

XIV. RECREATION:

- a) through b) No Impact: The proposed project will add office space to an existing studio facility. No significant adverse impacts relative to recreation are associated with the project.

MITIGATION MEASURE(S): None required.

XV. TRANSPORTATION/TRAFFIC:

- a) through b) Less Than Significant: A traffic and parking study was completed by Kaku Associates, Inc. to evaluate the potential traffic and parking impacts of the proposed development. A total of 18 intersections were analyzed within the study area for this project. Analysis of the projected cumulative plus project conditions indicates that the proposed project would not create any significant traffic impacts at any of the analyzed intersections or exceed a level of service standard established by the county congestion management agency for designated roads or highways. The study did however list various traffic related improvements that will benefit the proposed project and the surrounding neighborhood. Staff concurred with the findings and recommends that the following conditions be made a part of the pending recommended conditions of approval:

- Implementation of a public relations program to inform visitors to the site of designated routes to and from the studios to help prevent vehicles using residential street to access the site.
- Installation of new traffic signs on along Ince Bl. on studio property and in the public right-of-way to make Gates 2 and 3 right-turn-in/left-turn-out only.
- Restripe southbound Ince Bl. at Gate 2 to provide a through/right and a dedicated right-turn lane to provide better access to the site.
- Implementation of a traffic monitoring program over a one-year period. If the City determines that the project significantly increases traffic on Kruger Street, Lucerne Avenue, the residential portion of Ince Bl., or any other residential street, then the City would propose restricting access at Gate 3 to trucks only.

- c) through g) No Impact: There will not be any increased hazards to the area due to changes in air traffic patterns, design features, or inadequate emergency access. Emergency-only access will be maintained from Van Buren Place. The studio is served by numerous established transit routes and there are no anticipated significant project-related impacts on the regional transit system. One component of the project is to amend the parking ratio for office use from the Comprehensive Plan required parking ratio of 1/263 for up to 30,000 GSF, and 1/294 for over 30,000 GSF, to the citywide office parking ratio of 1/350 GSF. This would make the parking requirement for office use on the studio lot consistent with the office parking requirement throughout the city. There are no proposed changes to the support or stage use parking ratios or conditions.

MITIGATION MEASURE(S): None required.

XVI. UTILITIES AND SERVICE SYSTEMS:

- a) through g) No Impact: The proposed project will connect to existing utilities available to the project site. No significant adverse impacts to utilities are expected from project implementation.

MITIGATION MEASURE(S): None required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) No Impact: The surrounding area and site of the proposed project does not contain any threatened or endangered species, sensitive habitats, or cultural or historic resources. The project will not degrade the environment and it does not involve any potential impacts to any plant or animal wildlife.
- MITIGATION MEASURE(S): None required.
- b) through c) Less Than Significant: The initial Study did not identify any potential significant impacts that could be cumulatively considerable. The construction and operation of the proposed project will not cause adverse direct or indirect impacts on human beings, and no further evaluation of potential impacts associated with the environmental effects on humans is required.
- MITIGATION MEASURE(S): None required.

MITIGATION MONITORING PROGRAM

The following environmental mitigation measures shall be incorporated into the project development as conditions of approval. The project applicant shall secure a signed verification for each of the mitigation measures which indicate that mitigation measures have been complied with and implemented, and fulfills the City environmental and other requirements (Public Resources Code Section 21081.6.) Final clearance shall require all applicable verification as included in the following table. The City of Culver City will have primary responsibility for monitoring and reporting the implementation of the mitigation measures unless otherwise indicated. The mitigation measures have been identified by impact category and numbered for ease of reference.

MITIGATION MONITORING PROGRAM				
Comprehensive Plan Modification No. 5 , P2006068, and Amendment/Rescission of the Design for Development for the Culver Studios Area				
MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPT.:	SIGNATURE:	DATE:
CULTURAL RESOURCES				
C.1. A complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City for Building J prior to issuance of any building permit for new construction. Photographic documentation for Building R shall be submitted prior to issuance of any demolition permits for Building R and the complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City prior to issuance of any building permit for the new parking structure. Information included in these documentation packages for Building J and R shall be made publicly available as an educational resource by the applicant (e.g., via The Culver Studios' web site) prior to issuance of a Certificate of Occupancy.	Prior to issuance of building permits.	Cultural Affairs		
NOISE				
N.1. A non-squeal finish will be required on the parking structure ramp surfaces to eliminate possible squealing sounds from tires.	Prior to issuance of Certificate of Occupancy	Planning		
N.2. Guest parking for evening live audience tapings shall not be permitted in the parking structure adjacent to Van Buren Place.	On going	Planning		

References Utilized:

1. Traffic and Parking Study for Culver Studios Comprehensive Plan Amendment #5, June 2006

RESOLUTION NO. 2006-P018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF COMPREHENSIVE PLAN AMENDMENT NO. 5, CP/M P2006068 FOR THE CULVER STUDIOS AT 9000 THROUGH 9336 WASHINGTON BOULEVARD IN THE STUDIO (S) ZONE.

(Comprehensive Plan Amendment No. 5, CP/M P2006068)

WHEREAS, The Culver Studios Comprehensive Plan, CP No. 87-01, was approved by the City Council on January 25, 1988, and has subsequently been amended; and

WHEREAS, The Culver Studios filed an application for approval of an amendment to a portion of the Comprehensive Plan for The Culver Studios to permit the construction of a 49,500 gross square feet, 56 feet high, office building in the same foot print as Building J with a zero street facing setback, the construction of a two and one half-story 200 space parking structure, and amendment of the required parking ratio for office use from 1/263 for up to 30,000 gross square feet and 1/294 for over 30,000 gross square feet to 1/350 gross square feet, and other minor on and off-site improvements. This amendment applies only to the West Parcel (Lots 182 through 190 of the Nolan Park Tract, Lots 1 through 3 excluding that portion dedicated for Washington Boulevard [80 feet wide] street purposes and 1 through 6 of Tract 2530), addressed 9336 Washington Boulevard; and

WHEREAS, on July 26, 2006, the Planning Commission conducted a duly noticed public hearing on this application, fully considering the application, plans, staff report, environmental information, and all testimony presented; and

WHEREAS, in accordance with the California Environmental Quality Act (CECA), the City provided public notice of the intent to adopt a Mitigated Negative Declaration for this

1 project and based upon the Initial Study, public comments, and the recorded before the
2 Planning Commission, the project was determined to not have a significant adverse impact
3 on the environment provided that certain mitigations related to Cultural Resources and Noise
4 are required, and the Planning Commission adopted a Mitigated Negative Declaration; and
5

6 • WHEREAS, following conclusion of the public discussion and thorough deliberation of
7 the subject matter, the Planning Commission determined by a vote of ___ to ___ that
8 Comprehensive Plan Amendment No. 5, CP/M P2006068, should be recommended to the
9 City Council for approval as set forth herein below.

10 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
11 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

12 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
13 Municipal Code (CCMC) Title 17, Section 17.560.025, required findings for Comprehensive
14 Plan Modifications, the following findings are hereby made:
15

16 **A. The proposed changes are consistent with the intent of the approved**
17 **Comprehensive Plan.**

18 The 1987 original Comprehensive Plan, and subsequent amendments, was designed
19 to facilitate the continued operation of a modern motion picture and TV studio facility.
20 The proposed amendments are designed to meet the changing use needs of a studio
21 facility in the 21st century by providing more office space to accommodate the growing
demand for such use. The site will continue to operate as a studio lot

22 **B. The proposed changes will not adversely impact the environment.**

23 In accordance with CEQA, an Initial Study was completed. This was supplemented
24 with a traffic study, shade and show study, and historical technical assessment and
25 documentation. It was determined that although the proposed project could have a
26 significant effect relating to cultural resources and noise, there will not be a significant
27 effect in this case because of conditions of approval agreed to by the applicant. With
the adoption of the conditions of approval contained in this resolution, the project will
not adversely impact the environment.

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1 **C. The proposed changes will not be detrimental to the surrounding uses.**

2 The West Parcel is surrounded by commercial, industrial, and residential uses.
3 Through its use of vegetative screening, low height, and high parapets, the proposed
4 parking structure has been designed to blend into and mitigate any significant impacts
5 to the adjacent neighborhood. The addition of 49,500 square feet of office space, and
6 the amendment of the office parking ratios, also will not have a significant impact on
7 the surrounding uses as analyzed in the traffic study. Additionally, the studio has
8 agreed to implement conditions of approval contained in this resolution that will benefit
9 the project and the surrounding neighborhoods.

10 **D. The proposed changes will not significantly increase traffic levels on existing**
11 **streets and thoroughfares within the surrounding the development.**

12 A total of 18 intersections were analyzed in the traffic study. Analysis of the
13 cumulative (projected future traffic volumes) plus the added project conditions indicate
14 that the proposed project would not create any significant traffic impacts at any of the
15 analyzed intersections. The emergency access only gate will remain along Van Buren
16 Place continuing the prohibition of access to the studio lot from Van Buren Place.
17 Additionally, the studio has agreed to implement conditions of approval contained in
18 this resolution that will benefit the project and the surrounding neighborhoods. The
19 studio is served by numerous established transit routes and there is not expected to
20 be any significant project related impacts on the regional transit system.

21 **E. Any proposed change which requires exception from standard ordinance**
22 **requirements, is warranted by the design and amenities incorporated into the**
23 **approved Comprehensive Plan.**

24 The Zoning Code establishes that all development standards (except for building
25 heights) in the Studio (S) Zone be established in a Comprehensive Plan. The
26 proposed office building will not exceed the maximum height permitted (without a
27 height exception per CCMC Section 17.300.025) in the Studio (S) Zone of 56 feet.
28 Setbacks for structures are established in the Comprehensive Plan to allow for
29 flexibility in site planning and design for specific or special land uses and locations.
30 The location of the proposed parking structure and office building are appropriate for
31 placement within the studio lot and as conditioned will have less than significant
32 impacts on surrounding adjacent uses. The proposed amendment of the office
33 parking ratio will bring the ratio inline with the ratio for office parking required citywide.

