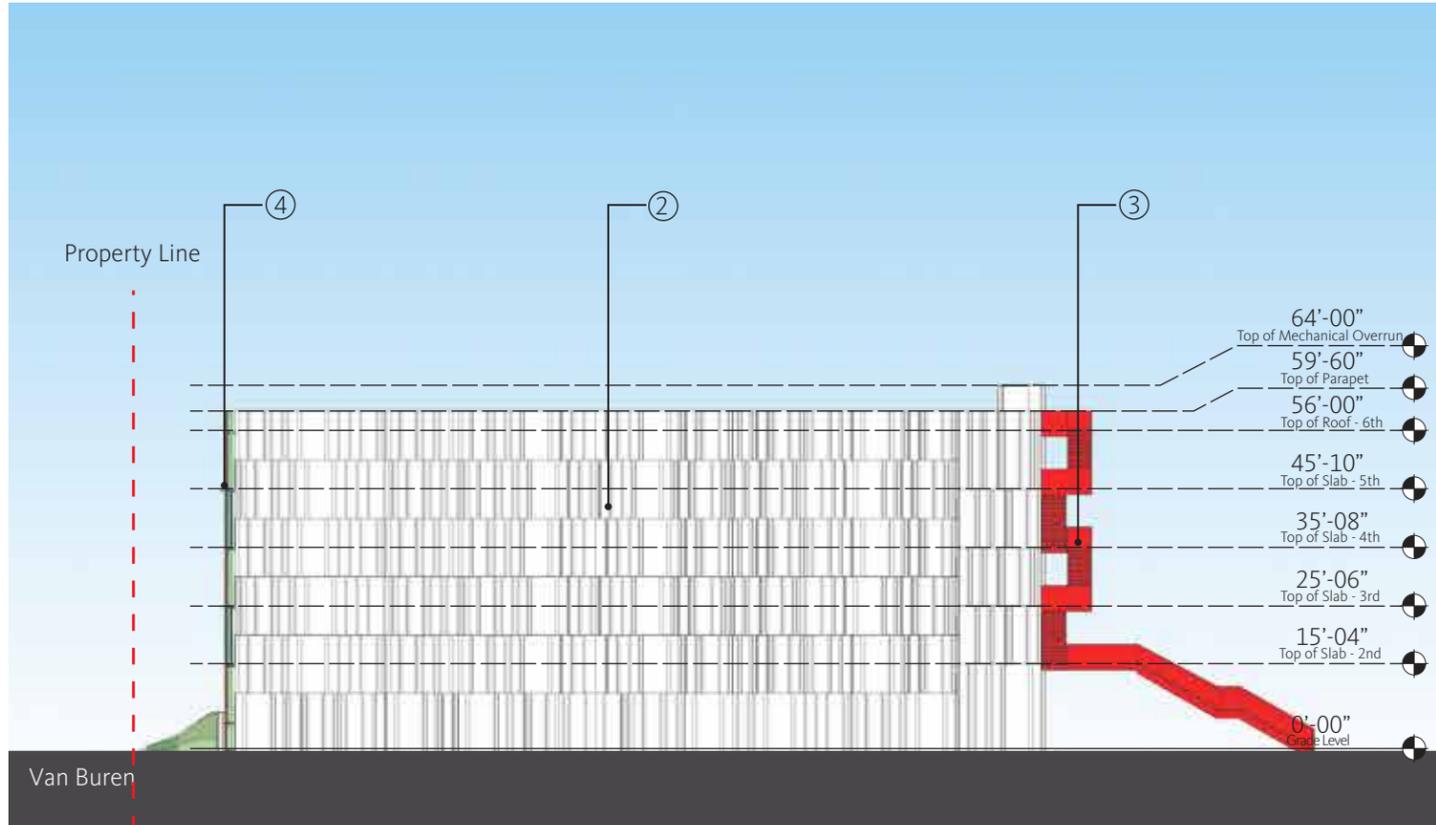
③ Powder Coat Aluminum



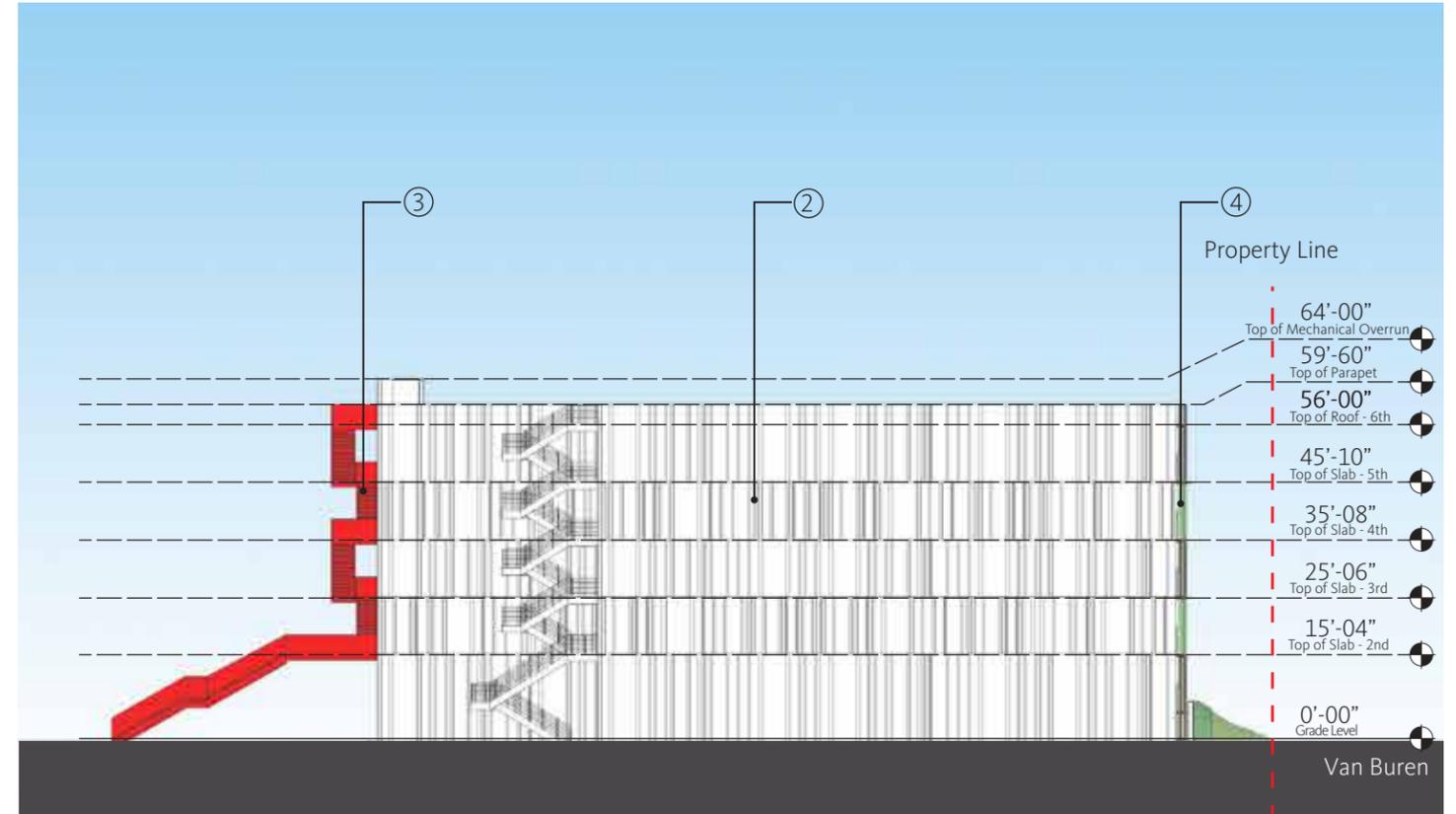
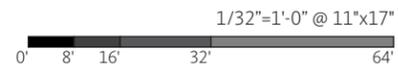
④ Aluminum Screen

