

CONDITIONS OF APPROVAL

SONY PICTURES ENTERTAINMENT

10202 WASHINGTON BOULEVARD

AUGUST 9, 1993

CONDITIONS OF APPROVAL

Sony Pictures Entertainment, 10202 Washington Boulevard

August 9, 1993

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(I. Art in Public Places)

I. ART IN PUBLIC PLACES.

- A. Sony Pictures Entertainment shall comply with the Culver City Art in Public Places Program.
- B. Sony Pictures Entertainment shall provide at least one (1) free monthly screening of its films or videos at the Senior Center or other locations to be agreed upon by Sony Pictures Entertainment and the Chief Administrative Officer. In addition, Sony Pictures Entertainment shall provide upgraded equipment, including closed caption equipment for the Senior Center as determined by Sony Pictures Entertainment and the Chief Administrative Officer.

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(II. Child Care)

II. CHILD CARE.

- A. Prior to the issuance of any building permit for any net new development, as defined below, in excess of fifty thousand (50,000) square feet (unless otherwise indicated in these conditions, square footage figures are in gross square feet), Sony Pictures Entertainment shall develop a child care program in conformance with applicable California laws with a capacity for ninety (90) children which shall be operational prior to issuance of any certificate of occupancy for any net new development in excess of fifty thousand (50,000) square feet, which shall continue in operation in perpetuity, and which shall include the provision of one or more of the following components:
  1. Onsite child care facilities;
  2. Offsite child care facilities within convenient walking distance to the Site; or
  3. Funding for expansion of current programs or other similar programs.
- B. At the end of the term of the Development Agreement, Sony Pictures Entertainment may request from the Chief Administrative Officer, in consultation with the Human Services Director, a reduction or deletion of this requirement based upon a reduction or elimination of the need. The term Development Agreement, as used throughout these conditions of approval, shall mean that certain document dated September 15, 1993, executed by and among Sony Pictures Entertainment, Inc., Lot, Inc. and the City of Culver City.
- C. As used throughout these conditions of approval, "net new development" shall mean the cumulative amount of building square footage constructed on the Site which exceeds one million five hundred thirty-seven thousand seven hundred forty-three (1,537,743) square feet. To the extent building square footage is demolished, the portion of any cumulative building square footage constructed on the Site equal to cumulative square footage demolished shall not be considered net new development. In no event shall the construction or demolition of parking structures or facilities be considered in the calculation of net new development.

### III. CONSTRUCTION.

#### A. Air Quality.

1. Sony Pictures Entertainment shall comply with South Coast Air Quality Management District Rule 403, which limits the emissions of fugitive dust. Dust must not be visible in the atmosphere beyond the property line unless the average wind speed exceeds fifteen (15) miles per hour. Dust shall be removed from equipment prior to movement on paved streets and any material deposited on paved streets shall be promptly removed.
2. All areas under excavation and construction shall be watered two (2) times daily. All debris piles generated during demolition shall be watered two (2) times daily.
3. All construction and demolition diesel-powered vehicles and equipment shall be operated with the fuel injection timing retarded four (4) degrees from the manufacturer's recommendation, unless equipment approved by the Air Quality Management District is used.
4. All diesel-powered equipment shall be turned off when not in use for more than thirty (30) minutes, and gasoline-powered equipment shall be turned off when not in use for more than five (5) minutes, unless equipment approved by the Air Quality Management District is used.
5. All portions of the construction and excavation areas inactive in excess of ninety (90) days shall be revegetated and watered until a vegetative cover is established.
6. Demolition and excavation shall be suspended when onsite wind speed measuring device registers winds in excess of twenty (20) miles per hour for thirty (30) consecutive minutes.
7. Stockpiled soil or fill shall be covered if not to be used for longer than a twenty-four (24) hour period to prevent dust generation.
8. All material in trucks transporting soil or fill offsite shall be watered down and covered.

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9. Paved streets adjacent to the Site shall be swept daily or as needed to remove silt that may have accumulated as a result of preparation and construction activities on the Site.
10. Construction shall be stopped during second stage smog alerts and reduced during first stage smog alerts.