34 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
35 Commission of the City of Culver City, California, hereby and recommends to the City

1 Council approval of Comprehensive Plan Amendment No. 5, CP/M P-2006068, subject to the
2 following conditions:

3
4 **Planning Division**

5 General

- 6
7 1. The Comprehensive Plan Amendment shall not become effective until the effective
8 date of the Redevelopment Agency's approval of an amendment to the Design for
9 Development for The Culver Studios Area and approval of preliminary development
10 plans.
11
12 2. The approval of Comprehensive Plan Amendment No. 5 shall expire if new construction
13 building permits have not been issued and work has not commenced within one (1)
14 year after the date the entitlement becomes effective, unless prior to the expiration
15 date, a written extension request with fee is submitted by the applicant and the Planning
16 Manager, Planning Commission and/or City Council grants said extension. The
17 effective date of the entitlement shall be considered to be the latest date of either the
18 City Council approval of the Comprehensive Plan and/or Redevelopment Agency
19 approval of the project's preliminary development plans.
20
21 3. As Amendment No. 5 to Comprehensive Plan CP No. 87-01, only applies to the West
22 Parcel of the entire Comprehensive Plan area, City Council Resolution No. 94-R055,
23 approving Amendment No. 3 to the Comprehensive Plan, remains in effect except as
24 modified by Comprehensive Plan Amendment No 5.
25
26 4. Conditions of approval herein shall apply to the applicant, all tenants, the
27 contractor/builder of the project, and any successor property owner that may legally
28 assume benefit of this Comprehensive Plan.
29
30 5. The site shall be developed in conformance with, and the final site plan and
architectural design shall conform to, the plans, documents, and related narrative the in
The Culver Studios Comprehensive Plan Amendment No. 5 narrative and plans
received July 10, 2006, materials board received April 25, 2006, and related
documents, and the conditions of approval herein as approved by the Planning
Commission and as noted below and during the building permit review process. The
Planning Manager may approve minor modifications to the project siting, design,
landscaping treatment, colors and materials, provided such adjustments do not result in
a significant change to the architectural design and/or site plan of the project as a
whole. Minor modifications approved by the Planning Manager shall not be in conflict
with any other condition of approval or Culver City Municipal Code (CCMC)
requirement, or the Secretary of the Interior's Standards for the Treatment of Historic
Properties.

- 1 6. The conditions of approval herein shall be referenced on the cover sheet and repeated
2 in full at the beginning portion of the final working drawings.
- 3 7. All applicable development standards and requirements in Planning Commission
4 Resolution No. 92-P001, "Revised Comprehensive Standard Conditions of Approval for
5 Site Plan Reviews and Other Discretionary Planning and Zoning Application", except as
6 otherwise required herein, shall be met. These standards as well as other conditions
7 required in this approval shall be reflected on the plans submitted for building plan
8 check.
- 9 8. The applicant shall use reasonable best efforts to actively advertise or post all
10 opportunities for employment, contract services and purchasing of materials to Culver
11 City-based businesses and residents. Reasonable best efforts shall include, but not be
12 limited to, advertising on various internet sites. The applicant shall use reasonable best
13 efforts to solicit and utilize economical and qualified services from Culver City-based
14 employees and businesses. The applicant shall also require the construction
15 contractor(s) and subcontractors related to the project to advertise all construction
16 opportunities to Culver City-based businesses and residents. This condition shall not
17 be construed so as to require the applicant to conduct business with, or purchase from,
18 Culver City-based employees and businesses.
- 19 9. The applicant and contractors shall use all reasonable cost-effective efforts to reuse
20 and recycle construction and demolition debris, to use environmentally friendly
21 materials, and to provide energy efficient buildings, equipment, and systems.
- 22 10. The project and its operations shall comply with all applicable local, special district or
23 authority, county and federal statutes, codes, standards, and regulations including, but
24 not limited to, Building Safety Division, Fire Department, Planning Division and Public
25 Works Department code requirements and it shall comply with all applicable comments
26 and code requirements as determined during the City's building permit review process.
27 This includes the requirements of CCMC Chapter 7.05 concerning Transportation and
28 Air Quality Management.
- 29 11. The City reserves the right to periodically inspect the project site without prior
notification to ensure continuing compliance with all conditions of approval.
12. The name and telephone number of a contact person for the applicant, contractor, and
City shall be posted at the project site so as to be visible to the public. These contact
information postings shall be placed along Van Buren Place and Ince Boulevard.
13. During all phases of construction and once the development becomes operational, all
graffiti upon the premise shall be removed within 48 hours after its application.
14. The public notification signs installed in accordance with the CCMC public notification
requirements for this review process shall be removed within ten (10) days of the end of
the appeal period or the final decision of the City Council / Redevelopment Agency,
whichever occurs last.

- 1 15. All parking areas shall be developed pursuant to CCMC Chapter 17.320, Off-Street
2 Parking and Loading. The ramps and parking surfaces in the parking structure shall be
3 provided with an anti-squeal finish. **(Environmental Mitigation Measure)**
- 4 16. All planted areas shall be landscaped and irrigated pursuant to CCMC Chapter 17.310
5 Landscaping. After issuance of the building permit, a minimum of three (3) sets of
6 detailed landscaping and irrigation plans separate from the final working drawings shall
7 be submitted to the Planning Division for review and approval.
- 8 17. In addition to the screening requirements for onsite parking areas including loading
9 areas, refuse storage / trash compactor facilities, and Fire Department connections, the
10 following items shall be screened from surrounding and nearby public and private
11 properties in a manner consistent with City standards and suitable to the subject
12 development as approved by the Planning Manager. In general, the height of any
13 required screening device shall be no lower on any side than the height of the highest
14 feature requiring screening and:
- 15 A. All exteriors of the proposed buildings shall be free of all unaesthetically treated,
16 exposed elements (i.e., plumbing pipes, electrical conduits, downspouts and
17 National Pollution Discharge Elimination System (NPDES) elements) which shall
18 be placed within the exterior walls. Where exposed wall-mounted features or
19 equipment may be necessary (i.e., ventilators and utility meters), recessed wall
20 mounted cabinets or other similar devices shall be constructed within the wall,
21 whenever possible, to accommodate such features and equipment so that they are
22 flush with and do not project out from the main exterior wall plane. With or without
23 recesses, the exposed portions of such features or equipment shall be of a color to
24 blend, not contrast, with the adjoining finished building color, subject to the
25 approval of the Planning Manager;
- 26 B. All roof-mounted mechanical equipment, duct vents and the like shall not project
27 above the horizontal plane of the building's lowest primary opaque architectural
28 feature(s) (i.e., parapet walls, penthouse structures or screening walls); and
- 29 C. All ground-mounted equipment (i.e., transformers and air conditioners) shall be
located within the building or in underground vaults if the equipment is located
within a street facing setback, or it shall be screened with walls and/or landscaping
if not located within a street facing setback. Ground-mounted equipment shall not
be located in the landscaped areas fronting any public right-of-way.
18. All construction and permanent equipment shall be modified so as to insure the
following noise standards:
- A. Installation of mufflers and sound control devices (i.e., intake silencers and noise
shrouds) that are no less effective than those provided on the original equipment
and no equipment shall be operated without an exhaust muffler;
- B. Properly maintained to minimize noise emissions;

1 C. If serviced at a location onsite, the service vehicle(s) shall be setback from any
2 street so as to maintain the greatest distance from the public right-of-way;

3 D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators and
4 air conditioning units) shall be minimized by proper selection of equipment and the
5 installation of acoustical shielding as determined necessary by the Planning
6 Manager and the Building Official in order that compliance with the CCMC Noise
7 Regulations and Standards is achieved; and

8 E. Stationary source equipment (i.e., compressors) shall be located so as to maintain
9 the greatest distance possible from the public right-of-way.

10 19. The applicant shall ensure efficient parking management during construction so as not
11 to impact surrounding properties. Construction workers shall park on site or at other
12 locations approved by the City. No parking on surrounding residential neighborhood
13 streets shall be allowed.

14 20. A certificate of occupancy for the approved project will be issued only upon completion
15 of all applicable conditions of approval and required on and off-site improvements.

16 21. Guest parking for evening live audience tapings shall not be permitted in the parking
17 structure adjacent to Van Buren Place. **(Environmental Mitigation Measure)**

18 Prior to the Issuance of Any Grading, Excavation and/or Building Permit, the Applicant shall:

19 22. Submit to the Planning Manager for approval an exterior light fixture plan. The plan
20 shall identify the location and type of all exterior light fixtures to be installed by the
21 applicant. All lighting shall be directed onsite and light sources shall be shielded so as
22 not to be intrusive to surrounding properties.

23 23. Provide the construction contractor(s) and each subcontractor related to the project a
24 copy of the final project conditions of approval. The applicant and the City agree that
25 these conditions shall be enforceable through all legal and equitable actions and any
26 remedies, including the imposition of fines against each and every person who
27 conducts any activity on behalf of the applicant on or near the project site. The
28 applicant, property owner, and general construction contractor are ultimately
29 responsible for all actions or omissions of a subcontractor.

Engineering Division

24 24. Prior to the issuance of any building permits, three sets of Site Improvement Plans
25 prepared by a Civil Engineer registered in the State of California, shall be submitted to
26 the Engineering Division for review, approval, and permitting. The Plans shall include,
27 but not limited to, detailed drainage and grading of the site indicated by topographical
28 lines and spot elevations. Show all existing and proposed drive approach(es),
29 driveway(s), sidewalk, curb, gutter, indicate all proposed and existing utilities (sanitary
sewer, water, etc.), and fully dimensioned plans to include up to the centerline of Ince
Boulevard and Van Buren Place.