VAN BUREN PARKING GARAGE

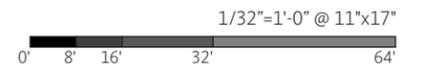
EAST & WEST ELEVATION



Van Buren Parking Garage East Elevation



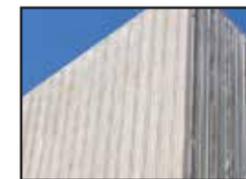
Van Buren Parking Garage West Elevation



Materials



① Concrete



② Pre-cast Concrete Panel



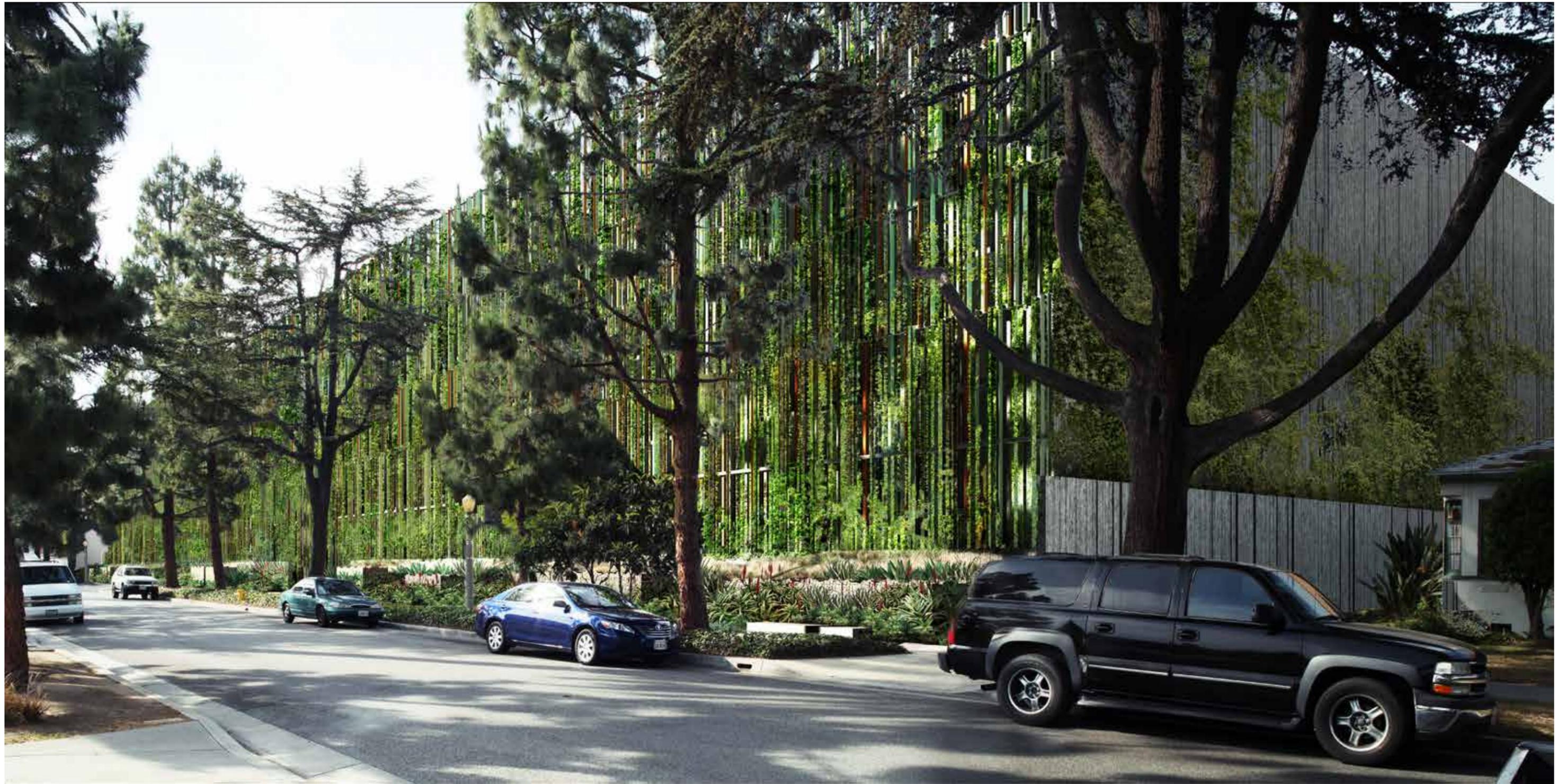
③ Powder Coat Aluminum



④ Aluminum Screen

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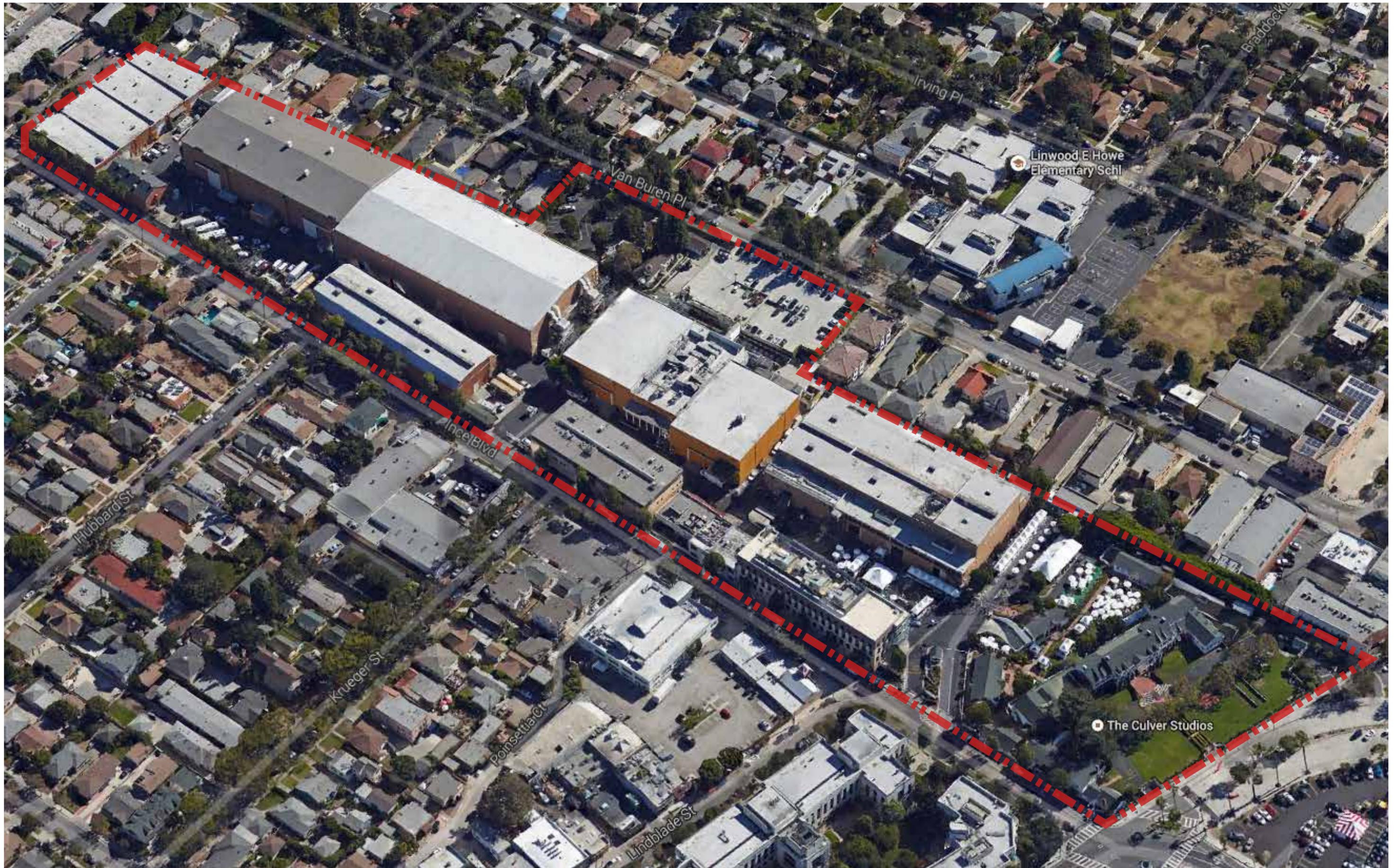


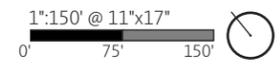
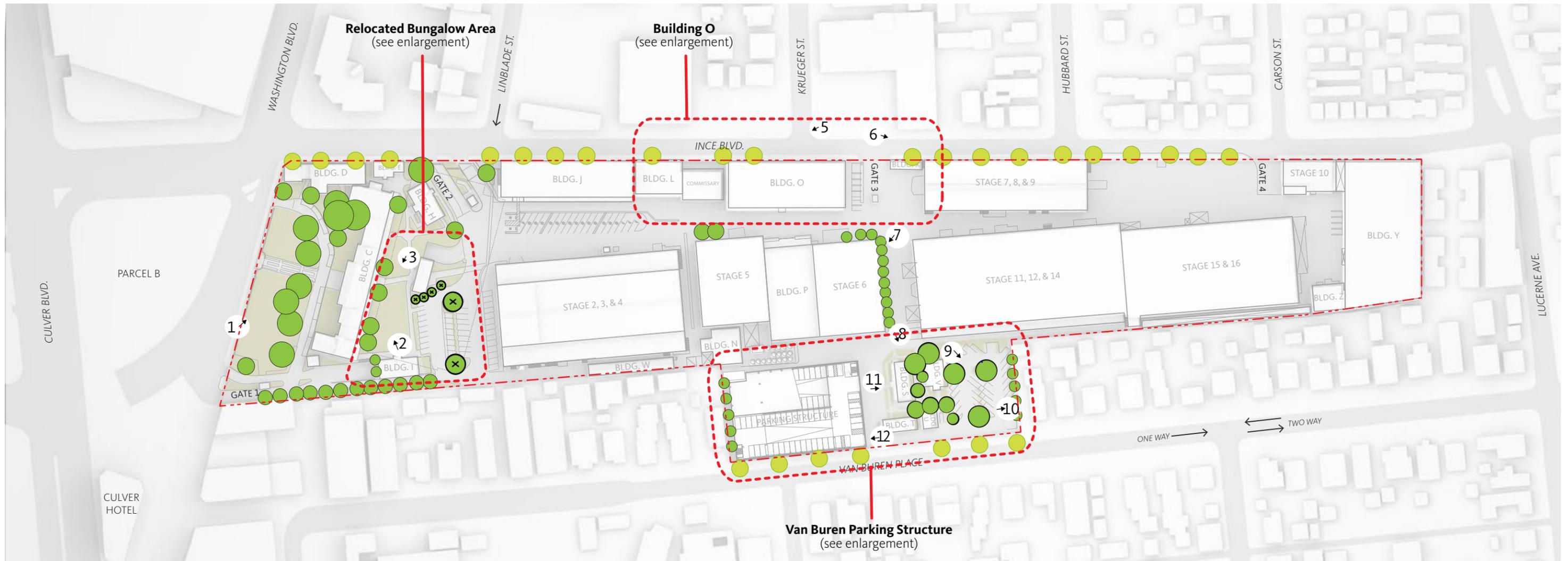


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PROPOSED LANDSCAPE





EXISTING LANDSCAPE SUMMARY

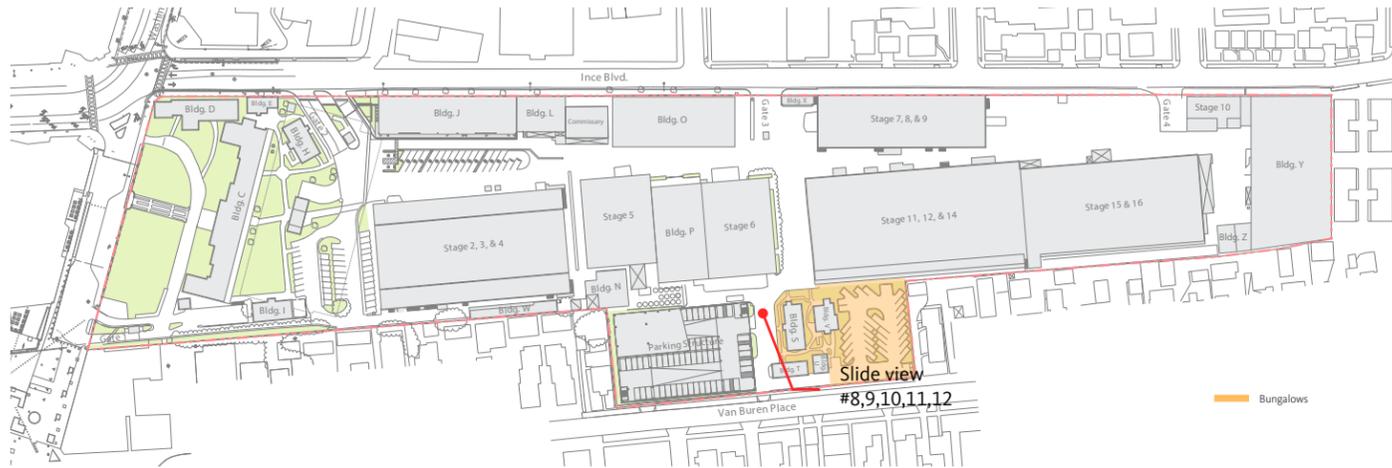
- Studio Tree (aprox.)
- Public Tree (aprox.)
- ⊗ Tree to be relocated/ removed (aprox.)
- ↘# Photo Location

The Culver Studios' existing landscaped areas are minimal, as is typical for the industrial characteristic of studio lots, and are used primarily as an aesthetic backdrop to the studio's buildings. Landscape planting is mostly limited to the perimeters of the Studio lot.

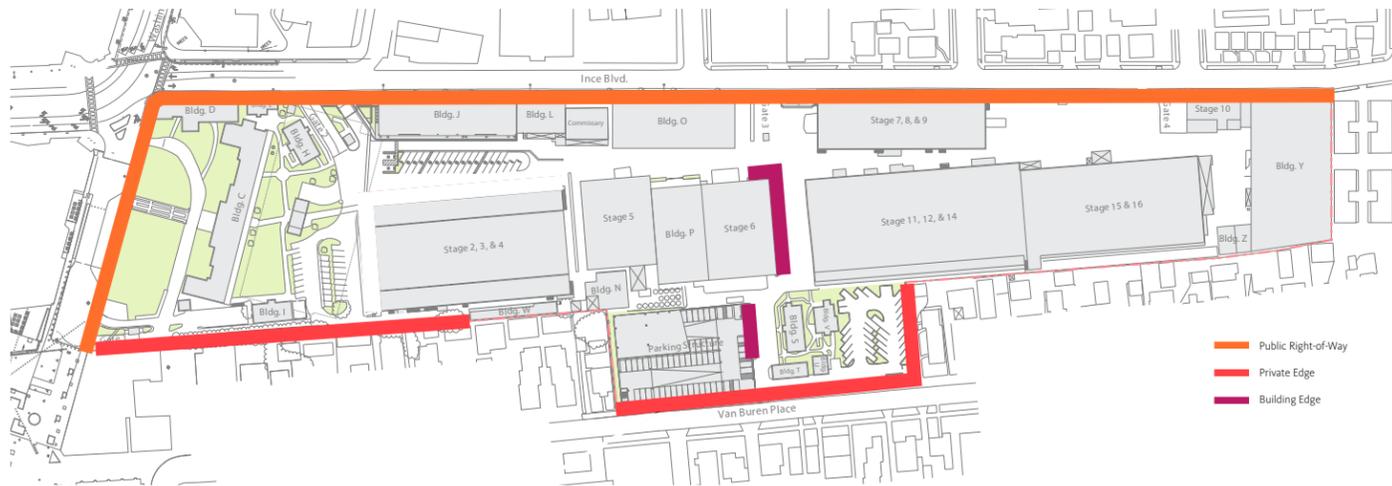
The existing site is roughly 14 acres and currently contains 41,700 square feet (.96 acres) or roughly 7% of surface area as "landscape area". Albeit minimal, landscape on site has some historical significance that shall be maintained as the site continues to develop in CPA 6.

The site is cataloged into 3 main landscape typology areas; the Bungalow Area, the Studio Buildings, and the Street Edge along Van Buren Place.

The Comprehensive Plan Amendment #6 proposes three (3) landscape interventions that will impact the existing landscape plan, adding an additional 2,300 square feet of landscape area to the site. This brings the total landscaped area up to 44,000 square feet (1.01 acres) for the studio lot.



Existing Landscape - The Bungalow Area



Existing Landscape - Perimeter and Stage Areas



EXISTING LANDSCAPE CONDITIONS

The Mansion Area

The most significant landscape feature on the studio lot, the Mansion Area consists of a large front lawn area that faces Washington Boulevard and a rear lawn area that acts as an interior courtyard for the employees on site. In both areas significant ornamental planting can be found in beds around the perimeter of the buildings and lawn edges. The front lawn area is an iconic image for the studio site and has had a significant presence and connection to downtown Culver City throughout the site and area's history. The rear mansion yard is an existing lawn, trees, and shrubs that are above a parking structure.

The Bungalow Area

The Bungalow buildings are nestled in a lush garden courtyard setting of ornamental garden beds and large canopy trees. The mature canopy casts shade over the bungalows and their adjacent parking lot providing a screen from the adjacent neighborhood.

By far, the most dominant tree species found within this area are Liquidambar styraciflua (Sweet gum) and Ficus spp. (Ficus).