## B. Noise.

1. Construction of the proposed project shall comply with Culver City Municipal Code Section 22-2(D) relating to construction noise. Regulations relating to construction-related noise discernible at residential boundaries shall be enforced on the proposed project Site to help minimize any potential noise impacts. Such noise is prohibited between the hours of:
  - a. 7:00 P.M. to 8:00 A.M., Monday through Friday;
  - b. 7:00 P.M. to 9:00 A.M., Saturdays; and
  - c. 7:00 P.M. to 10:00 A.M., Sundays.
2. Construction equipment shall conform with the Environmental Protection Agency's Control Program (Part 204 of Title 40, Code of Federal Regulations), and with Culver City Municipal Code Section 23-44, Noise Regulations and Standards.
3. In those locations which are not already protected by an existing perimeter wall at least eight feet (8') in height, temporary, movable construction noise barriers shall be used to shield adjacent residences and businesses from construction noise, consisting of a minimum grade of one-four inch (1/4") plywood, at least eight feet (8') in height with no openings except for clear plastic view windows.

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C. Human Health and Safety.

1. All hazardous waste shall be transported by licensed hazardous waste haulers.
2. As part of any construction, demolition, and/or rehabilitation work on any structures which contain asbestos-containing materials, Sony Pictures Entertainment shall comply with South Coast Air Quality Management District Rule 1403 and all other applicable laws pertaining to the handling and disposal of asbestos-containing materials.
3. All hazardous materials and waste shall be transported only during offpeak hours to and from the Site and on designated truck routes as designated by the City Engineer.

D. Soil and Ground Water Contamination.

Prior to any soil removal and/or replacement, prepare a report on the status and proposed schedule to remediate any and all soil and ground water contamination for the review and approval by the appropriate agency.

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### IV. CULTURAL RESOURCES.

- A. Except as provided in Subsection C below, all proposed alterations to, or removal or demolition affecting the exterior of, a designated "significant" or "landmark" structure shall be submitted to the Planning Commission for issuance of a Certificate of Appropriateness in conformance with Culver City Municipal Code Chapter 38 prior to making any alteration. Painting and restuccoing, which are also subject to Culver City Municipal Code Chapter 38, will be reviewed administratively.
- B. In conjunction with Culver City Municipal Code Chapter 38, the Planning Commission's review of requests for Certificates of Appropriateness shall be limited to imposing conditions of approval, which implement the Comprehensive Plan and shall not include outright denial of the Certificate of Appropriateness.
- C. In perpetuity, the designated structures listed below shall not be demolished; except that Sony Pictures Entertainment may apply for a Certificate of Economic Hardship, pursuant to Chapter 38, after the term of the Development Agreement:
  - 1. Colonnade Building.
  - 2. Commissary Building.
  - 3. Gable Building.
  - 4. Myrna Loy Building.
  - 5. Stage 4 building.
  - 6. Stage 6 building (but not including the rooftop sign).
  - 7. Thalberg Building.



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- D. No later than one hundred eighty (180) calendar days from approval of the Comprehensive Plan, prepare a photographic [eight inches by ten inches (8" X 10")] black and white and color prints with negatives and a videotape (color video high speed with picture and narration) documentation of all "landmark" and "significant" structures. Sony Pictures Entertainment agrees that the photos and the video of the "landmark" and "significant" structures may be used in historical books and videos provided they are published or distributed by either the City of Culver City or by the Culver City Historical Society. All other uses of the historical photos or videos and any assignment by the City or the Historical Society of its rights shall be subject to the prior written consent of Sony Pictures Entertainment, which consent shall not be unreasonably withheld.
- E. Sony Pictures Entertainment shall comply with all City conditions of approval relating to the Sign of Historical Significance atop Sound Stage 6 as more specifically described in Sign of Historical Significance, PL-1383. Amendments to those conditions shall not be considered amendments to the Comprehensive Plan but must conform to the general procedure for amending conditions of approval for signs of historical significance.
- F. At the sole expense of Sony Pictures Entertainment, and prior to the issuance of any certificate of occupancy for any building square footage in excess of three hundred thousand (300,000) square feet, display a plaque as approved by the City stating the designation of all existing "landmark" or "significant" structures on the lot in accordance with Culver City Municipal Code Chapter 38.
- G. Sony Pictures Entertainment shall offer free public tours of the Site to residents of and persons employed in Culver City at least three (3) times per year. The scope of such tours shall be reasonably determined by Sony Pictures Entertainment. Such tour dates shall be coordinated with the City. Sony Pictures Entertainment shall advertise the tour in selected Culver City media at least thirty (30) days in advance.