25 25. Provide an existing site topographic survey map prepared by a licensed Land Surveyor
in the State of California. This survey shall include existing property lines, existing

1 utilities and meters, existing structures, street trees, all above ground facilities within the
2 public parkway, include existing development within 50 feet of project site, etc. A
3 survey (horizontal and vertical location) of the existing public sewer shall be noted on
4 the plan.

- 5 26. Prior to the issuance of any demolition (except Building J), grading excavation and/or
6 building permit, the applicant shall submit concurrent with the submittal of the Site
7 Improvement Plan, the Local Storm Water Pollution Prevention Plan (LSWPPP) and the
8 Standard Urban Storm Water Mitigation Plan (SUSMP) for review and approval by the
9 City Engineer as outlined in CCMC Chapter 5.05. Prior to the start of design of these
10 plans and of necessary reports, the applicant's civil engineer shall meet with the City's
11 Stormwater Program Manager to obtain information on the City-specific SUSMP and
12 LSWPPP requirements. The LSWPPP and SUSMP shall be developed and
13 implemented in accordance with the requirements of the Los Angeles County Municipal
14 Stormwater NPDES Permit No. CAS614001 (Order No. 01-182). The LSWPPP shall
15 include Best Management Practices (BMPs) that effectively prohibit the entry of
16 pollutants from the construction site into the public street or storm drain system. The
17 SUSMP shall provide BMPs that adequately address the pollutants generated during
18 the post-construction stage. The site improvement plans shall note that the contractor
19 shall comply with the "California Stormwater Best Management Practice Handbooks".
- 20 27. Prior to the issuance of any Certificate of Occupancy (CO) the applicant shall submit to
21 the City Stormwater Program Manager a notarized Master Covenant and Agreement
22 (regarding on-site BMP maintenance) to be recorded by the County Recorder of Los
23 Angeles County. Prior to getting the Agreement notarized, the applicant's civil engineer
24 shall contact the City's Stormwater Program Manager for review of the Agreement and
25 for information on other requirements associated with the recording process.
- 26 28. After the construction of the SUSMP-related BMPs, the applicant shall submit to the City
27 Stormwater Program Manager a completed Stormwater Observation Report Form
28 (stamped and signed by the civil engineer or architect responsible for the SUSMP
29 design) to certify, based on his or her observations, that all SUSMP-related BMPs have
been constructed per the specs and the drawings.
- 30 29. The applicant shall reconstruct all damaged and uplifted sidewalk panels along property
frontage on Van Buren Place per APWA Standards and to the satisfaction of the City
Engineer or his/her designee.
- 31 30. The two existing driveway approaches proposed to be removed on Van Buren Place
shall be reconstructed into a sidewalk, parkway, curb, and gutter per APWA Standards
and to the satisfaction of the City Engineer or his/her designee.
- 32 31. The gate on Van Buren Place shall be for emergency entry only and the driveway
approach shall be constructed to Culver City standards.

- 1 32. A landscape plan for parkway landscaping and irrigation within the public right-of-way
2 on Van Buren Place shall be submitted for review and approval by the City Engineer.
3 The owner shall maintain the parkway area to the satisfaction of the Public Works
4 Department.
- 5 33. The existing streetlight along the project's frontage on Van Buren Place shall be
6 upgraded to low voltage power. This work shall include, but not limited to, the
7 replacement of light fixtures, ballasts, and the installation of new pull boxes, conduit,
8 and wiring. A new service connection shall be provided as directed by and to the
9 satisfaction of the City Engineer. All streetlights on Van Buren Place that are not
10 converted to low voltage shall remain in operation.
- 11 34. All onsite drainage shall be pretreated prior to being conveyed to the street or storm
12 drain system per SUSMP requirements.
- 13 35. Prior to the issuance of a building permit, the applicant shall provide a geotechnical
14 report from a State licensed Geotechnical Engineer reporting on the suitability of the
15 onsite soils to support the proposed construction and shall include a liquefaction
16 analysis. The report shall also identify any special considerations necessary to satisfy
17 California Building Code requirements.
- 18 36. Upon completion of the rough grading and prior to the issuance of a building permit the
19 following reports and drawings and any supplements thereto shall be submitted to the
20 City Engineer:
- 21 A. An as-built grading plan prepared by the Civil Engineer.
 - 22 B. A certification by the civil engineer that the grading has been completed in
23 conformance with the approved plan and California Building Code Appendix
24 Chapter 33 and with this certification, a survey showing the final rough pad grade
25 elevations shall be submitted.
 - 26 C. A certification by the soils engineer that the grading has been completed to his
27 satisfaction and is in compliance with the California Building Code Chapter 33.
 - 28 D. A final compaction report prepared by the soils engineer.
- 29 37. The applicant shall be responsible for the expense to repair or replace any damage to
the public right-of-way caused by the construction of the proposed project. Such repair
or replacement shall be completed to the satisfaction of the City Engineer.
38. Dirt hauling and construction material deliveries or removal are prohibited during the
morning (7:00 A.M. to 9:00 A.M.) and afternoon (4:00 P.M. to 6:00 P.M.) peak traffic
periods.

1 39. During construction, dust shall be controlled by regular watering and as directed by the
2 Culver City Public Work Inspector.

3 40. All staging and storage of construction equipment and materials, including the
4 construction dumpster, shall be on-site only. The applicant shall obtain written
5 permission from adjacent property owners for any construction staging occurring on
6 adjacent property.

7 41. Prior to the commencement of any excavation, the applicant shall install a temporary
8 construction fence with screening around the site. The height, fence and screening
9 materials are subject to approval by the City Engineer or his/her designee.

10 42. The construction contractor shall advise the Culver City Public Works Inspector of the
11 construction schedule and shall meet with the inspector prior to commencement of
12 work.

13 43. Due to the change of use, this project is subject to the City's Sewer Facility Charge
14 (SFC). The existing and proposed uses and square footages shall be provided for the
15 proposed development to the Engineering Division. The SFC shall be paid directly to
16 Engineering Division prior to the issuance of any permit.

17 44. Per the CCMC Section 5.01.010, Solid Waste Management, the Culver City Sanitation
18 Division has the exclusive franchise for all solid and recyclable waste material handling
19 within the City limits. To arrange for waste management activities, contact a Sanitation
20 representative at (310) 253-6400.

21 45. The applicant shall dedicate an easement for street purposes along the project's West
22 Parcel frontage with Washington Boulevard. The easement shall be seven feet in width
23 in order to provide for a total right-of-way of 80 feet for Washington Boulevard.

24 46. The applicant shall dedicate an easement for street purposes along the easterly side of
25 Ince Boulevard between Washington Boulevard and Lindblade Street to provide for a
26 total street right-of-way of approximately sixty-six (66) feet. The actual width of the
27 easement shall be determined by a field survey and shall encompass the full width of
28 the existing public street improvement.

29 Traffic

30 47. Ince Boulevard shall be restriped with two southbound lanes from Washington
31 Boulevard to Gate 2. The curb lane will be a right-turn-only lane into Gate 2, and the
32 number one lane will be a combination through/right-turn lane. Culver Studios will be
33 responsible for all the engineering and implementation costs associated with this
34 mitigation measure to the satisfaction to the City.

35 48. No right turn signs for motorists exiting Studio property at Gates 2 and 3 shall be
36 installed. No left turn signs for northbound motorists on Ince Boulevard at Gates 2 and

3 shall be installed. Culver Studios will be responsible for all costs to post signs indicating the turn prohibitions on Culver Studios property and on City right of way. Access Gates 2 and 3 shall only be via right turn-in/left turn-out only.

49. A Traffic Monitoring Programs shall be established. Culver Studios shall take "before-project" base traffic counts prior to construction, "after-project" counts six months after the certificate of occupancy is issued and one year after the certificate of occupancy is issued. Culver Studios is responsible to take all the counts and report the findings to the City. If the City determines that the project significantly increases traffic on Krueger Street, Lucerne Avenue, the residential portion of Ince Boulevard, or any other residential street, then Gate 3 will be restricted to trucks only.

50. The Studio shall implement a public relations program that will regularly inform all employees, vendors, tenants, and visitors of the designated routes to and from the studios to help prevent vehicles using residential streets to access the site.

51. All gates along Van Buren Place shall continue to remain for emergency access only to the studio lot.

Fire Prevention Division

52. The following shall be submitted to the Fire Marshal before filing for a building permit:

A. A fire plan shall be provided showing access routes for fire apparatus to all proposed renovated buildings and new structures. Gate(s) shall be provided for fire apparatus and fire personnel on Van Buren Place. A KNOX Box and key access system shall be provided at all new gates and doors.

B. Detailed drawings indicating proposed 20 foot wide fire lanes and location of proposed fire hydrants.

C. A plan for upgrading all portions of the life safety system and suppression infrastructure. The spacing between fire hydrants shall not exceed 300 feet.

53. Per Culver City Fire Department regulations, a fire hydrant shall to be located 30 to 50 feet from the Fire Department Connection (FDC).

54. All new buildings with environmental controlled interior space shall have a manual and automatic fire alarm system.

55. The proposed 200 space parking structure shall have a standpipe system with 2 1/2" valves and 1 1/2" reducing caps.

Cultural Affairs

56. All new construction (Building J, Parking Structure) shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Final drawings for the new structures shall be reviewed by a qualified historic preservation professional and a

statement of appropriateness shall be submitted to the Planning Manager prior to application for any building permit.