Perimeter and Stage Areas

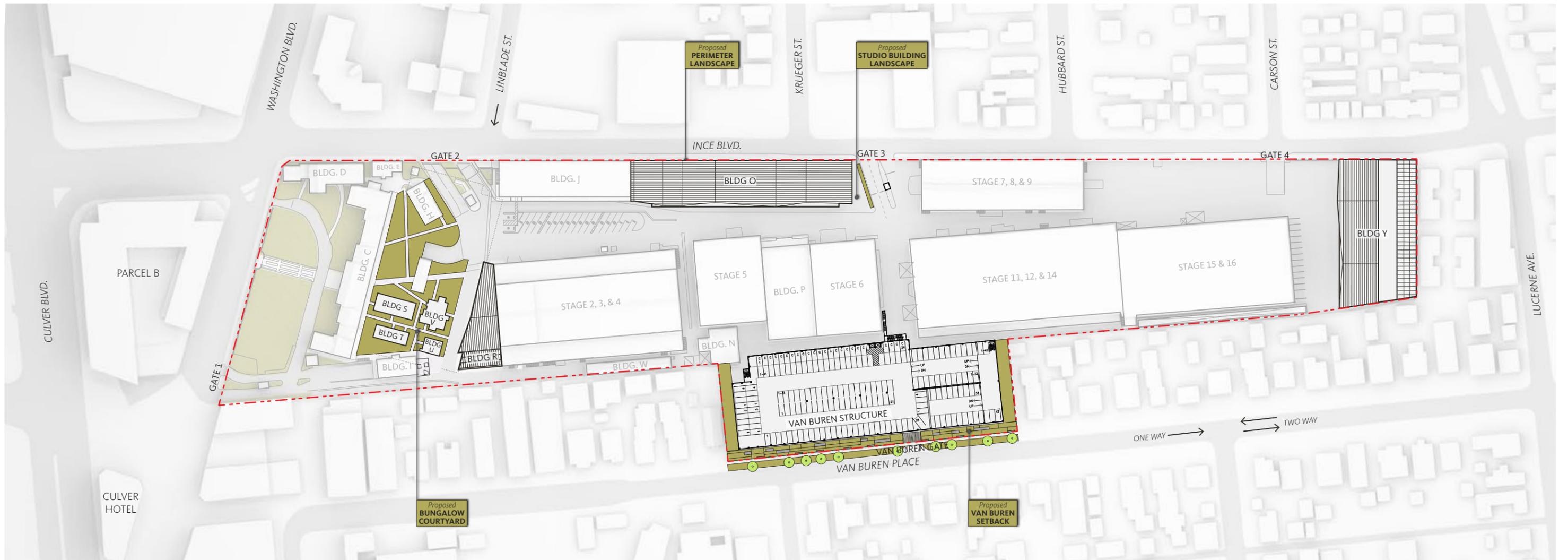
The Washington Boulevard streetscape has no landscape on the studio side of the street. The Ince Boulevard streetscape is planted with Tristania Conferta (Brisbane Box) trees within the public right of way. Their tall upright form help to screen the Studio's tall building facades from the adjacent neighborhood.

Also helping with the transition from the studio scale to the neighborhood residential scale is the presence of ornamental landscape planting at the base of some studio buildings. Landscape within the interior of the lot is kept to a minimum and restricted to narrow linear planters at the base of the site's buildings. It is commonly used as a means of masking some of the large blank facades that are intrinsic to the studio buildings. Both Liquidambar styraciflua (Sweet gum) and Ficus spp. (Ficus) are the most commonly used tree in this area.





EXISTING CONDITIONS LANDSCAPE



PROPOSED CONDITIONS LANDSCAPE

PROPOSED CONDITIONS

GENERAL LANDSCAPE GUIDELINES

The intent behind the landscape of the studio lot is to maintain the existing historical landscape character of the site. The following general guidelines should follow future development of the entire site, respecting the neighborhood context, and providing amenities for Studio users. In the following pages, a more detailed description of the proposed landscape interventions is described.

- To maintain a consistent landscape character, new planting should be compatible of the existing planting palette that exist on site.
- All landscape design interventions shall consider and maintain, where feasible, the unique qualities and character of the historical studio lot district.
- Any planting material deemed to have historical significance shall be preserved and/ or replaced with the same species.
- Planting material shall be replaced once it has become overgrown and deviates from it's originally intended scale.
- New plant material, unless replacing plant material deemed to have historical significance, shall be suitable for the Southern California climate and drought tolerant.
- Mulch shall be provided for all planted areas.
- Irrigation shall be provided for all planting areas per code. Complete irrigation and landscape drawings, details, and notes will be submitted at the time of project implementation.
- Where feasible, plant material shall be planted between the property line and the building edge as a buffer/ screen between the studio building facades and the adjacent neighborhoods and/ or streetscape.
- Planting material shall be provided to screen new building facades, parking facilities, service and loading areas, maintenance areas, storage areas, trash enclosures, utility cabinets, and other similar elements, where feasible.
- Public Right-of-way planting shall conform to established and/or planned city design standards.

Recommended Plant Palette



Star Jasmine - *Trachelospermum jasminoides*



Society Garlic - *Tulbaghia violacea*.



Garden Gladiolus - *Gladiolus grandiflora*



Creeping Fig - *Ficus pumila*



Breath of Heaven - *Coleonema pulchrum*



Boxwood - *Buxus*.



Tea Roses - *Rosa spp.*



Xylosma - *Xylosma congestum*



Privet Hedge - *Ligustrum spp.*



Rhapheolepis - *Rhapheolepis spp*



Sword Fern - *Polystichum munitum*



Santa Barbara Daisy - *Erigeron spp.*



Lily of the Nile - *Agapanthus orientalis*



Daylillies - *Hemerocallis spp.*



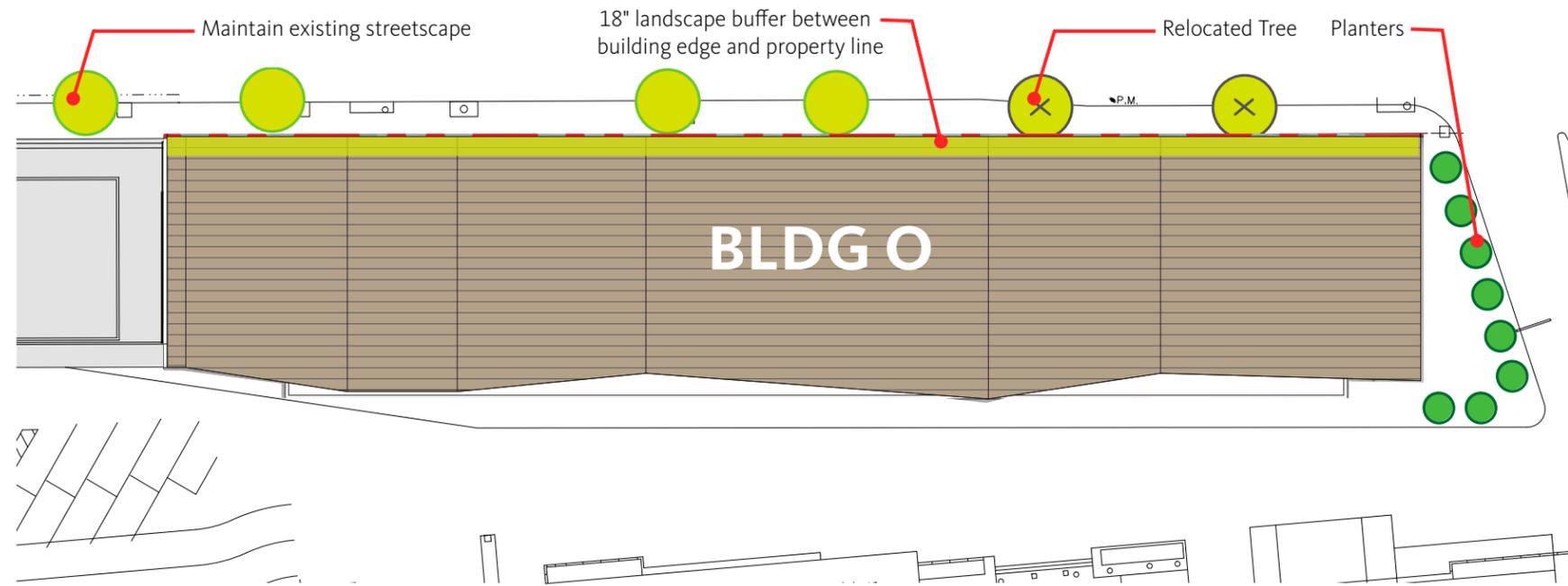
Azaleas - xx.



Surinam Cherry - *Eugenia uniflora*

IMPLEMENTATION

STUDIO BUILDING/LANDSCAPE PLAN



Enlargement Plans: Studio Buildings

The proposed development plan would be the landscape area associated with the studio buildings along Ince Boulevard and the pedestrian areas within the interior edge of these buildings.

To add greenery to the already minimally landscaped areas on the interior edge of the buildings large planters filled with evergreen foliage are recommended. This treatment is consistent with the minimal edge planting we find on the existing studio lot.

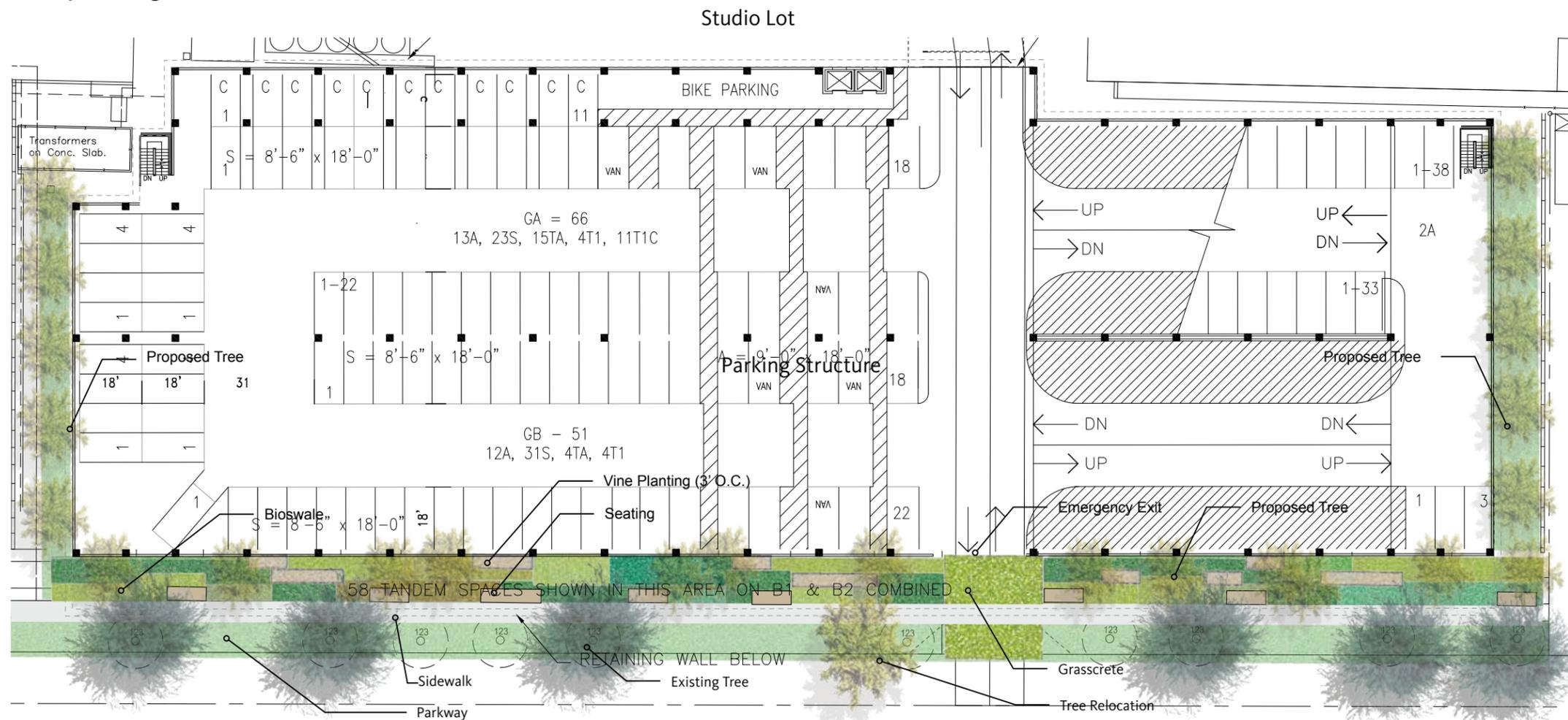
On the public streetscape side, narrow linear planters are proposed to allow for vegetation to grow either on the building facades or along perimeter fences in order to provide some buffer to the adjacent neighborhood. The existing street trees are to be maintained and protected in place during construction, or relocated, or replaced. If any specimen is lost during that process, they must be replaced following any applicable Culver City guidelines.



VAN BUREN LANDSCAPE PLAN



Conceptual Diagram



Landscape Plan



Van Buren Place is a street that hosts a variety of land uses: school, small office buildings, multi-family residential buildings, and single-family houses. The street extends northerly to downtown Culver City and to the Ballona Creek to the south. The existing street trees are a mix of species which includes Cedars, Pines, Liquidambars, Carrotwoods, Chinese Elms, and a few Ficus trees. The primary species planted in the parkway in front of the proposed parking structure are mature Cedar and Pine trees.

The proposed parking structure will have a setback of 15 feet from the west property line, allowing for a landscape buffer along its entire length. In addition, the north and south edges will have a 18'-00" setback and will retain existing trees or propose new ones where they do not currently exist.