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- H. Sony Pictures Entertainment shall establish and maintain a Sony Pictures film history museum onsite in perpetuity; provided that, for so long as Sony Pictures Entertainment leases or owns the Sony Pictures Plaza building, such museum may be located in the lobby area of the Sony Pictures Plaza building. The museum shall constitute a part of the retail square footage that is permitted on the Site, if located onsite. The size of the museum, the hours of operation and the composition of the exhibits in the museum shall be determined by Sony Pictures Entertainment, after consultation with the Chief Administrative Officer. In addition, Sony Pictures Entertainment shall, from time to time, provide advice and assistance to the Culver City Historical Society and shall identify historical materials and donate to the Historical Society no fewer than ten (10) items of movie memorabilia, selected at Sony Pictures Entertainment discretion, within one (1) year after the approval of the Comprehensive Plan.

V. DESIGN AND DEVELOPMENT STANDARDS.

A. Air Quality.

1. To the extent feasible, new structures shall maximize thermal integrity (insulation, dual windows, advanced window glazing) to reduce heating and cooling energy requirements and associated emissions. Solar-assisted water heaters shall be installed when feasible.
2. Electrical/Natural Gas/Communications.
  - a. Insulation and insulated glass shall be used in new construction per State regulations to promote energy efficient air temperature control.
  - b. Sony Pictures Entertainment shall comply with energy conservation requirements included in Title 24 as amended of the California Code of Regulations.
  - c. Time-controlled systems with power outage backup shall be used for new exterior building lights, parking area and outdoor signs to reduce energy consumption.
  - d. In new construction, a variety of sectioning zones, through such means as walls, interiors, and floors, shall be used whenever feasible to maximize air-conditioning energy efficiency.
  - e. Exteriors shall be designed with lighter colors which reflect sunlight and reduce "heat sinks", except for facades or surfaces used in filming. Use of landscaping for shading shall be incorporated to keep buildings cooler, to the extent feasible.
  - f. Sony Pictures Entertainment shall study the use of thermal storage to determine economic and energy cost efficiency, and shall install such storage systems to the extent feasible and practical.

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B. Water Supply/Demand.

1. Water conservation devices and systems, such as ultra low flow toilets [one and six-tenths (1.6) gallons per flush], low flow faucets and showers [two (2) gallons per minute], and hot water lines in water recirculating systems, shall be used in new construction, where feasible and appropriate.
2. Adhere to water conservation requirements as stated in Article III of Chapter 29 of the Culver City Municipal Code.
3. Water-conserving landscaping techniques shall be used, including drip irrigation and appropriate mulching to retain moisture to the soil.
4. Water pressure greater than fifty (50) pounds per square inch shall be reduced to fifty (50) pounds per square inch or less by means of a pressure-reducing valve, where appropriate and feasible.
5. Efficient irrigation systems shall be installed which minimize runoff and evaporation and maximize the water which will reach plant roots.
6. Water-conserving models of dishwashers or retrofitted spray emitters shall be used, where feasible and available.

C. Storm Drainage.

1. All roof drains for new or remodeled structures on the Site shall be designed and built under existing pedestrian sidewalks and curbs so as to drain directly into the storm drain system in accordance with the Culver City Municipal Code.
2. All drainage from surface parking lots shall be directed to the street through curb faces and under pedestrian sidewalks or into a drainage system approved by the City Engineer, in accordance with the Culver City Municipal Code.
3. All storm drainage systems in conjunction with new construction shall connect directly to the City storm drain system.

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4. New storm drainage systems to replace those facilities removed due to implementation of the proposed project shall be installed in conformance with City standards.
5. For each Comprehensive Plan Design Area, a comprehensive drainage plan, including the construction of clarifiers as necessary, and implementation schedule for all existing and new construction areas, shall be approved by the City Engineer prior to the issuance of any building permit for building square footage in excess of twenty-five thousand (25,000) square feet within the applicable Comprehensive Plan Design Area, as described in Section V.G.1.b.

D. Solid Waste Generation.

Refuse storage facilities of the size, quantity, and location required by the City Sanitation and Planning Divisions shall be provided and constructed as approved by City standards, unless modified by the Waste Reduction Plan required by Condition XI.D.4 of these conditions.