57. A complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City for Building J prior to issuance of any building permit for new construction. Photographic documentation for Building R shall be submitted prior to issuance of any demolition permits for Building R and the complete historical documentation package, prepared by a qualified professional following National Park Service Historic American Building Survey (HABS) standards, shall be submitted to the City prior to issuance of any building permit for the new parking structure. Information included in these documentation packages for Building J and R shall be made publicly available as an educational resource by the applicant (e.g., via The Culver Studios' web site) prior to issuance of a Certificate of Occupancy. **(Environmental Mitigation Measure)**

58. The applicant shall fulfill the City's public art requirement as outlined in Sections 15.06.100 et seq. of the Municipal Code prior to issuance of any Certificate of Occupancy for new construction resulting from approval of this Comprehensive Plan Amendment.

Building Safety Division

59. The location of the handicapped parking spaces within the new 200 space parking structure shall not compel users to wheel behind parked vehicles other than their own, and an accessible route shall be provided from all handicapped parking to all buildings to the satisfaction of the Building Official.

APPROVED and ADOPTED this 26th day of July 2006.

_____, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Yvonne Hunt
Administrative Secretary

SJ/sj



EXISTING CONDITIONS

The Culver Studio site today consists of approximately twenty acres of land in downtown Culver City. Thomas H. Ince initially purchased these twenty acres in 1918 as the main studio site with administrative offices and filming and production capability, plus an additional forty-acre back lot behind the main studio site for filming. The most prominent structures at this site are massive production stages. Other significant structures consist of administrative offices and production support services.

Brief History

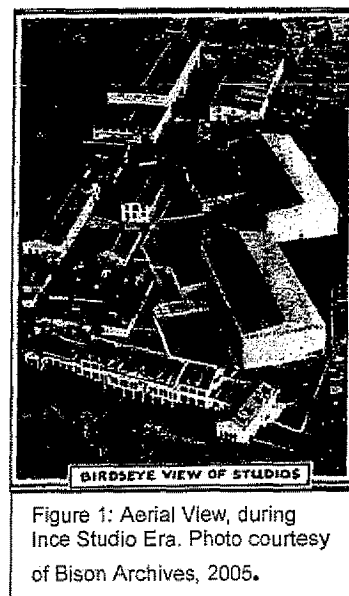
Ownership

There have been multiple owners of The Culver Studios over the last eight decades. Originally developed by Thomas H. Ince in 1918, this became the second major motion picture concern in Culver City. After Ince's sudden death in 1924, his widow sold the studio to Cecil B. DeMille. From February 1925 through 1927, DeMille ran the Culver Studio site, overseeing the first large-scale site renovations, including construction of the DeMille Theatre. In 1928 a conglomerate of several companies, known as RKO, took over the studio lot, and by the end of 1930 two of the subsidiaries merged to form RKO-Pathe' studios. Another round of site renovations were initiated throughout the RKO-Pathe' studio era. Selznick International Studios leased the entire site from 1935 to 1946, although it was still held by RKO-Pathe'; more renovations were commenced during Selznick's leadership at the studio site.

When Selznick International suspended operations, RKO-Pathe once again ran the studio site, leasing space to Selznick's new Vanguard pictures company, amongst other various independent production companies. Howard Hughes bought the studio site in 1950, leasing out the space for productions. Following Hughes' ownership, Desilu productions purchased the site in 1957. After several owners in the intervening years, the studio was acquired by Columbia Pictures Entertainment Inc. in 1991, followed by the most recent ownership change of The Culver Studios in April 2004.

Site Development

Paralleling the contraction and expansion of the lot acreage, the main studio site underwent a variety of configurations, consistent with motion picture studio lots during this time. A small land addition was made to the main studio site in the early years of the studio site. Sometime between 1929 and 1931, RKO acquired several parcels of land on the western edge of the main studio site, according to a Sanborn



map from 1929 and an aerial photograph dated 1931.

A requisite component of the motion picture production studios are the back lots, where different scene backdrops and sets were built for filming purposes. The old back lot connected with present-day Culver Studios covered forty acres south of the main studio lot. It was best known as the site where Atlanta burned during filming of "Gone with the Wind". As the needs of the motion industry evolved, the owners of the studio site (Perfect Film and Chemical) sold off the back lot in 1968.



Figure 2: Back Lot (located at right side of photo). Photo courtesy of Bison Archives,

Major Periods of Renovation

Thomas H. Ince's studio initiation was followed by three phases of development. Exhibit E, located at the end of this document, shows the site layout of the 1924 Sanborn map. An aerial photograph depicting the studio layout at this time is provided in Figure 1: *Aerial View, during Ince Studio Era*.

When DeMille took over the site in early 1925, the first massive site renovations were initiated. He re-oriented the existing glass stages and moved numerous office bungalows

and production service buildings. To match production needs, Stage 2 (now known as Stages 2/3/4), four new double-barrelled projection rooms and seven new cutting rooms were added to the studio site. See Exhibit F for a site plan during this studio era.

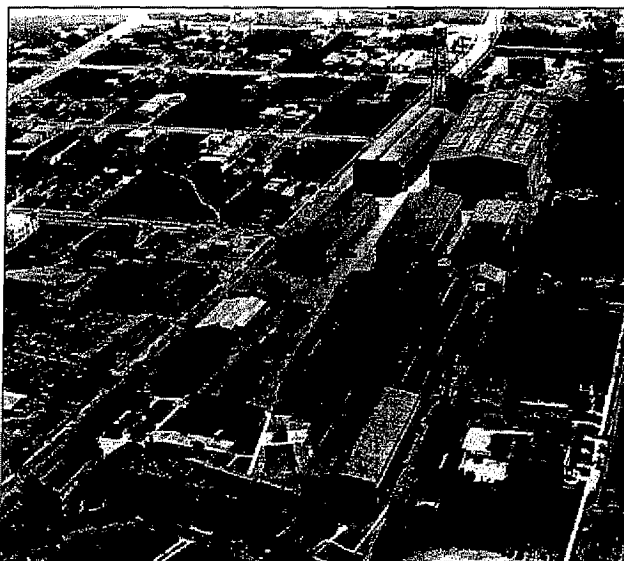


Figure 3: Aerial Photograph, RKO Studio Era. Photo courtesy of Bison Archives, 2005.

The second significant period of renovations on the site began in 1930 with the merging of two companies to form the RKO-Pathe' Studio. Figure 3 *Aerial Photograph, RKO Studio Era* displays the site design at this time. In 1929 talking movie technology brought a change to the motion picture industry, which involved different methods of

production and a rise in consumer demand for movies. The new production company adapted to this innovation by constructing two large stage facilities (now known as Stages 7/8/9 and Stages 11/12/14) and several production service buildings.

During David O. Selznick's tenure at the site from 1935-1946, the site was almost completely built out, as seen in Figure 4: *Aerial Photograph, Selznick Studio*. Two significant bungalows (Building S & T) and one addition to Building D facing



Figure 4: Aerial Photograph, Selznick Studio Era. Photo courtesy of Bison Archives, 2005.

Washington Blvd. were constructed during this time; the last stage facility (Stages 15/16) was erected in 1940, which expanded the production capability of Stages 11/12/14. The development on the main studio site at this time most closely resembles its current configuration in site layout and scale. Exhibit A *Existing Site Plan* adequately illustrates this site layout.

To fully illustrate the growth of the studio during the period of significance, Exhibit H *Existing Site Plan, Coded by Studio Era* has the buildings and structures labeled according to studio era constructed.

Site Description

Comprised of a variety of buildings, some retaining a high degree of integrity in design and utilization, reflective of both the historic and contemporary uses on The Culver Studios lot. These structures are the defining features of the potential Culver Studios historic district. Each illustrates the types of activity required for a functioning studio lot: stages for film production; office buildings for administrative functions; dressing rooms for production support; support buildings for activities including set design, storage and power; and a commissary for service functions.

Offices and administrative uses are located predominantly at the front northern portion and the southwestern portion of the studio lot. Stages run the along the central spine of the studio lot from a mid-northern point to the back of the lot, in some locations forming the western boundary line. Support and service buildings line the front portion of the studio boundary along Ince Blvd, with some interspersed around the studio lot.

The studio lot consists of one major thoroughfare running north-south from the Administration Building area at the front of the lot back to Building Y, connecting smaller internal pathways on the lot. Circulation within the studio lot evolved as building placement and studio access changed.

**Abbreviated History of Major Entitlements
For The Culver Studios
9336 and 9050 Washington Boulevard**

- 1986 The Redevelopment Agency adopts the Culver Studios Design for Development for 9336 Washington Boulevard (West Parcel).
- 1987 The Planning Commission approves Conditional Use Permits for shared parking to fulfill the parking requirement for live audience tapings and for beer and wine sales from the commissary for onsite consumption.
- 1988 City Council approves Comprehensive Plan CP No. 87-01 and other entitlements enabling the addition of live television projection facilities (Stages 5 & 6) and related onsite and offsite improvement at 9336 Washington Boulevard, hereinafter also referred to as the Main Studio lot.
- 1990 City Council approves Amendment No. 1 the Comprehensive Plan concerning various parking amendments to the original comprehensive plan, in connection with a then proposed office building on the corner of Ince Boulevard and Lindblade Street. The studio chose, however, not to go forward with that proposal, and Amendment No. 1 approval was allowed to expire.
- 1992 City Council approves Amendment No. 2 to the Comprehensive Plan allowing the existing 84 surplus tandem parking spaces in the subterranean parking structure, plus three parallel surplus parking spaces in front of the Mansion Building to replace 87 required parking spaces located offsite on the corner of Ince Boulevard and Lindblade Street.
- 1994 City Council approves Amendment No. 3 to the Comprehensive Plan for the phased construction of 163,594 gross square feet of new office space at 9050 Washington Boulevard [9000 block bounded by Ince Boulevard, Washington Boulevard, Higuera Street, and Lindblade Street (with the exception of the Kahn property at the corner of Washington Boulevard and Higuera Street)], construction of an exterior

elevator on the west side of Stage 2, 3, and 4 on the Main Studio lot, and related improvements. Additional actions taken to implement the project consisted of:

General Plan Amendment
Zone Change
Design and Physical Development Plan amendment
Conditional Use Permit
Historic Preservation Certificate of Appropriateness
Street Tree Master Plan Amendment
Alley Vacation

The Redevelopment Agency enters into an Owner Participation Agreement with the studio for development of the project. Additionally, the Redevelopment Agency replaces the existing Culver Studios Design for Development and the existing Ince-Higuera Block Design for Development separately governing the Main Studio lot and the Ince-Higuera Block, respectively, with the new Culver Studios Area Design for Development.