The landscape design objectives for this buffer are:

- Retain the existing mature street trees (Cedars and Pines)
- Block the views of ground level automobiles
- Enhance pedestrian and landscape experience on the sidewalk
- Use California-native and drought tolerant Mediterranean plants
- Where possible, use the landscape as bioswales for stormwater run-off
- Buffer the structure from the neighboring uses with a combination of perimeter wall, trees, and vines.
- Landscape irrigation will be connected to the studio irrigation system

The landscape concept is to create a visually pleasing natural environment that feels indigenous to the native Coastal Sage, Riparian and Mediterranean landscape. The plants are layered in a diverse sequence of textures, colors and forms. The landscape buffer area is planted with informal groves of evergreen and deciduous tree species, such as Pines, Toyons, Arbutus and Sycamores. An earth berm up to the building, approximately 4 feet high, visually screens the lower level of the structure as well as enhance the walking experience on the sidewalk. At the bottom of the berm, a series of bioswales capture the stormwater runoff from the proposed site and building. Lastly, small seating areas are placed adjacent to the walk as a casual rest stop for pedestrians.

“Filtration”:Riparian Plant Palette



Platanus racemosa
California Sycamore



Sambucus nigra
Blue Elderberry



Distictis buccinatoria
Blood Red Trumpet Vine



Romneya coulteri 'White Cloud'
Matilija Poppy



Baccharis pilularis 'Twin Peaks'
Mulefat



Salvia apiana
White Sage



Salvia microphylla
Cherry Sage



Ceanothus gloriois 'Anchor Bay'
Point Reyes Ceanothus



Rhamnus californica
California Coffeeberry



Rhus ovata
Sugar Bush



Juncus patens
Common Rush



Leymus condensatus
Giant Wild Rye



Partial Section



Cobble/Bioswale



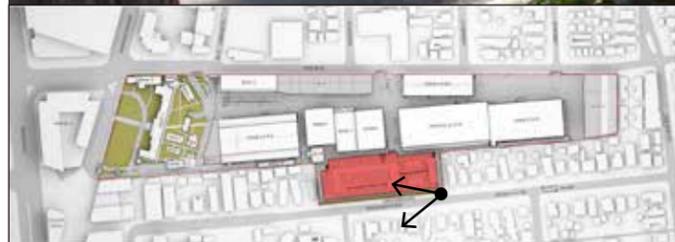
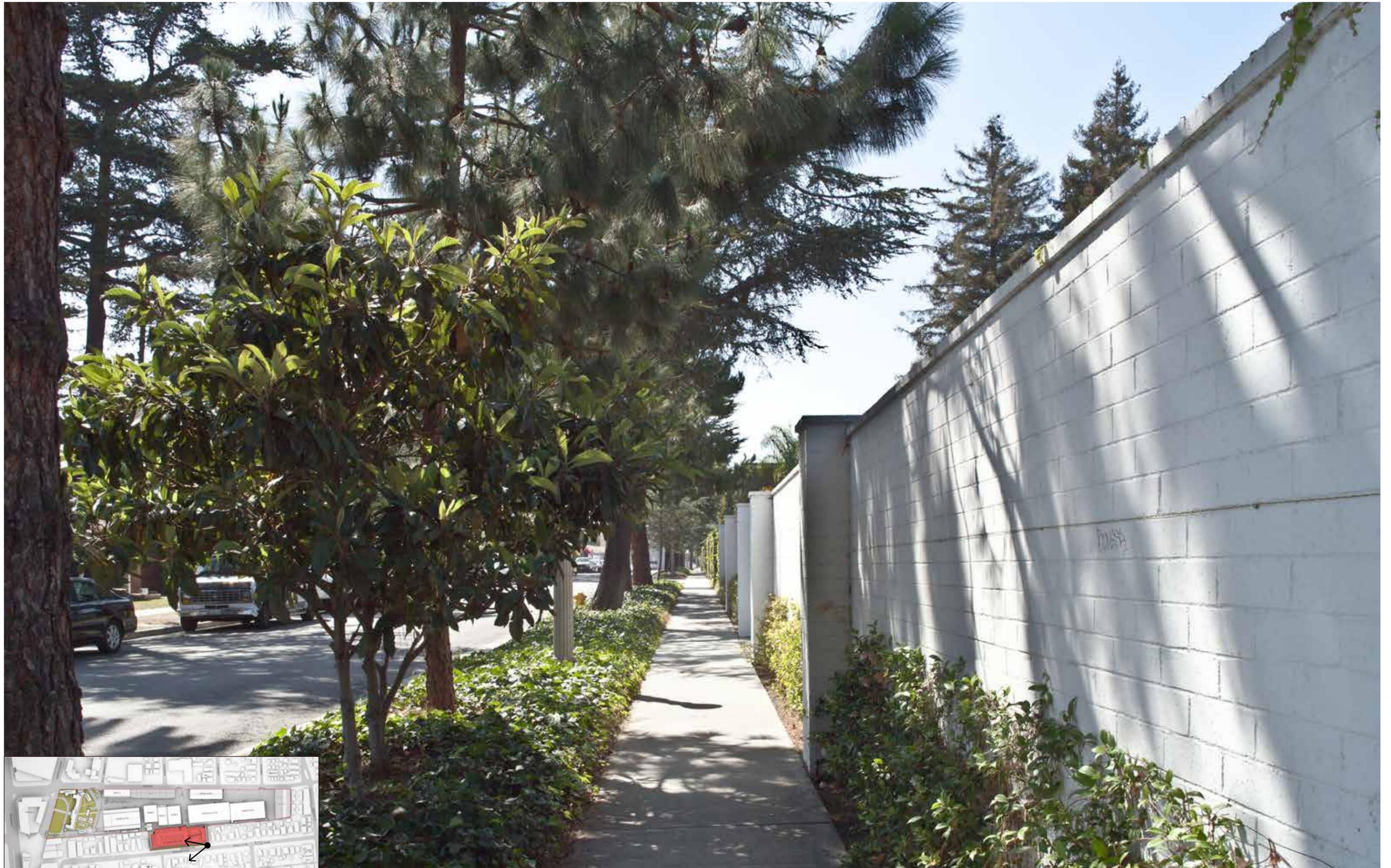
Seating



Gabion Wall



Bioswale





BUNGALOW LOT LANDSCAPE PLAN

Landscape Plan



The four existing bungalows will be relocated in a cluster within the open space area and parking lot between the Mansion and Building R. The current open space area and parking lot are generally above a subterranean parking structure and landscaped with a mix of lawns, pathways and gardens. When relocated, the bungalows will be positioned similarly to their current siting in order to recreate a setting of small scale intimate gardens and courtyards. The landscape will be compatible with existing aesthetics and the nature of current bungalow lot.

There are four open space design objectives for the relocation of the bungalows.

- Create outdoor spaces that are similar in scale to the existing building layout.
- Integrate the landscape with the adjacent Mansion to the north and respect its adjacency in terms of scale, proportion and layout.
- Landscape with drought tolerant plant material.
- Incorporate seating areas, gardens and shade for pedestrians and Studio users.

The landscape provides a conceptual transition from the Mansion's traditional lawn space to a more sustainable landscape strategy that incorporates drought tolerant gardens. Seating areas within the courtyard will be shaded with trees for activities such as dining and outdoor meetings. The new pathways will use the existing brick walkway theme so as to visually connect this new complex to the existing garden walkways.



Agave americana and Agave parryi
Century Plant and Artichoke Agave

Aeonium arboreum 'Zwartkop' and Echeveria spp.
Purple Aeonium and Hens and Chicks

Agave attenuata and Senecio mandraliscae
Foxtail Agave and Blue Chalksticks

Echeveria spp.
Hens and Chicks



Cercidium 'Desert Museum' Palo Verde

Aloe striata and Senecio mandraliscae
Coral Aloe and Blue Chalksticks

Agave parryi
Artichoke Agave

Graptopetalum paraguayense
Ghost Plant



BUILDING Y LANDSCAPE GUIDELINE

To soften the south and west edges of Building Y that are built to the property line, we would propose plantings at the terraces which extend / grow downwards at each of the elevations, per the concept image below (however inclusive of the west elevation). The south and west exposures allow for a larger variety of plant material, perhaps with seasonal color and an architecturally complementary pattern. Modular planters on the upper level outdoor decks could be placed around the perimeter and planted with evergreen hedges and/or trailing vines to soften the architectural facades and buffer users on the decks from adjacent residences.



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PROPOSED LIGHTING



PROPOSED CONDITIONS LIGHTING STRATEGY

LIGHTING GUIDELINE GOALS

- Minimize light trespass from the building and site
- Provide comfort, safety, and nighttime visibility through controlled illumination and glare reduction
- Reduce development impact from lighting on adjacent residential properties
- Reduce sky-glow to increase night sky access

LIGHTING GUIDELINE STRATEGIES

- Automated lighting controls (occupancy sensing, time clock and daylight responsive) will reduce and / or turn off lighting
- Luminaires shall be shielded to control view of light source
- Strategically position luminaires to minimize stray light
- Highly efficient led light sources fixtures will create target illumination levels with reduced power consumption
- Utilize downward directional lighting over omni directional or upward lighting distributions
- Make use of warmer (3000 – 3500k) and high color rendering (min 80 cri) light sources

TECHNICAL REFERENCE

Exterior and interior lighting power densities shall not exceed those specified in the 2013 title 24 building energy efficiency standards and the adopted outdoor lighting zone by the authority having jurisdiction. Lighting controls for all exterior lighting shall comply with the 2013 Title 24 building energy efficiency standards. Maximum illumination guidelines for exterior areas shall meet or exceed those outlined in the USGBC LEED sustainable site category for reducing exterior lighting pollution. Exterior bug ratings (backlight – uplight – glare) shall comply with Calgreen 2013.

PROPOSED CONDITIONS LIGHTING GUIDELINES

COMMERCIAL ADJACENCY GUIDELINE

Site and exterior lighting: all site and building-mounted luminaries produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the project boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site.

No more than 10% of the total design fixture lumens (sum total of all fixtures in the areas with commercial adjacencies) are emitted at an angle of 90 degrees or higher from the nadir (straight down).

RESIDENTIAL ADJACENCY GUIDELINE

Site and exterior lighting: all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the project boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the project boundary.

No more than 2% of the total initial designed fixture lumens (sum total of all fixtures in the areas with residential adjacencies) are emitted at an angle of 90 degrees or higher from nadir (straight down).

PEDESTRIAN LEVEL GUIDELINE

The illumination guidelines for areas with residential adjacencies shall apply to the pedestrian zone. In addition to the illumination metrics outlined herein, qualitative lighting strategies for increasing comfort and safety and creating a more pedestrian-friendly zone with minimal light spill, such as low level landscape lighting, low level lighting around street furniture, and low intensity downlighting from street trees, are encouraged.



EXISTING CONDITIONS VAN BUREN LIGHTING

EXISTING CONDITIONS:

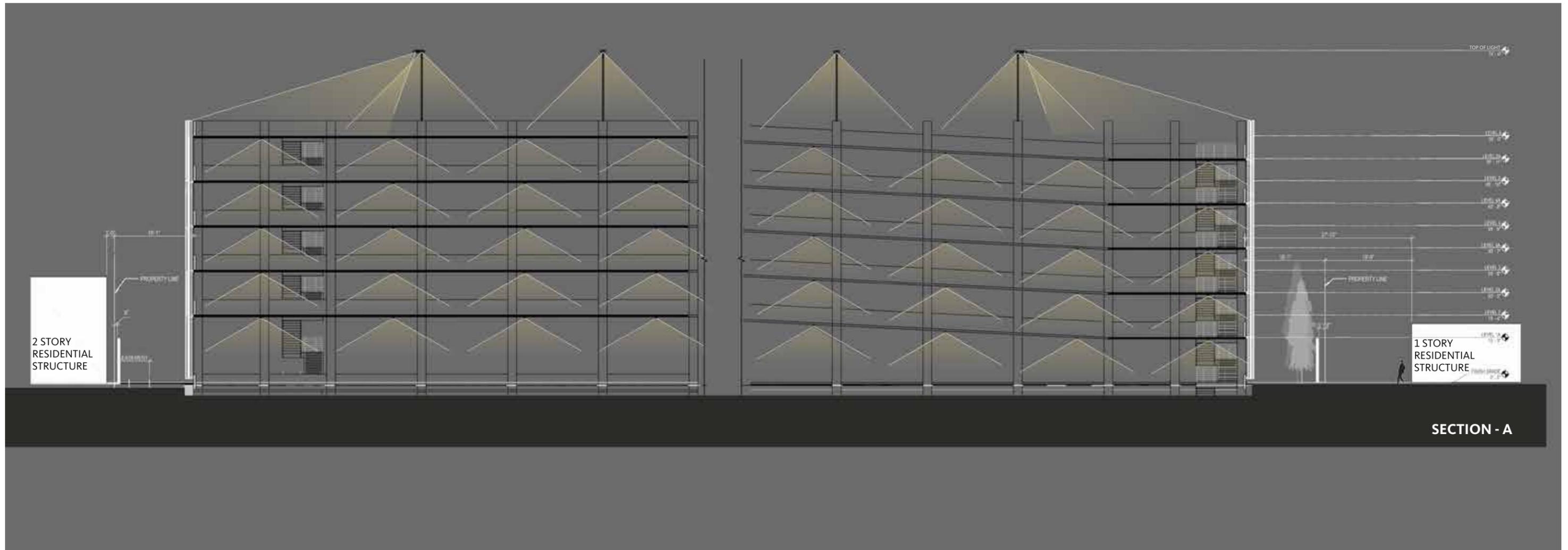
- Unshielded acorn-style pole lights at street level.
- Pole lights provide approximately 2.0 Fc directly under poles and .2 Fc between poles
- Unshielded light fixtures provide limited vertical illumination.
- Light fixtures around the base of the garage are sources of glare and excessive contrast rather than sources of proper illumination.