E. Police/Fire Services.

1. Site plans shall be submitted to the Police Department for review to ensure public safety features are included in the proposed project design and to enhance Site security.
2. Clearly identifiable address indicators shall be provided on all buildings.
3. Visually isolated pockets within parking structures and elsewhere shall be minimized; adequate lighting shall be provided.
4. New construction shall conform to specifications of the Uniform Fire Code and the Culver City Municipal Code requirements for the installation of fire sprinklers.
5. Any building permits issued shall conform to the Uniform Building Code.

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6. Site plans shall be submitted to the Fire Department for review to ensure public safety features are included in proposed project design.
7. New construction shall be completely sprinklered, as required by the Culver City Municipal Code, with standpipe spacing plans to be reviewed and approved by the Fire Department prior to construction plan approval.
8. Smoke removal systems shall be installed by Sony Pictures Entertainment in all office, retail, and parking components of the project, to the extent required by Uniform Building Code regulations.
9. New elevator shafts shall be enclosed to retain smoke in the event of fire.
10. The Fire Department shall determine the extent of tempered glass to be used in new construction.
11. Fire truck turnarounds shall be reviewed and approved by the Fire Department.
12. Fire access shall be posted and striped to indicate no parking where required by the Fire Marshal.
13. Access points for the purpose of rescue shall be provided to the extent required by the Culver City Municipal Code. These access points shall be reviewed and approved by the Fire Department prior to construction plan approval.
14. Interior stairways shall extend and provide access to the roof to the extent required by the Culver City Municipal Code.
15. An audiovisual alarm system for the hearing impaired shall be incorporated into the design of the fire control system, for new construction.

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16. Sony Pictures Entertainment shall adhere to Fire Protection Standard #19, Standard Requirements for New High Rise Buildings (Attachment A), in new construction.
17. Sony Pictures Entertainment shall provide a required fire flow of six thousand (6,000) to nine thousand (9,000) gallons per minute, from four (4) to six (6) fire hydrants flowing simultaneously with a minimum residual water pressure of twenty (20) pounds per square inch remaining in the system with required gallons per minute flowing.
18. All bars, grills, grates or other similar devices covering exterior doors or windows are allowed; provided that such devices are equipped with release mechanisms approved by the Fire Marshal, such mechanisms are kept operable and the building is equipped with smoke detectors installed in accordance with the Culver City Building Code.

F. Development Standards.

1. Prior to the issuance of any certificate of occupancy for any net new development in excess of two hundred fifty thousand (250,000) square feet, all remaining existing buildings visible from the Site perimeter, including rooftop mechanical equipment, shall be made free of excessive/abandoned elements, and resurfaced or repainted as necessary.
2. In all instances, the back of the public sidewalk or the property line, whichever is more restrictive, shall be deemed to be the line from which setbacks are determined, except where there are permitted encroachments.
3. Except as further modified by these conditions or the Development Agreement, Sony Pictures Entertainment shall adhere to Planning Commission Resolution No. 92-P001 (Attachment B).

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4. Prior to the issuance of any building permit for building square footage in any Comprehensive Plan Design Area, Sony Pictures Entertainment shall submit plans and a construction schedule for approval (which plans shall be approved prior to issuance of any such building permit) by the City Engineer to confirm the maintenance of a wastewater systemwide "zero net flow increase" before the granting of a certificate of occupancy for such building square footage. If such zero net flow is not maintained, Sony Pictures Entertainment shall achieve such flow by one (1) or more of the following methods:
  - a. Onsite treatment of wastewater and use of the effluent as reclaimed water; or
  - b. Provide funding for a Citywide retrofitting program to reduce wastewater discharges from other properties as provided below:

Each time a building permit is requested for a structure (the "New Structure"), the amount (in gallons per day) of wastewater to be generated by the New Structure (the "New Structure Wastewater Flow") shall be determined by applying the City's wastewater generation ratios to the uses which will occupy the New Structure (taking into account reduction in wastewater flow, as reasonably determined by the City Engineer, which results from any water-saving devices to be incorporated into the New Structure, such as low-flow or ultra low-flow toilets). If the sum of (a) the New Structure Wastewater Flow and (b) the Site's actual total wastewater flow (in gallons per day) at the time the building permit for the New Structure is issued (the "Actual Flow"), reduced by (c) the gallons per day for which Sony Pictures Entertainment has provided funding for the Citywide retrofitting program to reduce wastewater discharges from properties other than the Site, as permitted by this paragraph ("Prior Funding Credits") and (d) the wastewater reduction, as reasonably determined by the City Engineer, which shall result from the demolition of any structures on the Site which shall occur after the most current annual sewer usage charge for the Site and on or before the issuance of the certificate of occupancy for the New Structure exceeds seventy-four thousand two hundred fifty-two (74,252) gallons per day (the "Zero Base Flow"), then Sony Pictures Entertainment shall pay, prior to or