2000 City Council continued their consideration of Amendment, No. 4 to the Comprehensive Plan that would have permitted the 100 deferred required parking spaces for the studio to be provided either onsite or in the Ince Parking structure that was being designed. This application was withdrawn and never acted upon.

2006 Application is filed for Amendment No. 5 to the Comprehensive Plan To amend the Comprehensive Plan for The Culver Studios to permit the demolition of 51,746 sq. ft. of office and support area (Buildings J and R), the construction of a 49,500 sq. ft. four-story office building in the same foot print as Building J with a zero street facing setback, the construction of a two and one half-story (200 space) parking structure over an existing 60 space surface parking lot and the area of Building R, the amendment of the required parking ratio for office use from 1/263 for up to 30,000 GSF and 1/294 for over 30,000 GSF to 1/350 GSF, and other minor on and off-site improvements.

THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of Interior's Standards play a crucial role in the historic preservation process: they are the nationally accepted standards for how historic buildings should be rehabilitated. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

DESIGN FOR DEVELOPMENT

A Portion of
Washington-Culver Redevelopment Project No. 3
The Culver Studios Area
9336 Washington Boulevard

Adopted June 20, 1994

by the
Culver City Redevelopment Agency

DESIGN FOR DEVELOPMENT
A Portion of
Washington-Culver Redevelopment Project No. 3
The Culver Studios Area
9336 Washington Boulevard

I. PURPOSE AND INTENT

The Culver City Redevelopment Agency (Agency) has the authority to direct and guide the use and development of property within adopted project areas. Pursuant to Section 422 of the Redevelopment Plan for the Washington-Culver Redevelopment Project No. 3, the Agency wishes to establish design standards for a particular area within Project Area No. 3.

The Agency wishes to adopt a specific Design for Development (DFD) to direct the use and redevelopment of a particular site in order to insure that the health, safety and welfare of the residents and business community are not adversely affected. This DFD addresses three specific development parcels (collectively the "Site").

The purpose of this DFD is to provide a guide to the potential redevelopment of the Site by describing the type of development which is acceptable to the Agency considering the known site and planning constraints of the area, based on the Environmental Impact Report prepared for the Project Area and certified in 1975, (the EIR) augmented by various supplemental EIRs prepared, certified, and focused on specific development locations and/or issues (the SEIRs) within the Project Area. The Agency will endeavor to insure that this DFD continues to be a relevant and useful document. The DFD is subject to revision by appropriate future amendments formally approved by the Agency.

This document supplements, augments, enhances and focuses the various goals, policies and objectives of the various planning and redevelopment documents affecting this Site. However, the standards established herein are not inclusive of all applicable City procedures, provisions, regulations and requirements which will apply to development of the Site.

II. SITE DESCRIPTION

The Site, known as The Culver Studios Area, consists of approximately 21 acres, is addressed as 9000 Block and 9336 Washington Boulevard, and is bounded by Washington Boulevard on the north, Higuera Street on the east, Lindblade Street on the south, Ince Boulevard on the east, private residentially-developed properties on the south and west, a short portion of Van Buren Place on the west, and commercial structures on the northwest.

The Site is illustrated on the map attached hereto as Exhibit "A". The letters and numbers shown on page 1 of the map correlate to the letters and numbers contained in Section V.F. of this Design for Development.

The Site consists of Lots 1, 2, 3, 4, 5 and 6 of Tract 2530 (MB 35-10) and Lots 182 through 190 of Nolan Park Tract (MB 32-45)(collectively "the West Parcel". Lots A, B and C of Tract 4415 (MB 48-1) except the most northerly 7,900 square feet of Lot A (collectively "the East Parcel") and the most northerly 7,900 square feet of Lot A ("the North Parcel").

The existing zoning of the East Parcel and the West Parcel consists of Motion Picture Studio (S-1). The existing zoning of the North Parcel consists of Extended Commercial (C-3E).

The City's General Plan, as amended in 1984, designates the East Parcel and the West Parcel as Studio, and the North Parcel as Industrial.

The City's Design and Physical Development Plan (DPDP) adopted in 1973 and as subsequently amended designates Lots 1, 2 & 3 of the West Parcel as Primary Office, Lots 4, 5 & 6 and Lots 182 through 190 of the West Parcel as Manufacturing/Sales and the North and East Parcels as Primary Office. These designations are desirable building type designations reflecting the General Plan Land Use Element designations prior to the 1984 General Plan amendment. As a result of the 1984 General Plan amendment, which designated the entire Site as Studio, the Design and Physical Development Plan should be appropriately amended. However, because the DPDP contains no specific building type standards for "Studio", the standards specified in Section V.H of this DFD shall apply instead of those currently designated in the DPDP.

III. REDEVELOPMENT PLAN DESIGNATION

The Redevelopment Plan designates the Site as follows: Lots 1, 2, 3 and the

northerly third of Lot 4 as Commercial, the southerly two-thirds of Lot 4 and Lots 5, 6, 182 through 190 as Residential or Park, and the East and North as Commercial-Industrial Parcels.

Additionally, the Redevelopment Plan includes the following provisions regarding non-conforming uses:

"(S 410) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development."

IV. USES PERMITTED

The West and East Parcels shall continue to be used as a motion, picture (including television and video) studio including studio-related offices pursuant to Section 410 of the Redevelopment Plan and shall be redeveloped in accordance with this Design for Development and applicable zoning standards.

The North Parcel shall be used and maintained as set forth in Section J. North Parcel Standards

V. REDEVELOPMENT STANDARDS

Redevelopment of the West and East Parcels shall conform to Comprehensive Plan, CP No. 87-01 approved by the City Council and Agency on January 25, 1988 and as amended on June 20, 1994 applicable City zoning standards, the most recently adopted edition of the Uniform Building Code, the Redevelopment Plan and this Design for Development, as set forth herein. In all cases the more restrictive

standards shall apply. Comprehensive Plan, CP No. 87-01, as amended, is attached hereto as Exhibit "B".

The basic type of development for the East Parcel shall be new construction of approximately 160,000 square feet of studio-related office space, including parking therefore, plus 45 additional parking spaces pursuant to Covenant and Agreement Regarding Parking recorded as Instrument No. 90 1556576. The basic type of development for the West Parcel shall be a rehabilitation of existing motion picture and video studios, with supporting offices, sets, props, and lighting storage and distribution facilities to effect a full operating status of all such facilities.

Buildings C, D, and E (Mansion) and the lawn area between the Mansion and Washington Boulevard shall be rehabilitated as necessary and maintained according to the provisions of this DFD.

A. Plans

The redevelopment [of the Site] shall be carried out according to plans and drawings approved by the Agency and City. Such plans and drawings shall conform to the requirements for submittal of plans for a Site Plan Review to the City according to Section 37-76 of the City's Municipal Code. Such plans shall include, but not be limited to, a plot plan, parking plan and landscaping plan for the entire Site and floor plans and four-sided elevations for all proposed improvements.

B. Building and Parking Area Setbacks

Rehabilitation of existing buildings (excluding demolition of entire buildings) may occur with the continuance of existing setbacks providing such rehabilitation occurs pursuant to Section 37-84 of the City's Municipal Code.

Rehabilitation of or addition to existing buildings in excess of said Code section shall include building setback requirements conforming to applicable zoning standards. Rehabilitation of the main building facing Washington Boulevard shall retain the building's existing setback. All new building and/or additions to existing buildings shall meet S-1 zone setback requirement.

Architectural projections such as cornices, canopies, eaves, balconies and similar architectural features not providing additional floor space within the building may encroach into the setback area a maximum of

three feet (3') or twenty-five percent (25%) of the required setback, whichever is greater; provided that in no case shall such encroachment exceed fifteen feet (15'). Walkways and drives may exist within the front setback area where necessary for access and where approved by the City/Agency. No parking shall be allowed within the required front setback areas nor within the existing area between the main building facing Washington Boulevard and the street, except on the existing driveway areas. Parking will be permitted in the required side and rear setback areas subject to the requirements of installation of a minimum three foot (3.00') planter between the Ince Boulevard property line and the parking area and between the Van Buren Place property line and the parking area. The front setback area adjacent to Washington Boulevard shall be maintained according to the provisions of this DFD and no modifications shall be made to this area.

C. Traffic Mitigation Measures

Redevelopment pursuant to this DFD is anticipated to result in additional traffic utilizing local streets in the immediate area as well as adjacent arterial streets. Specific traffic mitigation measures will be imposed on the Site during review of the plans submitted by the property owner. Those traffic mitigation measures may include, but not be limited to:

1. Imposition of a Transportation System Management (TSM) plan similar to that imposed on other large land uses by the Agency, to achieve an overall goal 1.3 Site occupants per vehicle (excluding production vehicles) parked on or in conjunction with the Site.
2. Street widening dedication and improvement along Washington Boulevard and for Ince Boulevard that may be reasonably required by the City Engineer consistent with the plans submitted.
3. In the event street widening dedication is not required, in whole or in part, improvement of the existing Washington Boulevard and Ince Boulevard abutting public rights of way to current City standards including the construction of bus shelters at existing and proposed bus stops on said abutting streets. Bus shelter designs must meet the advance approval of the City Planner, City Engineer and Transportation Director.