PROPOSED CONDITION PARKING GARAGE INTERIOR GUIDELINE

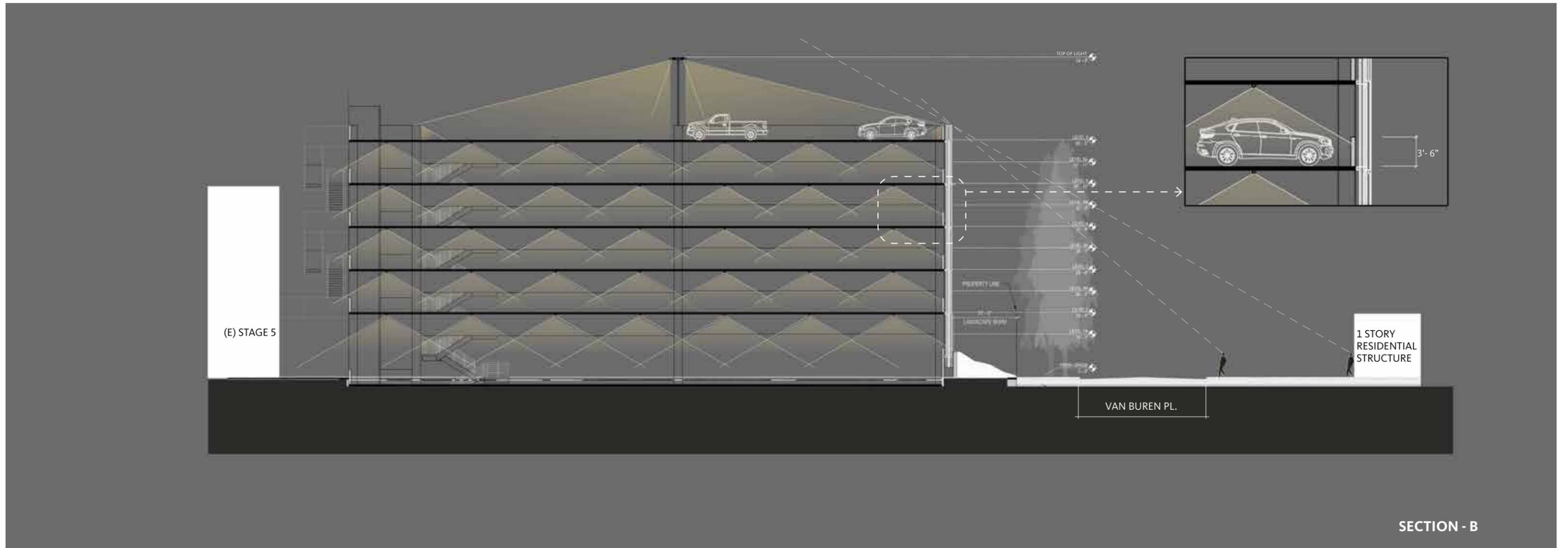
PROPOSED CONDITIONS:

Use of shielded linear small aperture luminaires with opaque sides oriented perpendicular to the facade will minimize views of light sources, reduce glare and light spill outside the garage.



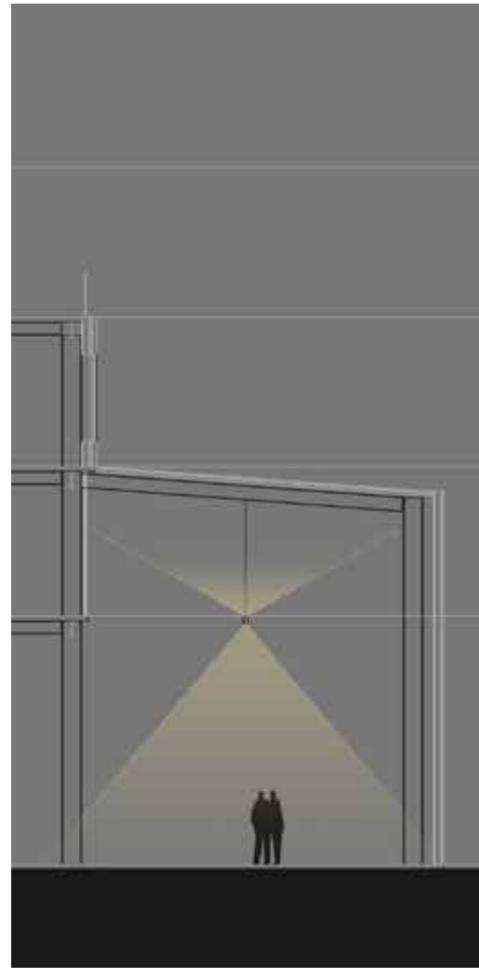
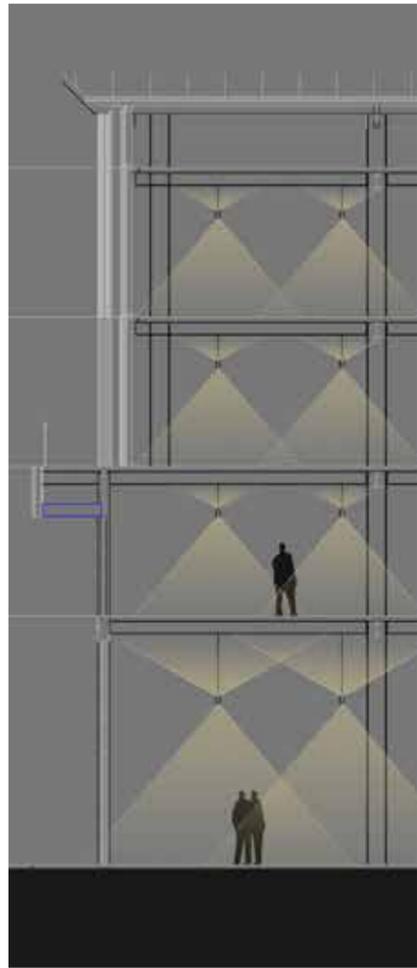
PROPOSED LIGHTING GUIDELINE

PARKING GARAGE EXTERIOR



PROPOSED LIGHTING GUIDELINE

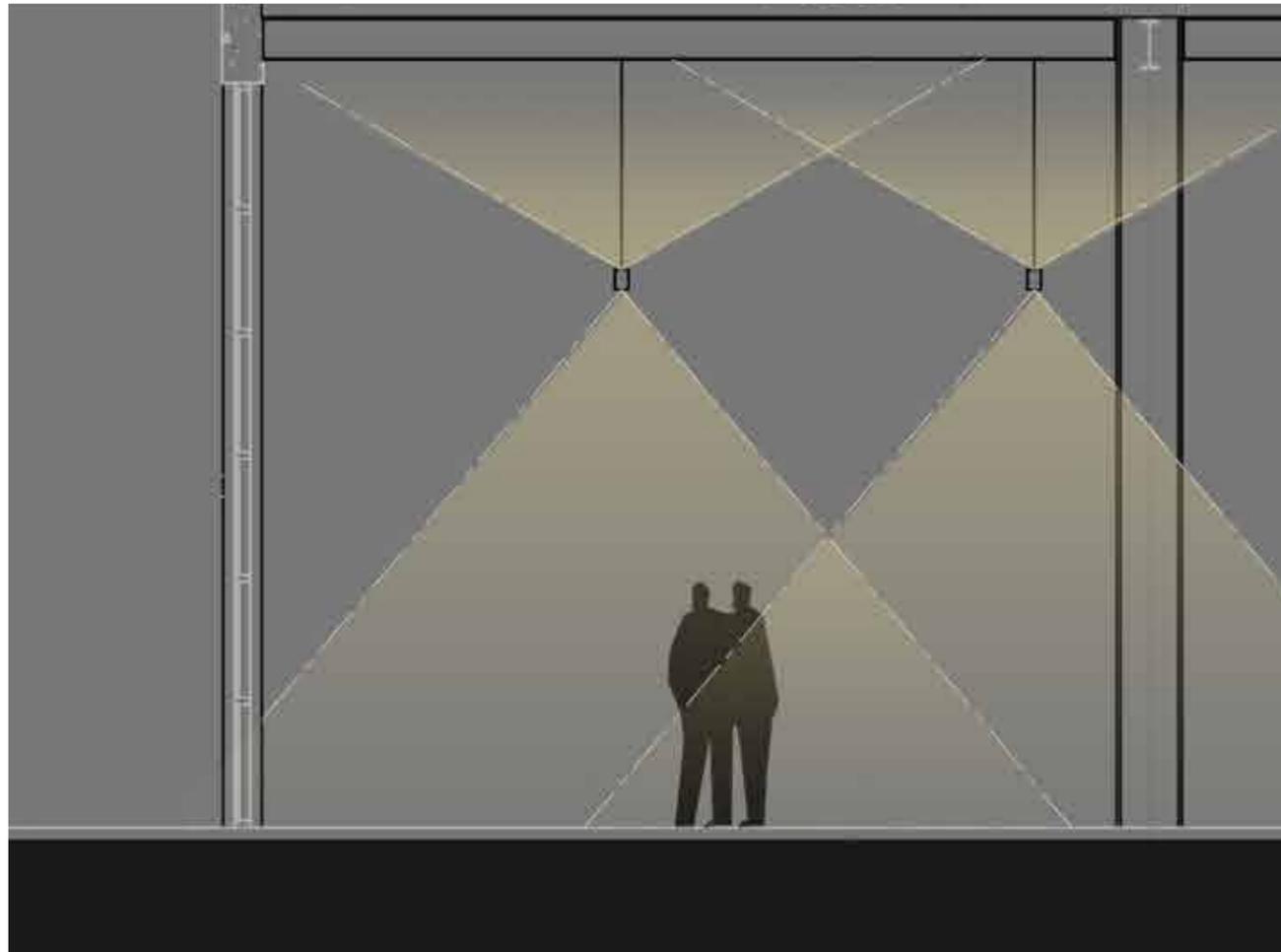
PARKING GARAGE EXTERIOR



PROPOSED CONDITION TYPICAL COMMERCIAL ADJACENCY LIGHTING GUIDELINE

BUILDING Y INTERIOR LIGHTING

Tenant guidelines will encourage a small percentage of controlled uplight on exterior-facing interiors to create a soft, lantern-like glow to the facade without the need for any exterior luminaires directed onto the facade.