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concurrently with the issuance of the certificate of occupancy for the New Structure, a fee of four dollars (\$4.00) for each gallon per day of such excess; provided, however, the fee shall in no event exceed the product of multiplying four dollars (\$4.00) and the New Structure Wastewater Flow.

The Actual Flow shall be determined based upon the wastewater flow (in gallons per day) used to determine the most recent annual sewer usage charge for the Site imposed by the City and, as reasonably determined by the City Engineer, any retrofitting activities on the Site since the most current annual sewer usage charge, which shall be in place on or before the issuance of the certificate of occupancy for the New Structure; or

- c. Other methods which are acceptable to the City Engineer.

The fee, pursuant to Subparagraph 4.b above, shall be determined as follows:

$$\text{Fee} = (\$4 \text{ per gallon per day})(\text{NSWF} + \text{AF} - \text{ZBF} - \text{PFC}).$$

Where:

NSWF = New Structure Wastewater Flow.

AF = Actual Flow.

ZBF = Zero Base Flow.

PFC = Prior Funding Credits.

No fee will be charged when the total is equal to or less than zero (0).

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Examples:

- Building Permit No. 1:

NSWF = 1,000 gallons per day;  
AF = 74,252 gallons per day;  
ZBF = 74,252 gallons per day;  
PFC = 0  
Fee paid =  $(\$4)(1,000 + 74,252 - 74,252 - 0)$   
= \$4,000.

- Building Permit No. 2:

NSWF = 1,000 gallons per day;  
AF = 75,252 gallons per day;  
ZBF = 74,252 gallons per day;  
PFC = 1,000 gallons per day (Building 1)  
Fee paid =  $(\$4)(1,000 + 75,252 - 74,252 - 1,000)$   
= \$4,000.

- Building Permit No. 3:

NSWF = 1,000 gallons per day;  
AF = 73,252 gallons per day;  
ZBF = 74,252 gallons per day;  
PFC = 2,000 gallons per day (Building 1 + Building 2)  
Fee paid =  $(\$4)(1,000 + 73,252 - 74,252 - 2,000)$   
=  $(\$4)(-2,000)$   
= No fee.

- Building Permit No. 4:

NSWF = 3,000 gallons per day;  
AF = 74,252 gallons per day;  
ZBF = 74,252 gallons per day;  
PFC = 2,000 gallons per day (Building 1 + Building 2)  
Fee paid =  $(\$4)(3,000 + 74,252 - 74,252 - 2,000)$   
= \$4,000.

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5. All existing exterior building and Site lighting fixtures visible from a public right-of-way and any existing and new above-grade parking structure interior and exterior lighting fixtures shall be directed, located and/or provided with opaque or translucent shields so as to not display the light bulb to the public right-of-way.
6. Energy-efficient street lighting shall be installed.
7. The proposed project shall incorporate appropriate passive solar design and solar heaters, to the extent feasible and practical.
8. Devices that minimize the combustion of fossil fuels shall be used where feasible.
9. To the extent feasible, waste heat shall be captured and reemployed in nonresidential buildings.

G. Architectural Design and Building Standards.

1. General Project Description.

a. Site Description.

The Site, known as Sony Pictures Studios, consists of approximately forty-six (46) acres located between Culver Boulevard, Overland Avenue, Washington Boulevard and Madison Avenue, but excluding the Southern California Edison substation.

b. Comprehensive Plan Design Areas.

The Site is divided into six (6) Comprehensive Plan Design Areas. Each Comprehensive Plan Design Area describes limits to total allowable square footage of buildings, other applicable design rules, and uses within each area. Boundaries will be established by survey but will follow the boundaries established on the Comprehensive Plan Design Areas Map (Attachment C).

c. Total Allowable Area.