4. Payment to the City of the New Development Impact Fund Fee pursuant to Chapter 33 H of the Municipal Code, and City Council Resolution No. 83-R115.
- 5.* Access through Lots 182-190 to Van Buren Place shall be limited to emergency access and subject to the approval of the City Planner, City Engineer and Fire Chief.
6. Improvements identified in Traffic Recommendations for the East Parcel attached as Exhibit "E".

D. Parking Requirements

The Site shall be developed with off street parking spaces as follows:

Office

Up to 30,000 s.f. of Gross Floor Area	3.8 spaces per 1,000 s.f. of Gross Floor Area
Over 30,000 s.f. of Gross Floor Area	3.4 spaces per 1,000 s.f. of Gross Floor Area

Production Stage

2.46 spaces per 1,000 s.f. of Gross Floor Area

Plus up to 100 additional parking spaces shall be provided upon a finding by the City that a parking deficiency exists which is causing significant adverse impacts on traffic flow and safety in the neighborhoods immediately adjacent to the site.

Live Audience

1 space per 2.5 audience seats

Support Facilities *

0.52 space per 1,000 s.f. of Gross Leasable Floor Area (GLFA) defined as 85% of gross building area or per detailed floor plans, whichever yields the greater GLFA.

* consisting of set/furniture storage/construction, dressing, editing, commissary & security facilities.

The design and layout of parking shall meet applicable Culver City Redevelopment Agency standards and C.A.C. P.H.C.24 Standards for handicap access.

Required of-street parking may be located on Site or off Site. If located off Site, required parking shall be located within 500 feet (walking distance) of the Site.

E. Building Height

No new building or structure on the West Parcel shall exceed the height of the tallest existing building on the West Parcel or as permitted by Section 37-64 of the-Code. Existing buildings on the West Parcel may remain at their existing heights subject to Code Section 37-64. A copy of this Section is attached as Exhibit "D".

F. Minimum Building Rehabilitation Requirements

This section sets forth the minimum building rehabilitation requirements as the City Building Official determines necessary.

1. All roofs on existing buildings shall be inspected and re-roofed or repaired as necessary.
2. All building exteriors shall be inspected and rehabilitated as necessary. This shall include repair of stucco, brick or concrete facings,- replacement of wood exteriors unless such wood facings are appropriate to the scale of the building and are in reasonable repair, replacement of all sash and glazing where appearance or water tightness is questionable, and painting.
3. All buildings shall be thoroughly inspected for termites and pests. Any such termites and/or pests shall be exterminated as necessary, and any damage repaired. Additionally, all identified areas of pest entrance shall be repaired. A certification of compliance from a reliable exterminator shall be provided.
4. Carry out a thorough structural inspection of all structures, make necessary repairs and provide certification of compliance from a qualified licensed structural engineer.
5. Inspect and replace or repair all wiring and electrical services in all buildings not installed pursuant to a building permit issued by the Culver City Building Division and/or which constitute safety hazards.
6. Provide electrical service and distribution for stage 10 in

order to allow for full utilization of this stage facility.

7. Add heating, ventilating, and air conditioning to all office uses, where such systems do not exist and repair such heating, ventilating, and air conditioning in office uses as necessary where it is presently supplied.
8. Provide toilet and lavatory facilities commensurate with full utilization of the studios, consistent with current industry standards by addition of facilities or rehabilitation of existing facilities, if adequate in quantity.
9. The rehabilitation and restoration of Stage I and Building P is strongly encouraged.
10. Provide acoustical isolation for stage 10.
11. Buildings H, I, R, S, T, U, and V may be relocated to site periphery or demolished in order to develop large areas into parking.
12. Upgrade security systems with more lighting, better perimeter control, video surveillance.
13. Buildings C, D, and E shall be rehabilitated as necessary and maintained according to the standards set forth herein, and shall not be demolished.

G. Landscaping

The development shall be landscaped and irrigated in accordance with landscape plans approved by the City and the Agency. Landscape improvements shall be installed as part of the rehabilitation plans. Such landscaped areas shall be maintained thereafter in a sightly and well kept condition.

All areas not required to be paved between property lines and the buildings or between property lines and security fences where such fences are located between property lines and buildings shall be landscaped. To the extent possible, landscaped berms shall be utilized to shield parking areas from the street. All landscape areas shall be provided with automatic irrigation systems, hose bibs, bubblers to parkway trees and minimum 6" high masonry or concrete curb borders, including at back of the public sidewalk. Landscaping shall be installed prior to the final building inspection by the City of the building.

The following guidelines are intended to assist in the preparation of acceptable landscaping plans.

1. General

It is the objective of the landscape guidelines to integrate the physical architectural elements of the building with the streetscape and to visually screen undesirable elements such as parking, loading, refuse collection, transformers, and similar areas from view from the street and adjacent properties.

Landscape elements shall be of the "long lived" variety. Short lived materials can be utilized, but only as accent supplements to longer lived elements.

Landscape elements shall relate to architectural design elements. Landscape materials are considered to be strong unifying elements and, therefore, should reflect the physical, functional and aesthetic qualities of the Site.

2. Building Landscaping

Where the building is physically separated from required landscaped setbacks by paved vehicular areas, landscaping shall be provided adjoining the building. Generally, such landscaping shall consist of continuous planters of not less than 5 feet in width. In cases of restricted access or visibility, spot planters for trees may be utilized. In both cases, the equivalent of not less than one tree per 30 lineal feet of building shall be provided.

3. Parking Area Landscaping

Not less than one tree shall be provided for each 1,750 s.f. of paved vehicular area on the Site, and such trees shall generally be dispersed within planter islands dividing parking rows of five (5) or more spaces. In areas of restricted visibility, credit for trees within property line and building line planters may be given towards meeting this requirement under City/Agency plan review.

Screening planting shall meet City/Agency approval taking into consideration existing and proposed structures and other Site features.

4. Special Features Screening

Storage and loading facilities shall be screened from view from adjoining properties and rights-of-way by suitable combinations of primary architectural elements of the building, berming, and/or dense landscaping (including vines and decorative masonry walls) as may be approved or required under City/Agency plan review.

5. Major Landscape Components

For purposes of this DFD, the following four major landscape component categories shall each be addressed in detail on landscape plans required to be submitted for City and Agency review and approval: trees, shrubs and vines, ground cover, and appurtenant improvements. Species and size selection for all plant materials should be varied and appropriate keyed to the style of the particular development proposed, and West Los Angeles area climatic conditions.

a. Trees:

- 1) In quantities and placements required hereinabove, the following size ratios shall be observed for all on site trees planted:
 - a) Not less than 20% shall be 36" - box or larger specimens;
 - b) Not less than 20% shall be 24" - box specimens; and
 - c) The remaining 60% shall be not less than 15 gallon size.
- 2) A detailed sketch or note of the method proposed for the staking or guying of all trees shall be provided.
- 3) Detailed landscape plans shall include the planted heights, spreads and trunk calipers of all trees to be planted.

b. Shrubs and Vines:

Utilized primarily to serve as dense opaque screens for parking, loading and storage areas and to provide intermittent visual transitional relief between trees and ground cover, evergreen shrubs shall not be less than 5 gallons in size, except where serving as a screening device their size and spacing shall be sufficient to achieve a three (3) foot hedgerow appearance upon initial planting.

c. Ground Cover:

Ground cover shall be utilized to supplement trees, shrubs and vines in all landscaped areas. Generally, the use of sod in relatively large, open flat areas and other materials such as ice plant in smaller, obstructed slope areas is encouraged. Flowering ground cover shall be utilized to add color and variety at key focal points.

d. Appurtenant Improvements:

- 1) An automatic, permanent irrigation system to all landscaped areas, including bubblers to street trees;
- 2) Street tree well covers where required;
- 3) Soil amendments;
- 4) Topographical contours or berms;
- 5) Jute or other methods proposed for surface stabilization of steeper slope areas; and
- 6) 6" high concrete curbing shall be constructed to separate all planted areas from paved vehicular areas and public sidewalks.

H. Architectural Design

1. General Parameters

The development shall be designed, constructed and

maintained in a manner consistent with plans approved by the Agency and City encompassing the following.

2. Building Exteriors

- a) All buildings on the Site shall be generally consistent in quality and appearance and consistent with the visual character of the surrounding area.
- b) Shall not produce excessive reflective glare from the sun which would adversely affect the comfort or safety of pedestrians or drivers.
- c) No modifications shall be made to the exterior elevations of Buildings C, D and E except for maintenance and repair.

3. Fire Safety

Fire Department emergency vehicles and equipment access shall be provided to all structures on the lot subject to the approval of the Fire Chief. Automatic sprinkler and/or alarm systems and built-in fire protection systems may be required.

4. Lighting and Visibility

- a) Adequate lighting shall be provided at the base of the buildings and adjacent to Ince Boulevard to preserve the amenity and safety of those spaces for night-time pedestrian use, and to reduce dangerous places of concealment and areas of deep shadow.
- b) Luminaires for display, spot, and flood lighting of facades, display cases, or landscaping must not be visible from streets and other public spaces nor neighboring structures.
- c) Light from display, spot, flood, or other lighting shall not be allowed to spill or reflect on to adjacent properties and/or public rights-of-way.

5. Building Siting and Window Placement

New or relocated buildings shall be sited to minimize shade, shadow, light and/or glare impacts on the nearby residential properties. Building windows similarly shall be so located to

minimize to the maximum extent possible any visual intrusion into adjoining residential areas.