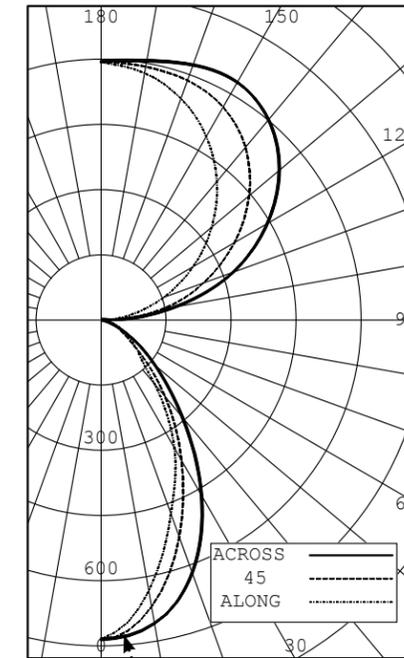


DIRECT, DOWNWARD ILLUMINATION SHALL BE CONTROLLED VIA AN INTEGRAL BAFFLE OR LOUVER



**EXAMPLE OF AN APPROVED INTERIOR LUMINAIRE
STRAIGHT BLADE LOUVER DIRECT/UPLIGHT**

LTL# 695284

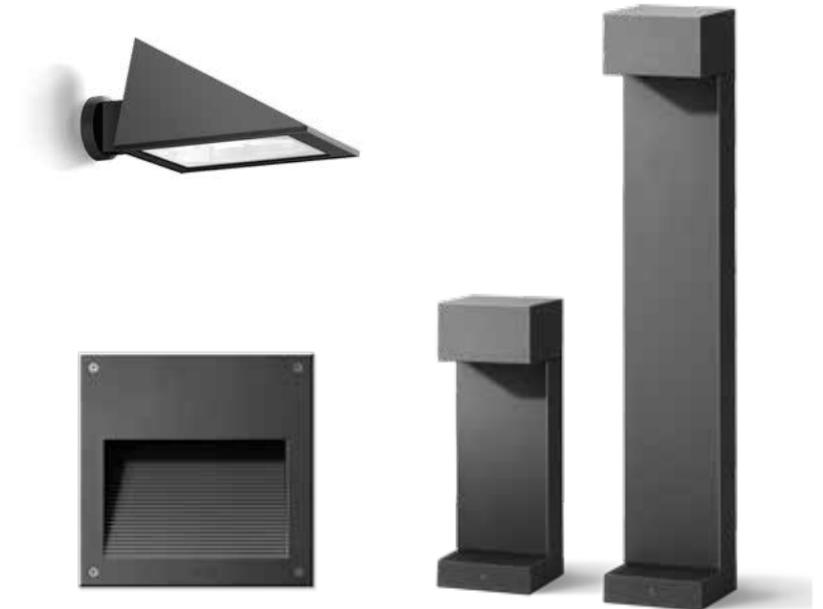
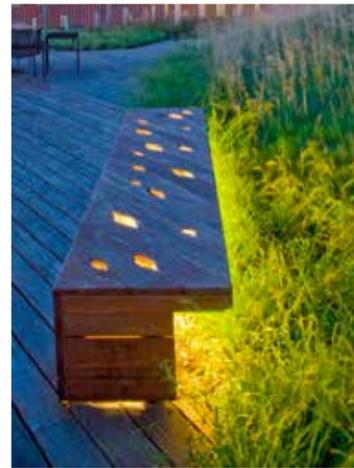
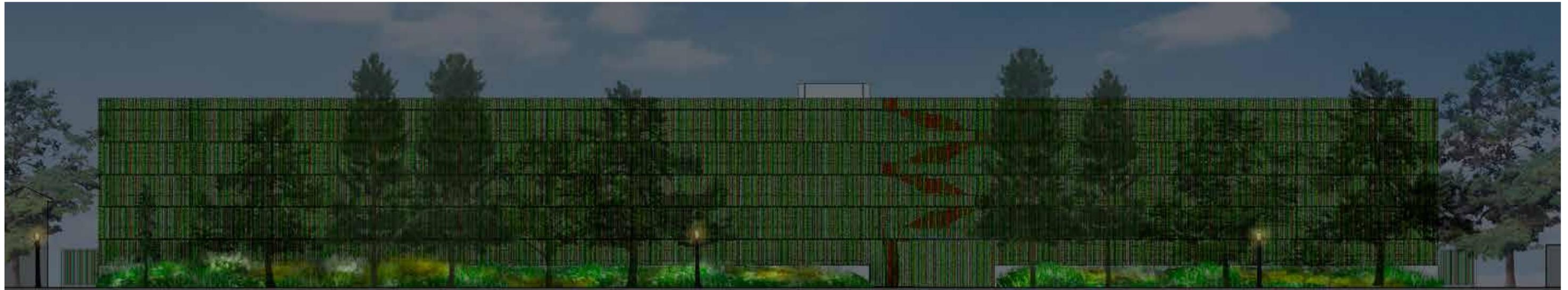


PEAK CANDELA VALUES FOR DIRECT, DOWNWARD LIGHTING SHALL BE AT MAX 45 DEGREES ABOVE A VERTICAL REFERENCE

PROPOSED CONDITION TYPICAL INTERIOR LIGHTING GUIDELINE

INTERIOR LIGHTING GUIDELINES

1. Hold interior lighting fixtures 7' back from perimeter glazing
2. Fixtures shall have a percentage of diffuse indirect illumination controlled independently of any direct downward light source
3. Direct, downward distribution shall have a peak candlepower value lower than 45 degrees above vertical to eliminate direct lighting from falling beyond curtainwall
4. The direct, downward component of any visible lighting system shall have a baffle or louver to eliminate any direct view of a light source from outside the building
5. The recommended horizontal illumination level for general work spaces is 30 fc at 30" off



PROPOSED LIGHTING GUIDELINE

TYPICAL PEDESTRIAN LEVEL GUIDELINE

EXTERIOR LIGHTING AT VAN BUREN PARKING STRUCTURE

- Warm, low level lighting in and around plantings.
- No uplights; all lighting to be directed downward from street furniture, from shielded downlights in trees, or shielded landscape bollards.
- The overall effect is to reduce the scale and engage the neighborhood; small scale lighting strategies de-emphasize the large scale of the parking structure.

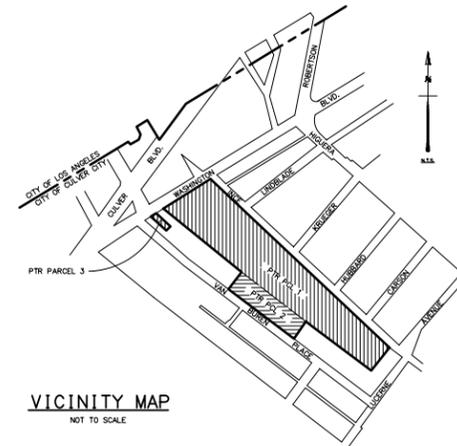
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ADDITIONAL
DOCUMENTATION

ALTA / ASCM LAND TITLE SURVEY OF THE CULVER STUDIOS



COMMENTS:

BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE AS SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION: THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE REPORT NO. 00001383-994-949 DATED OCTOBER 9, 2013.

EASEMENT RIGHTS: PLOTTABLE EASEMENTS AS SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENTS, LOCATION IS STRONGLY RECOMMENDED LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

TITLE REPORT: CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. 00001383-994-949 DATED OCTOBER 9, 2013
 ○ INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS: THE BEARING NORTH 50°35'00" WEST OF THE CENTERLINE OF WASHINGTON BOULEVARD AS SHOWN ON TRACT NO. 2630, MAP BOOK 36 PAGE 10 WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY OF PROPERTY KNOWN AS TITLE REPORT PARCEL 1 AND 2, AS SHOWN ON SHEETS 2 THROUGH 5.
 THE BEARING NORTH 54°31'00" EAST OF THE CENTERLINE OF WASHINGTON BOULEVARD AS SHOWN ON TRACT NO. 1779, MAP BOOK 21 PAGES 190-191, WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY OF PROPERTY KNOWN AS TITLE REPORT PARCEL 3, AS SHOWN ON SHEET 6.

AREA: BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREAS ARE:
 PARCELS 1 & 2: 606,915 SQ. FT. = 13.935 ACRES (GROSS)
 PARCELS 1 & 2: 604,139 SQ. FT. = 13.8691 ACRES (NET)
 PARCEL 3: 7,413 SQ. FT. = 0.170 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL, AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

PARKING: BASED UPON ON-SITE STRIPING, THE PARKING IS:
 83 TANDEM SPACES (166 TOTAL SPACES)
 328 REGULAR SPACES
 11 HANDICAP SPACES
 93 COMPACT SPACES
 8 MOTORCYCLE SPACES
 606 TOTAL SPACES

FLOOD ZONE: SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06037C1099F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008 IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

ZONING: PARCEL A ZONE S-1 STUDIO, SEE SURVEYOR'S NOTE 4.
 PARCEL B ZONE C-3 COMMERCIAL.
 INFORMATION FOR URBAN CONCEPTS ZONING REVIEW DATED FEBRUARY 27, 2004.

BUILDING SETBACKS: ZONE S-1 STUDIO, NONE REQUIRED. SEE SURVEYOR'S NOTE 4.
 HEIGHT RESTRICTIONS: 56 FEET. SEE SURVEYOR'S NOTE 4.

BUILDING SETBACKS AND HEIGHT RESTRICTIONS ARE COVERED IN THE APPROVED COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE STUDIO LOT. THE STUDIO MEETS ALL REQUIRED SETBACKS AS IT IS PRESENTLY DEVELOPED. A HEIGHT RESTRICTION OF 56 FEET IS GOVERNED BY THE CURRENT S-1 ZONING. BUILDINGS THAT EXCEED THE CURRENT HEIGHT LIMIT ARE CONSIDERED EXISTING, NON-CONFORMING. THE DESIGN FOR DEVELOPMENT PLAN FOR THE MAIN STUDIO LOT CONTAINS A GRANDFATHER CLAUSE PERMITTING THE EXISTING BUILDINGS AT THEIR CURRENT HEIGHT. THIS INFORMATION WAS PROVIDED BY URBAN CONCEPTS ZONING REVIEW DATED FEBRUARY 27, 2004.

BUILDING SETBACKS: ZONE C-3, NONE REQUIRED
 HEIGHT RESTRICTION: 56 FEET

EFFECT OF: PROPERTY TAXES, LIENS AND ASSESSMENTS.

EFFECT OF: EASEMENT FOR CONDUITS PER DOCUMENT RECORDED IN BOOK 8228 PAGE 135 O.R. PLOTTED HEREON.

EFFECT OF: EASEMENT FOR POLE LINES AND CONDUITS PER DOCUMENT RECORDED IN BOOK 30893 PAGE 143 O.R. PLOTTED HEREON.

EFFECT OF: THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CULVER CITY REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED PER DOCUMENT RECORDED NOVEMBER 26, 1976 AS INSTRUMENT NO. 4313, O.R.

EFFECT OF: EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATIONS SYSTEMS PER INSTRUMENT NO. 88-254134 RECORDED FEBRUARY 25, 1988. PLOTTED HEREON.

EFFECT OF: COVENANT AND AGREEMENT RECORDED ON MAY 23, 1988 AS INSTRUMENT NO. 88-918200 TO HOLD SUBJECT PROPERTY AS ONE PARCEL.

EFFECT OF: COVENANT AND AGREEMENT RESTRICTING USE OF THE PROPERTY FOR PARKING 200 SPACES TO BE USED FOR LIVE AUDIENCE TAPING PER INSTRUMENT NO. 91-981408 O.R. RECORDED JUNE 25, 1991

EFFECT OF: COVENANT AND AGREEMENT TO ALLOW TANDEM PARKING AS DESCRIBED IN THE DOCUMENT RECORDED JUNE 9, 1994 AS INSTRUMENT NO. 94-1104213, O.R.

EFFECT OF: THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CULVER CITY MERGED REDEVELOPMENT PROJECT AREA NO. 1, NO. 2 AND NO. 3, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED PER DOCUMENT RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 98-2155318, O.R.

EFFECT OF: GRANT OF EASEMENTS FOR USE AND ACCESS OF FIBER OPTIC LINES RUNNING THROUGH THE PROPERTY RECORDED APRIL 9, 2004 AS INSTRUMENT NO. 04-862044, O.R.

EFFECT OF: DEED OF TRUST RECORDED APRIL 9, 2004 AS INSTRUMENT NO. 04-862045, O.R. AND MODIFIED PER INSTRUMENT NO. 06-1392413 RECORDED JUNE 26, 2006 AND INSTRUMENT NO. 2010-553833 RECORDED APRIL 23, 2010. THE BENEFICIAL INTEREST ASSIGNED PER INSTRUMENT NO. 2012-107849 RECORDED OCTOBER 18, 2012 AND PER INSTRUMENT NO. 20130629326 RECORDED APRIL 26, 2013 ALL O.R.

EFFECT OF: FINANCING STATEMENT APRIL 9, 2004 AS INSTRUMENT NO. 04-862046, O.R. CHANGES TO THE ABOVE FINANCING STATEMENT WERE FILED JUNE 26, 2006 PER INSTRUMENT NO. 06-1392414 AND 06-1392415 AND FILED OCTOBER 15, 2008 PER INSTRUMENT NO. 2008-1838722 AND OCTOBER 22, 2012 AS INSTRUMENT NO. 2012-1058918 AND APRIL 26, 2013 AS INSTRUMENT NO. 20130629327 ALL O.R.

EFFECT OF: FINANCING STATEMENT RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 04-219292, O.R.

EFFECT OF: FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT MAY EXIST BY REASON OF FACTS DISCLOSED BY PSOMAS SURVEY DATED OCTOBER 30, 1991 AND REVISED MARCH 26, 2004. ITEMS PLOTTED HEREON EXCEPT C, AND W WHICH DO NOT APPEAR TO BE CORRECTLY NOTED. SEE TITLE REPORT FOR LIST OF ITEMS 18A - 188B.

EFFECT OF: COVENANT AND AGREEMENT TO MAINTAIN ON-SITE STORM WATER DRAINAGE CONTROL SYSTEMS PER INSTRUMENT NO. 2007-1545400 O.R. RECORDED JUNE 27, 2007.

EFFECT OF: GRANT OF ROADWAY EASEMENT PER INSTRUMENT NO. 2010-1074038 O.R. RECORDED AUGUST 3, 2010. PLOTTED HEREON.

EFFECT OF: WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION:

PARCEL 1:
 LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT 2630, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THE NORTHWESTERLY 3 FEET OF SAID LOTS 1, 2 and 3.
 ALSO EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, IN OR UNDER SAID LAND, AS RESERVED BY RKO TELERADIO PICTURES INC., IN DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1381 IN BOOK 56452 PAGE 110, OFFICIAL RECORDS.
 THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY A DEED RECORDED MARCH 4, 1959 IN BOOK D-387 PAGE 496, OFFICIAL RECORDS.