- 1) The total area of all buildings on the Site shall not exceed two million five hundred forty-two thousand eight hundred nineteen (2,542,819) gross square feet.
- 2) For purposes of this approval, gross square footage shall mean the floor area measured between the interior of the exterior walls of every floor and partial floor within a building at, above, or below grade, based on final detailed plans of both existing and proposed development. Gross square footage shall not include any portion of a building used for vehicular parking.

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d. Total Allowable Area by Use.

- 1) Subject to Subparagraph 4) below, the maximum allowable square footages by use on the Site for the following three (3) uses are as follows:

- a) Office.

One million five hundred ninety-three thousand one hundred ninety-three (1,593,193) gross square feet.

- b) Post production.

One hundred twelve thousand two hundred seventy-eight (112,278) gross square feet.

- c) Retail.

- (1) Retail space shall be limited to specialty shops related to onsite studio activities, or activities of Sony Inc. and its subsidiaries, and shall be limited to thirty-five thousand (35,000) square feet, which shall include the film history museum, if located onsite. The retail space may be increased by up to fifteen thousand (15,000) square feet, for a maximum of no more than fifty thousand (50,000) square feet, if either a Sony corporate showroom of at least twenty thousand (20,000) square feet or a theme restaurant of at least ten thousand (10,000) square feet is constructed. The restaurant may be no larger than fifteen thousand (15,000) square feet, and must be located on either the Washington Boulevard or Madison Avenue frontage. No more than thirty-five thousand (35,000) square feet of nonrestaurant retail space shall be located on Culver Boulevard. Sony Pictures Entertainment shall also be permitted to retain five thousand six hundred thirty-five (5,635) square feet of existing retail uses which are not open or accessible to the public, consisting of the company merchandise store, the employee electronics store and the shoe repair shop.

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- (2) Included within the allowable retail space, Sony Pictures Entertainment may provide up to five (5) separate outlets no larger than five hundred (500) square feet each, for pickup and dropoff services such as dry cleaners, shoe repair or film developing, as approved by the City Planner. Such space shall not be accessible to the general public, and reasonable efforts shall be made to use businesses located elsewhere in Culver City.
  - (3) No restaurants or other eating establishments of any kind shall be permitted, except the Sony Pictures Entertainment commissaries, executive dining areas, a theme restaurant, and the existing five thousand nine hundred eleven (5,911) square foot food establishments, consisting of the grill and ice cream concessions.
  - (4) For purposes of these conditions, retail and restaurant uses, identified in Subsections (1), (2) and (3) above, which are not open to the public shall be considered support uses for all purposes, including parking ratio computations and trip generation.
- 2) Building areas for stage and support uses shall not be limited except that at no time may the total building area on the Site exceed two million five hundred forty-two thousand eight hundred nineteen (2,542,819) gross square feet.
  - 3) Subject to the limitations set forth in Subsection d.1) above, office, retail, post-production, stage and support uses may occur in any Comprehensive Plan Design Area.

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- 4) Subject to the retail limitations set forth in Subsection d.1)c) and the total square footage limitation set forth in Subsection c.1) above, uses may be changed by using the following multipliers:

Square Feet of Reduced Site Use

<u>Per Square Feet of Increased Use</u>	<u>Office</u>	<u>Post Production</u>	<u>Stage</u>	<u>Support</u>	<u>Retail</u>
Office	1.00	0.37	1.23	1.66	0.15
Post Production	2.68	1.00	3.30	4.44	0.41
Stage	0.81	0.30	1.00	1.34	0.12
Support	0.60	0.23	0.74	1.00	0.09
Retail	6.60	2.46	8.14	10.94	1.00

e. Allowable Development.

- 1) The amount of existing gross square footage on the Site is one million five hundred thirty-seven thousand seven hundred forty-three (1,537,743) square feet and is spread throughout each Comprehensive Plan Design Area as follows:

- a) Comprehensive Plan Design Area 1.

Fifty three thousand four hundred sixty-five (53,465) square feet.

- b) Comprehensive Plan Design Area 2.

One hundred forty-three thousand four hundred seventy-four (143,474) square feet.

- c) Comprehensive Plan Design Area 3.

Two hundred eighty-eight thousand thirty-one (288,031) square feet.

- d) Comprehensive Plan Design Area 4.