6. Equipment Screening

a) Building-Mounted

All mechanical or electrical support equipment including but not limited to motors, compressors and air conditioning or heating units, and all vents, shafts, duct work, skylights, pipes and similar equipment or devices on or projecting through the roof or exterior walls of a building shall be screened from view from adjoining properties and rights-of-way by the primary or integral architectural features or elements of the building and shall not exceed parapet height.

b) Ground-Mounted

No mechanical or electrical equipment including but not limited to motors, compressors and transformers shall be located within a street-facing building setback area except within an underground vault. Elsewhere on the site all such equipment shall be fully screened from view from adjoining properties and rights-of-way by solid masonry walls with opaque gates and landscaping.

7. Notwithstanding the CCMC Section 37-78, "Street Graphics Design Standards" the only signing permitted within the development shall be as specifically permitted by the Agency, taking into consideration the unique architectural style and use of the Site.
8. Detailed plans for refuse containers/enclosures shall be included for any/all new buildings or offices. Plans shall be developed in coordination with the City Sanitation Manager.
9. Security fencing on the perimeters of the Site shall be consistent in design, material, finish and color with adjacent buildings on the Site. Such perimeter fencing shall not consist of chain link fencing or include barbed wire or razor ribbon. All such fencing shall be subject to approval of the Agency.

I. Demolition

Demolition of the East Parcel shall incorporate measures from the Phase I Environmental Assessment Report to properly eliminate on-site contamination. Documentation of proper disposal of contaminated materials shall be provided to the Agency.

The Certificate of Appropriateness shall be obtained prior to any alteration to 9050 Washington Boulevard

J. North Parcel Standards

1. Plans.

The redevelopment of the North Parcel shall be carried out according to plans and drawings approved by the Agency and City. Such plans and drawings shall conform to the requirements for submittal of plans for a Site Plan Review to the City according to Section 37-76 of the City's Municipal Code. Such plans shall include, but not be limited to, a plot plan, parking plan, drainage plans, landscaping plans, floor plans and four-sided elevations for all proposed improvements.

2. Building and Parking Area Standards

Rehabilitation of existing buildings (excluding demolition of entire buildings) may occur with the continuance of existing setbacks providing such rehabilitation occurs pursuant to Section 37-84 of the City's Municipal Code. All new construction shall meet C-3E zone setbacks requirements

Walkways and drives may exist within the front setback areas where necessary for access and where approved by the City/Agency. No surface parking shall be allowed within the required front setback areas.

3. Parking Requirements

Parking for new construction and existing buildings shall meet the applicable City Municipal Code requirements in all respects notwithstanding any nonconforming status of existing buildings. On-street curb-side parking may be prohibited at the discretion of the City Engineer.

4. Building Height

No new building or structure shall exceed forty-three (43) feet excluding mechanical and equipment penthouse. Building height shall be determined as measured per Chapter 37 (Zoning) of the Culver City Municipal Code.

5. Maximum Site Coverage

All new construction shall conform to the following restrictions on maximum site coverage and minimum site open space. For the purposes of this restriction, open space means landscaped areas, pedestrian areas, surface parking, or other areas not covered by a building.

Development Height (Height of Highest Building)	Maximum Site Coverage	Minimum Site Coverage
1 Story	75%	25%
2 Story	65%	35%
3 Story	50%	50%

6. Landscaping

The development shall be landscaped and irrigated in accordance with landscape plans approved by the City and the Agency. Landscape improvements shall be installed as part of the new construction or rehabilitation plans. Such landscaped areas shall be maintained thereafter in a sightly and well kept condition.

All open areas not required to be paved for vehicular or pedestrian access shall be landscaped. To the extent possible landscaped berms shall be utilized to shield parking areas from the street. Landscaping shall be installed prior to the final building inspection by the City.

7. Signage

Notwithstanding the CCMC Section 37-768, "Street Graphics Design Standards" the only signing permitted to be installed shall be as specifically permitted by the Agency, taking into consideration the unique architectural style and use of the Parcel.

8. Refuse Enclosure Area

Detailed plans for refuse containers/enclosures shall be installed for any/all new construction rehabilitation and reuse of existing buildings. Plans shall be developed in coordination with the City's Recourse and Sanitation Manager.

9. Fire Safety

Access shall be provided for Fire Department emergency vehicles and equipment to all structures subject to the approval of the Fire Marshall. Automatic sprinkler, alarm, smoke detector and/or other systems may be required. Modification to water supply systems serving the Parcel may be required for new developments or rehabilitation projects in order to ensure sufficient water supply for appropriate fire protection as determined by the Fire Marshall.

VI. PUBLIC RIGHT OF WAY DEDICATION AND IMPROVEMENTS

A. The following land areas shall be offered for dedication to the City for public right of way purposes:

1. Sufficient land area along the easterly side of Ince Boulevard between Lindblade Street and Washington Boulevard to result in a sixty foot (60') Ince Boulevard right of way width with a twenty-five foot (25) curb line radius at the southeast corner of Washington Boulevard and Ince Boulevard.
2. Sufficient land area along the westerly side of Higuera Street abutting the East Parcel to result in the existing sidewalk being located within a public right-of-way easement.

B. The following public right of way improvements shall be installed:

1. The curb return at the Washington and Ince Boulevard intersection shall be reconstructed to a 25.00 foot curb radius. Reconstruction shall include the relocation of all conflicting traffic signal and street light equipment,

provided said construction does not interfere with the present location of any existing buildings on the studio lot or the brick decorative fencing at the corner.

2. All off-grade, broken, deteriorated or otherwise substandard curb, parkway and/or. sidewalk along Washington Boulevard shall be replaced with new concrete improvements.
3. Street trees shall be installed of a size and species compatible with the architectural character of the Site, and be of a size and location meeting the approval of the City's Manager, Environmental Management Division, along the southerly side of Washington Boulevard from Higuera Street to Ince Boulevard and along the westerly side of Higuera Street, northerly side of Lindblade Street and easterly side of Ince Boulevard abutting the East Parcel. Street trees along the Washington Boulevard frontage of the West Parcel shall not be required.
4. Improvements identified in Traffic Recommendations for the East Parcel attached as Exhibit "E".

VII. CITY ZONING, ARCHITECTURAL, AND OTHER REQUIREMENTS

The City of Culver City has adopted zoning, architectural and other requirements relating to the development of land within its jurisdiction. These requirements shall be adhered to in the planning and implementation of all developments. The requirements contained in this Design for Development shall be construed as being in addition to City requirements and, in the case of conflict, the more stringent shall prevail.

VIII. RESPONSIBILITY FOR SECURING PERMITS AND PAYING APPLICABLE FEES

Nothing contained in this Design for Development or in subsequent agreements shall be construed in any way to exempt the Developer (or his assignee, buyer, transferee, conveyee, or lessee) from securing all permits and paying all fees required of developers of private property within the City of Culver City.

IX. OPPORTUNITIES FOR OWNER AND TENANT PARTICIPATION.

-The following is excerpted from Section 306 of the Redevelopment Plan:

"The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other owners and tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit business, residential, institutional and semi-public owners and tenants, if they so desire, to purchase and develop or develop real property in the Project area.

The Agency is also authorized to permit persons who are owners of residential, business and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties in the Project area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factors as length of time in the area; accommodation of as many participants as possible; ability to perform; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project area by as many business and residential owners and tenants as possible. Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of areas for public and/or private development in accordance with this Plan."

Interest in participating in the redevelopment of the Site has already been expressed by some property owners. Participation opportunity schedule shall be as follows:

- A. Following adoption of this DFD, the property owner and tenant shall each be provided with his participation opportunity pursuant to Section 306 of the Redevelopment Plan and pursuant to the Agency's Rules Governing Participation and Preferences by Owners, Operators of Businesses and Tenants in the Project Area, attached as Exhibit "C".
- B. If the participation solicited above results in one or more proposals from the existing owner and/or tenant, the Agency will evaluate the proposal(s) and either authorize the commencement of negotiations with the selected proposer or call for the next step.
- C. If no acceptable proposal is received by the Agency based on the participation solicitation, - the Agency may call for proposals from other owners and/or tenants in the Project Area. The Agency may establish criteria for evaluation of proposals, which criteria may include an understanding/knowledge of the motion picture business. Upon receipt of proposal(s), the Agency will evaluate those submitted and either authorize commencement of negotiations with the selected proposer or call for solicitation of proposals from other potential developers/users. Developers are encouraged to remain receptive to participation opportunities with the existing property owner or tenant which may result, providing the participation is consistent with the plan and the Design for Development.

X. RELATIONSHIP TO THE INCE-HIGUERA BLOCK DESIGN FOR DEVELOPMENT

The substance of the Ince-Higuera Block Design for Development, previously adopted by the Redevelopment Agency on March 6, 1989, has been included in this DFD. As a result, by adoption of this DFD, the Ince-Higuera Block Design for Development is superseded.

RESOLUTION NO. 94-R055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING AMENDMENT NO. 3 TO THE COMPREHENSIVE PLAN, CP NO. 87-01 FOR THE CULVER STUDIOS, AND RELATED APPLICATIONS, AND ADOPTING A MITIGATION MONITORING PROGRAM.