PARCEL 2:
 LOTS 182, 183, 184, 185, 186, 187, 188, 189 AND 190 OF THE NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED ON BOOK 32, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, IN OR UNDER SAID LAND, AS RESERVED BY RKO TELERADIO PICTURES INC., IN DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1381 IN BOOK 56452 PAGE 110, OFFICIAL RECORDS.
 THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY A DEED RECORDED MARCH 4, 1959 IN BOOK D-387 PAGE 496, OFFICIAL RECORDS.

PARCEL 3:
 LOT 2 IN BLOCK 23 OF TRACT 1779, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP

NOT TO SCALE

LEGEND

---	PROPERTY / BOUNDARY LINE
---	STREET R/W LINE
---	CURB LINE (FROM 1"=20' ON TO 1"=200')
---	CURB LINE (1"=10', 1"=8', 1"=16')
---	CENTER LINE
---	FLOW LINE
---	LOT LINE / PARCEL LINE
---	EASEMENT LINE (B/WIDTH)
---	CONTOUR LINE (APPROXIMATE)
---	BUILDING FOOT PRINT LINE
---	OVERHANG LINE
---	FENCE LINE
---	GUARD RAIL
---	RETAINING WALL
---	CONC. BLOCK WALL
---	EDGE OF ASPHALT PAVING
---	CONCRETE PAVING
---	AREA DRAIN
---	CATCH BASIN W/ACCESS HOLE
---	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
---	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
---	STICK BALL (WINGS)
---	STREET LIGHT
---	TRAFFIC SIGNAL
---	TRAFFIC SIGNAL W/STREET LIGHT
---	YARD LIGHT
---	FIRE HYDRANT
---	DOWNSPOUT
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	DIRECTION OF WATER DRAINAGE FLOW
---	PARKING METER
---	GAS / WATER VALVE
---	ELEC. STREET LIGHT/TRAFFIC/SIGNAL FULL BOX
---	TREE IN WELL W/TRUNK DIAMETER
---	PLANT
---	GUARD POST
---	APPROX. (DIRECTION)
---	RECORD LOT / PARCEL NUMBER
---	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
---	IMPROVEMENT FACE
---	IMPROVEMENT EDGE
---	IMPROVEMENT END
---	ADJACENT PROPERTY OWNER
---	W/RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
---	[NAME]
---	SANITARY SEWER (SIZE)
---	STORM DRAIN (SIZE)
---	WATER LINE (SIZE)
---	GAS LINE (SIZE)
---	OIL/PETROLEUM LINE (SIZE)
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD COMMUNICATION LINE
---	UNDERGROUND COMMUNICATION LINE

SURVEYOR'S NOTES

- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES
- The boundary data and title matters as shown hereon have been developed from the referenced title report.
 - This survey may not contain sufficient detail for design purposes.
 - This survey does not include easements except those specifically delineated hereon, nor does it show the location of, or encroachments by subsurface footings and/or foundations of buildings shown on this map.
 - If underground public utilities and other substructures, zones, set back and street widening data are shown hereon, it is for information only, having been obtained from a general request of the local county and/or other sources not connected with this company; no representation is made as to the accuracy, accuracy or completeness of said information and any users of said information is urged to contact the utility or local agency directly.

SURVEYOR'S CERTIFICATE:

TO: DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK BANKING CORPORATION, AND IT'S SUCCESSORS AND ASSIGNS, GERMAN AMERICAN CAPITAL CORPORATION, A MARYLAND CORPORATION AND IT'S SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18 AND 21, OF TABLE A, THEREOF. THE SURVEY WAS COMPLETED IN OCTOBER 30, 1991 AND A FIELD UPDATE WAS COMPLETED ON NOVEMBER 26, 2013.

[Signature]
 DOUGLAS R. HOWARD, PLS 6169
 PSOMAS
 DATE: _____

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

DATE	BY	REVISION	DESCRIPTION
11/26/13	DRH	DRH	ALTA UPDATE
6/20/07	DRH	DRH	ALTA UPDATE
3/24/04	DRH	RCO	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT
1/28/04	DRH	RCO	ALTA UPDATE
1/18/03	DRH	RCO	UPDATE TO CHICAGO REPORT
8/12/02	DRH	RCO	ALTA UPDATE
10/30/91	DRH	RCO	ALTA UPDATE

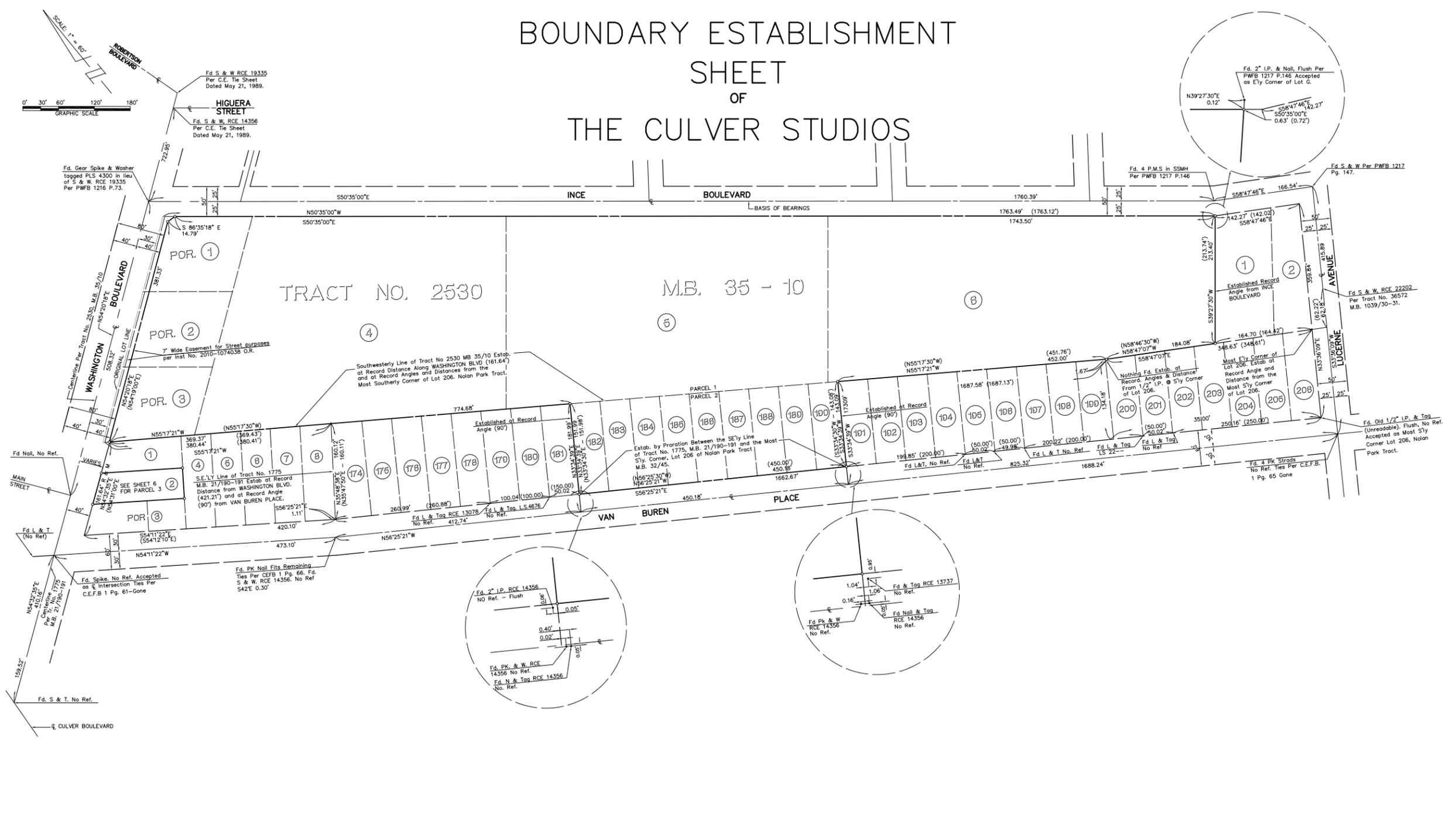
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 Los Angeles, CA 90071
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ALTA/ACSM LAND TITLE SURVEY FOR:
THE CULVER STUDIOS
 9336 W. WASHINGTON BLVD.
 IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

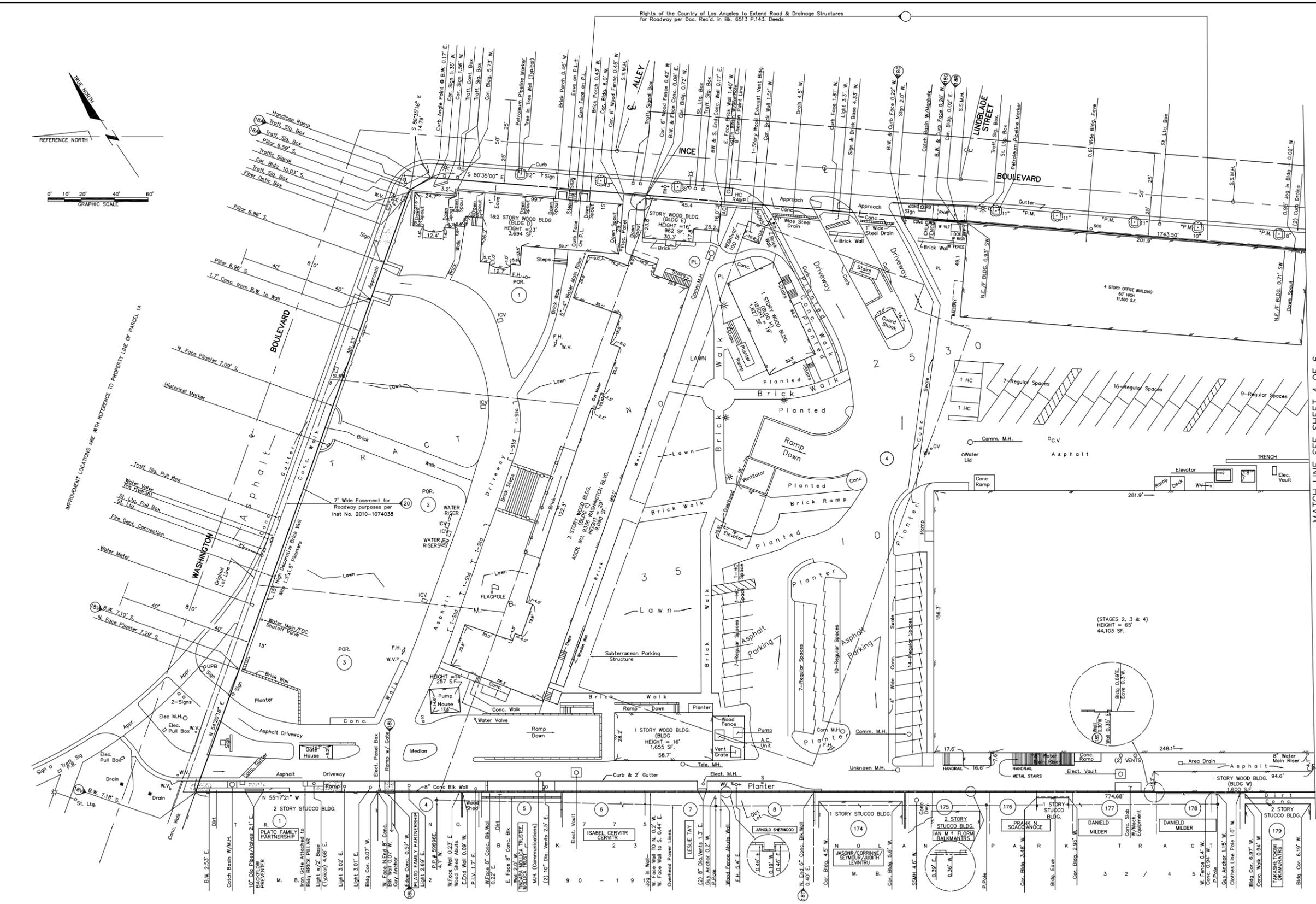
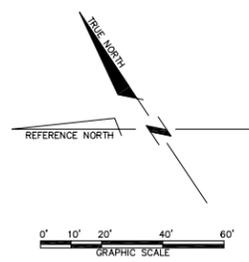
DATE	JUNE 12, 1991
SCALE	1" = 20'
NO.	1
PROJECT	1HAC0202.00
SHEET	6