(General Plan Amendment, Design and Physical Development Plan Amendment and Street Tree Master Plan Amendment)

WHEREAS, The Culver Studios filed an application for approval of an amendment to Comprehensive Plan, CP No. 87-01, and related applications for the phased construction of 163,594 gross square feet of new office space and related improvements within the 9000 block of Washington Boulevard, known as "Television Building Complex", and applications for modifications to the Main Studio Lot at 9336 Washington Boulevard, including a General Plan Amendment, GPA No. 93-02; Zone Change, ZC No. 93-02; Conditional Use Permit, CUP No. 93-07; Historic Preservation Certificate of Appropriateness, HP/CA No. 93-05; and Street Tree Master Plan Amendment, STMPA No. 93-01; and

WHEREAS, based on the applicant's request, the Culver City Redevelopment Agency (CCRA) initiated replacement of The Culver Studios Design for Development with a new Culver Studios Area Design for Development, and the City initiated an amendment to the Design and Physical Development Plan, DPDPA No. 93-01;

WHEREAS, on December 6, 1993, the CCRA, as Lead Agency, adopted a Mitigated Negative Declaration for the development of the Television Building Complex and related applications;

WHEREAS, the Planning Commission, after due notice as required by law, held a public hearing on December 15, 1993, on the various applicant-, CCRA- and City-initiated development applications;

1 WHEREAS, at the close of the hearing, the Planning Commission adopted
2 Resolutions (No. 93-P031, 93-P032 and 93-P033) recommending and conditionally
3 approving the applications;

4 WHEREAS, after due notice as required by law, a joint public hearing by
5 the CCRA and the City Council on the applications was held on June 20, 1994, and
6 all interested persons were given an opportunity to be heard; and

7 WHEREAS, the City Council, acting as a Responsible Agency, has
8 reviewed the Mitigated Negative Declaration for this Project adopted by the CCRA as
9 the Lead Agency, and has determined, in accordance with the California
10 Environmental Quality Act of 1970, as subsequently amended, that no other
11 environmental review or actions are required, and that the applications should be
12 approved..

13 NOW, THEREFORE, the City Council of the City of Culver City DOES
14 HEREBY FIND AND RESOLVE as follows:

15 SECTION A

16 (APPROVING GENERAL PLAN AMENDMENT, GPA No. 93-02)

17 WHEREAS, the proposed General Plan Land Use Element Map
18 Amendment from "Industrial" to "Studio" for the Television Building Complex on the
19 "Ince-Higuera Block" bounded by Washington Boulevard, Higuera Street, Lindblade
20 Street and Ince Boulevard (excluding therefrom the "Kahn Property") results in the
21 most appropriate land use designation for the site as proposed to be developed, and
22 does not result in a land use designation inconsistent with adjoining Land Use Element
23 Map designations.

24 A(1) The General Plan Amendment, GPA No. 93-02, is approved and
25 the Land Use Element Map of the General Plan is hereby amended to change the
26 designation of the "Ince-Higuera Block" from "Industrial" to "Studio."

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1 narrative and plans file dated November 2, 1987, supplemental plans file dated
2 January 18, 1988, and plans file dated December 9, 1993, for the Television Building
3 Complex, is approved subject to the Conditions of Approval attached herein as Exhibit
4 A by this reference.

5 C(2) By adoption of this Resolution and attached Exhibit A, the City
6 Council hereby supersedes the prior Resolutions approving the original Comprehensive
7 Plan, CP. No. 87-01 (Resolution 88-R013), and subsequent Amendment No. 2
8 (Resolution 92-R107), and the approval of Amendment No. 1, so as to incorporate
9 into a single Resolution all of the Conditions of Approval of Comprehensive Plan,
10 CP No. 87-01 for The Culver Studios.

11 SECTION D

12 *(APPROVING STREET TREE MASTER PLAN AMENDMENT, STMPA No. 93-01)*

13 The City Council of the City of Culver City, DOES FURTHER RESOLVE as
14 follows:

15 D(1) In order to fulfill the urban design goals of the development
16 applications and to provide aesthetically attractive streetscapes, the City's adopted
17 Street Tree Master Plan is hereby amended by changing the official street tree, as
18 follows:

19 a) On the west side of Higuera Street between Washington Boulevard
20 and Lindblade Street, the official street tree is "Podocarpus gracillor" (Fern Pine);

21 b) On the north side of Lindblade Street between Ince Boulevard and
22 Higuera Street, the official street tree is "Quercus Agrifolia" (California Live Oak) and
23 "Platanus Acerifolia" (London Plane Tree).

SECTION E

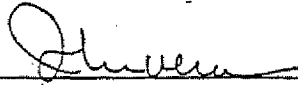
(ADOPTING A MITIGATION MONITORING PROGRAM AND
DIRECTING POSTING OF NOTICE OF DETERMINATION)

The City Council of the City of Culver City, DOES FURTHER RESOLVE as follows:

E(1) In compliance with Section 21081.6 of the Public Resources Code, the Mitigation Monitoring Program, attached hereto as Exhibit B and incorporated by reference herein, is adopted.

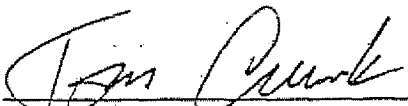
E(2) A Notice of Determination shall be prepared and with the Los Angeles County Clerk.

APPROVED and ADOPTED this 20th day of June, 1994.


ALBERT VERA, MAYOR
City of Culver City

ATTEST:

APPROVED AS TO FORM:


TOM CRUNK,
City Clerk

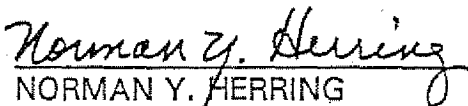

NORMAN Y. HERRING
City Attorney

EXHIBIT A

- I. The following conditions shall apply only to the Television Building Complex property and shall be completed prior to issuance of any Certificate of Occupancy, except as otherwise indicated.
- A. The Culver Studios, Tara Partners Ltd., or a direct or indirect wholly owned subsidiary of Sony Corporation of America, shall have acquired the irrevocable right and obligation, subject to the completion of remediation of soil and groundwater contamination and to any court approval required for conveyance, to obtain title to all property within the Television Building Complex site before the expansion of Comprehensive Plan, CP No. 87-01, to include the Television Building Complex site becomes effective.
 - B. The site shall be developed in conformance with the plans file dated December 9, 1993, related documents, and the conditions of approval herein, with the exception that parkways shall be paved to the satisfaction of the City Engineer.
 - C. All applicable development standards and improvements in Planning Commission Resolution No. 92-P001 (Comprehensive Site Plan Review and Select Discretionary Review Development Standards) shall be met, except as otherwise specified herein.
 - D. A City approved Agreement Containing Covenants, duly executed by the property owner, shall be submitted for recording to hold all of the lots as one parcel.
 - E. All architectural materials, colors and textures shall be consistent with the materials board approved by the Planning Commission.
 - F. The studio shall proceed diligently to complete construction in accordance with the Schedule of Performance to be contained in the Owner Participation Agreement applicable to the site. As described and illustrated in the Owner Participation Agreement, the development phases shall consist of the following:

Phase A consists of the improvements to be built on portions of Parcel 1 as illustrated on the Phase Location Map attached to the Scope of Development and Parcel 2.

Phase B consists of the improvements to be built on Parcel 3.

Phase C consist of the improvements to be built on the portion of Parcel 1 northerly of Parcel 2 not included in Phase A and is comprised of two alternatives:

Alternate 1 consists of site improvements including not less than 30 trees, shrubs, special water and landscape elements, planted ground cover, stone pavers, patterned concrete and decorative benches.

Alternate 2 consists of building improvements of not more than 28,000 square feet and related site improvements.

- G. As part of Phase A, B and Alternate 1 of Phase C construction:
1. All public improvements shall be completed to the satisfaction of the City Engineer and Fire Marshal;
 2. All perimeter walls, access gates, and landscaping outside the perimeter walls shall be completed; and
 3. The artwork shall be completed, or an in lieu fee paid, per the Art In Public Places program.
- H. Prior to issuance of any building permit, the property owner shall enter into an agreement, as approved by the City Attorney, with the City for the installation and maintenance of public improvements that differ in material, color, or surface texture from standard City specifications.
- I. Demolition on the site shall incorporate measures from the "Phase 1 Environmental Assessment Report" prepared by Targhee, Incorporated and dated June 14, 1991, to properly eliminate onsite contamination. Identification of disposal destinations for contaminated materials to be removed shall be made with the Fire Department prior to issuance of any demolition permits. Documentation of the proper disposal of contaminated materials shall be given to the Fire Department within 30 days after the completion of the disposal of the contaminated materials.
- J. The ramps and subterranean parking surfaces shall have a tire squeal retardant finish.

- K. The construction, specifications, and access route for the trash compactor, as well as a plan showing the location of the storage area(s) for recyclables bins, shall be submitted for the Resource and Sanitation Manager's review and approval.
- L. The following shall be completed to the satisfaction of the Fire Marshal:
1. The water main in Lindblade Street between Ince Boulevard and Higuera Street shall be upgraded to an eight (8) inch line.
 2. An additional Fire Department personnel access to the west end of the parking structure from either Ince Boulevard or Lindblade Street shall be provided.
 3. "Knox" boxes shall be provided at all Fire Department access locations that are not permanently staffed by security guards.
 4. Combination sprinkler/standpipe systems with 2½" Fire Department standpipe outlets shall be provided as determined by the Fire Marshal in certain stairwell, roof, and garage locations.
 5. A second Fire Department sprinkler/standpipe connection shall be provided to the looped water system within 40 feet of the fire hydrant located at Higuera Street and the alley.
 6. The subterranean parking structure shall have a smoke removal system capable of providing a minimum of six (6) air exchanges per hour.
 7. A fire flow of 4,000 to 6,000 gallons per minute from four (4) adjacent fire hydrants flowing simultaneously shall be provided.
- M. No parking shall be permitted at the Washington Boulevard main entrance within fifteen (15) feet of the fire hydrant and Fire Department sprinkler/standpipe connections located onsite.
- N. The landscape/hardscape plans shall be reviewed and approved by the Fire Marshal to assure sufficient medical gurney access from the Fire Department access gates on Washington Boulevard to the three bungalow buildings in Phase C, Alternative 2 and walkway surface materials throughout the complex.