REF: 10CL0301

BOUNDARY ESTABLISHMENT SHEET OF THE CULVER STUDIOS



	D.R.H. 11/26/13 ALTA UPDATE HGO DRH	H.O.O. 3/24/04 UPDATE BLDG HT & AREA, UPDATE TITLE REPORT DRH RCD 1/28/04 ALTA UPDATE VP RCD 1/18/03 UPDATE TO CHICAGO REPORT GRS RCD 6/12/02 ALTA UPDATE RCD 10/30/91 ALTA UPDATE RCD	<p>555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com</p>	ALTA/ACSM LAND TITLE SURVEY FOR: <h2 style="margin: 0;">THE CULVER STUDIOS</h2> 9336 W. WASHINGTON BLVD. IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA	JUNE 12, 1991 1" = 60' 1HACO202.00 REF: 10UL0301
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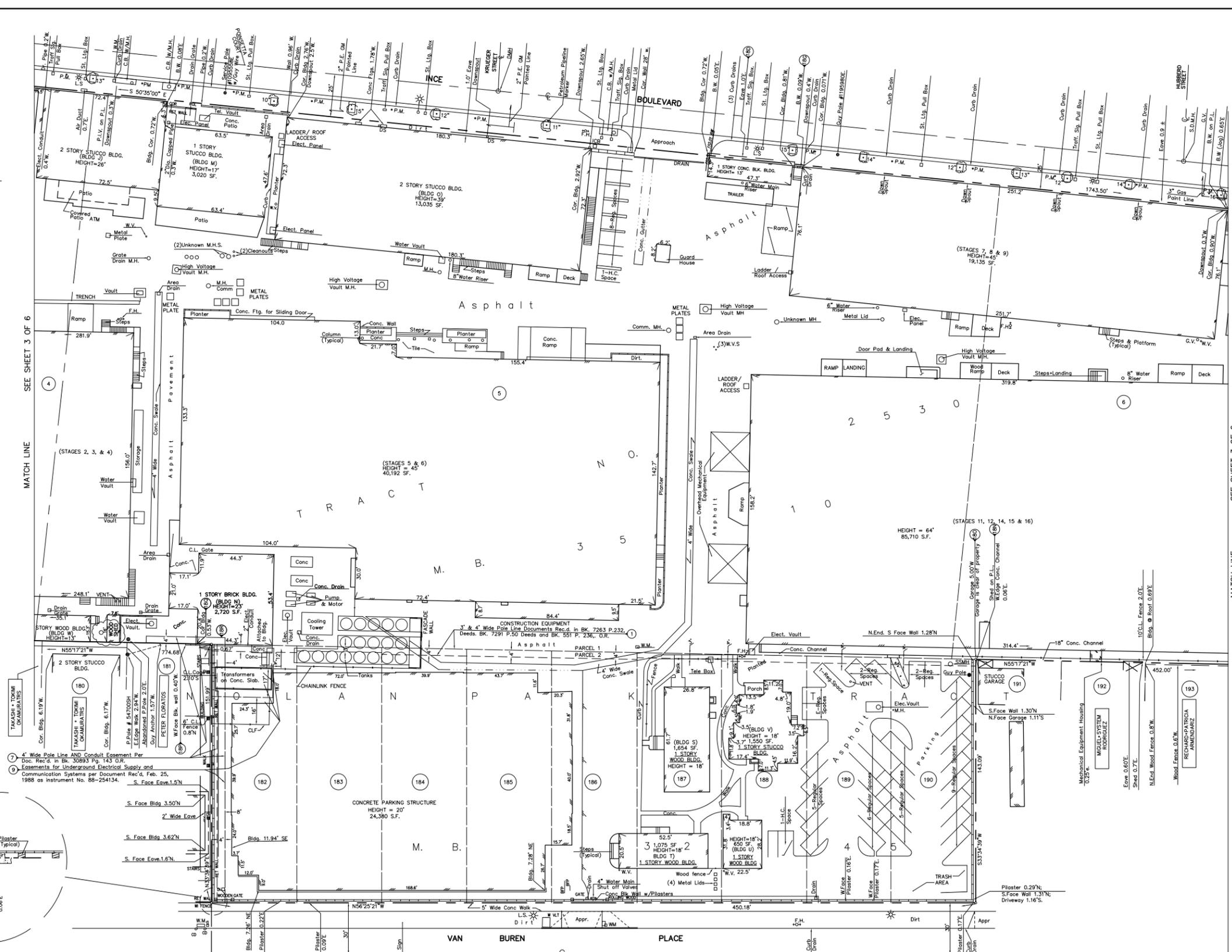
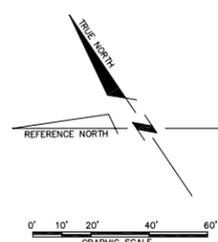
D.R.H.	11/26/13	ALTA UPDATE	HOJ DRH
	6/20/07	ALTA UPDATE	AHJ DRH
H.O.O.	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	DRH RCO
	1/28/04	ALTA UPDATE	VP RCO
	1/18/03	UPDATE TO CHICAGO REPORT	GRS RCO
	8/12/02	ALTA UPDATE	RCO
D.R.H.	10/30/91	ALTA UPDATE	RCO

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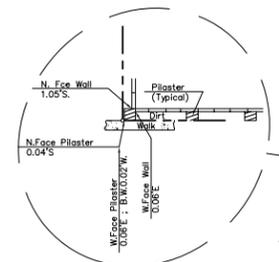
ALTA/ACSM LAND TITLE SURVEY FOR:
THE CULVER STUDIOS
 9336 W. WASHINGTON BLVD.
 IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

JUNE 12, 1991	3
1" = 20'	6
THAC0202.00	

MATCH LINE SEE SHEET 4 OF 6



- ④ 4' Wide Pole Line and Conduit Easement Per Doc. Rec'd. # BK. 50893 Fig. 143 C.R. Easements for Underground Electrical Supply and Communication Systems per Document Rec'd. Feb. 25, 1988 as instrument No. 88-254134.
- ⑤ S. Face Bldg. 1.50'N
- ⑥ S. Face Bldg. 3.50'N
- ⑦ S. Face Bldg. 3.62'N
- ⑧ S. Face Eave 1.6'N
- ⑨ S. Face Eave 1.5'N

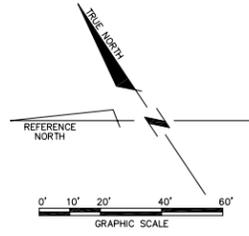


DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/26/13	DRH	ALTA UPDATE	11/26/13	DRH	ALTA UPDATE
6/20/07	DRH	ALTA UPDATE	3/24/04	DRH	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT
1/28/04	DRH	ALTA UPDATE	1/18/03	DRH	UPDATE TO CHICAGO REPORT
8/12/02	DRH	ALTA UPDATE	10/30/91	DRH	ALTA UPDATE

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DATE	JUNE 12, 1991
SCALE	1" = 20'
SHEET NO.	4
PROJECT NO.	11AC0202.00
DATE	6



MATCH LINE SEE SHEET 4 OF 6

NO. 6169	11/26/13	ALTA UPDATE	HGO	DRH
NO. 6169	6/25/07	ALTA UPDATE	AOR	DRH
NO. 6169	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	SR	RCO
NO. 6169	1/28/04	ALTA UPDATE	VP	RCO
NO. 6169	1/18/03	UPDATE TO CHICAGO REPORT	GR	RCO
NO. 6169	6/12/02	ALTA UPDATE	RCO	RCO
NO. 6169	10/30/91	ALTA UPDATE	RCO	RCO

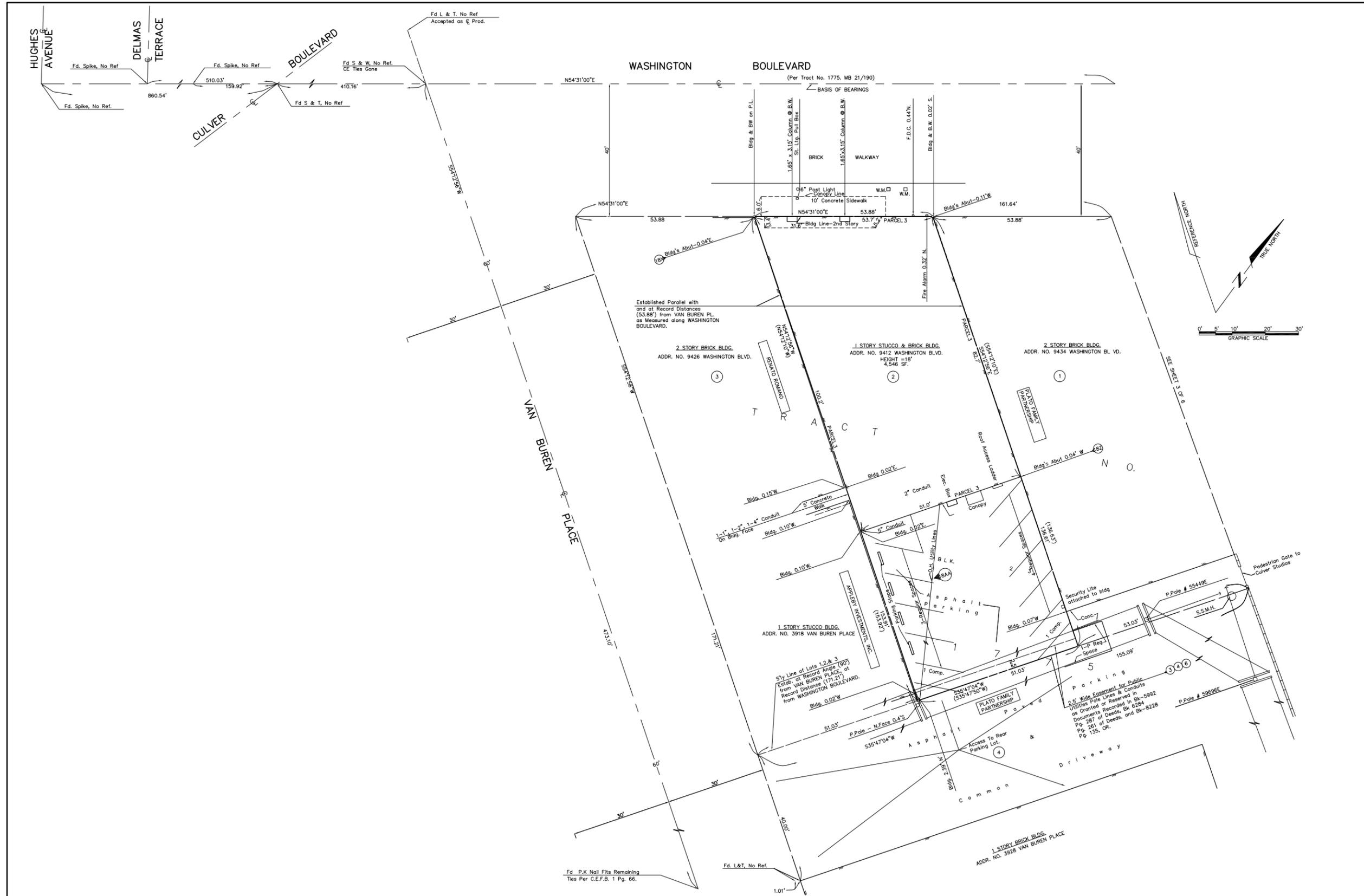
NO. 6169	11/26/13	ALTA UPDATE	HGO	DRH
NO. 6169	6/25/07	ALTA UPDATE	AOR	DRH
NO. 6169	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	SR	RCO
NO. 6169	1/28/04	ALTA UPDATE	VP	RCO
NO. 6169	1/18/03	UPDATE TO CHICAGO REPORT	GR	RCO
NO. 6169	6/12/02	ALTA UPDATE	RCO	RCO
NO. 6169	10/30/91	ALTA UPDATE	RCO	RCO

NO. 6169	11/26/13	ALTA UPDATE	HGO	DRH
NO. 6169	6/25/07	ALTA UPDATE	AOR	DRH
NO. 6169	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	SR	RCO
NO. 6169	1/28/04	ALTA UPDATE	VP	RCO
NO. 6169	1/18/03	UPDATE TO CHICAGO REPORT	GR	RCO
NO. 6169	6/12/02	ALTA UPDATE	RCO	RCO
NO. 6169	10/30/91	ALTA UPDATE	RCO	RCO

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DATE	JUNE 12, 1991
SCALE	1" = 20'
PROJECT NO.	1HAC0202.00
SHEET NO.	5
TOTAL SHEETS	6



	D.R.H.	<ul style="list-style-type: none"> 11/26/13 ALTA UPDATE 6/20/07 ALTA UPDATE 3/24/04 UPDATE BLDG HT & AREA, UPDATE TITLE REPORT 	<ul style="list-style-type: none"> HOO DRH ACH DRH DRH RCO 	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223-1400 (213) 223-1444 fax www.psomas.com	ALTA/ACSM LAND TITLE SURVEY FOR: THE CULVER STUDIOS 9336 W. WASHINGTON BLVD. IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA	DATE: JUNE 12, 1991 SCALE: 1" = 10' SHEET: 6
	H.O.O.	<ul style="list-style-type: none"> 1/28/04 ALTA UPDATE 1/18/03 UPDATE TO CHICAGO REPORT 6/12/02 ALTA UPDATE 10/30/91 ALTA UPDATE 	<ul style="list-style-type: none"> VP RCO GRG RCO RCO RCO 			REF: 10CL0301 SHEET: 6