Six hundred forty-nine thousand seventy-seven (649,077) square feet.

- e) Comprehensive Plan Design Area 5.

One hundred twenty-five thousand five hundred twenty-two (125,522) square feet.

- f) Comprehensive Plan Design Area 6.

Two hundred seventy-eight thousand one hundred seventy-four (278,174) square feet.



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- 2) The maximum allowable gross square footage for the entire Site shall be two million five hundred forty-two thousand eight hundred nineteen (2,542,819) square feet, and for each Comprehensive Plan Design Area shall be as follows:

- a) Comprehensive Plan Design Area 1.

Three hundred seventy-three thousand one hundred eighty-two (373,182) square feet.

- b) Comprehensive Plan Design Area 2.

One hundred forty-three thousand four hundred seventy-four (143,474) square feet.

- c) Comprehensive Plan Design Area 3.

Four hundred eighty-six thousand four hundred eighty-two (486,482) square feet.

- d) Comprehensive Plan Design Area 4.

Seven hundred twenty-seven thousand three hundred eighty-nine (727,389) square feet.

- e) Comprehensive Plan Design Area 5.

One hundred sixty thousand one hundred fifty (160,150) square feet.

- f) Comprehensive Plan Design Area 6.

Six hundred fifty-two thousand one hundred forty-two (652,142) square feet.

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f. Square Footage Transfer.

Except for Comprehensive Plan Design Area 2, Comprehensive Plan Design Areas may be increased in allowable square footage by no more than fifteen percent (15%) of the amount allowed by Subsection e.2) above, by a transfer of floor area from any other Comprehensive Plan Design Area. Maximum allowable gross square footage in each Comprehensive Plan Design Area including the maximum allowable transfer is as follows:

1) Comprehensive Plan Design Area 1.

Four hundred twenty-nine thousand one hundred fifty-nine (429,159) square feet.

2) Comprehensive Plan Design Area 3.

Five hundred fifty-nine thousand four hundred fifty-four (559,454) square feet.

3) Comprehensive Plan Design Area 4.

Eight hundred thirty-six thousand four hundred ninety-seven (836,497) square feet.

4) Comprehensive Plan Design Area 5.

One hundred eighty-four thousand one hundred seventy-two (184,172) square feet.

5) Comprehensive Plan Design Area 6.

Seven hundred forty-nine thousand nine hundred sixty-three (749,963) square feet.

- g. In order to insure compliance with these limitations, prior to the issuance of any building permit, the City Planner shall verify that the total square feet proposed do not exceed that allowed on any one (1) Comprehensive Plan Design Area and the total Site. The City Planner shall maintain at all times an updated summary sheet, available for public review, which accurately reflects the amount of square footage built and existing on each Comprehensive Plan Design Area.

2. Building Envelope Standards.

a. Setbacks for Existing Buildings.

Existing buildings may be altered or renovated, provided they meet all applicable provisions of this Comprehensive Plan and the Culver City Building Code. The following buildings or structures which may be nonconforming to the setback standards of these conditions, and which must be replaced in whole or in part, may be replaced as they were, regardless of their setback nonconformity, but must meet applicable requirements of the Culver City Building and Fire Codes; provided that, the Building Official and the Fire Marshal shall use reasonable best efforts to exercise the discretion each has under the Building and Fire Codes to allow replacement on the same footprint, as long as life safety protections permitted by these Codes are utilized.

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The parenthetical references are to the buildings' numbers indicated in Attachment D.

- |     |                 |                 |
|-----|-----------------|-----------------|
| 1)  | Washington Row  | (2)             |
| 2)  | Hepburn         | (115)           |
| 3)  | Crawford        | (65)            |
| 4)  | Tracy           | (66)            |
| 5)  | Cutting Areas   | (57)            |
| 6)  | Garland         | (35)            |
| 7)  | Barrymore/Garbo | (160)           |
| 8)  | Editing         | (3)             |
| 9)  | Editing         | (5)             |
| 10) | Mickey Rooney   | (6)             |
| 11) | Durante         | (70)            |
| 12) | Astaire         | (14, 15 and 18) |

b. Height.

1) Height limitations for each Comprehensive Plan Design Area shall be as follows:

a) Comprehensive Plan Design Area 1.

Fifty-six feet (56') plus mechanical equipment except that no more than two (2) buildings may be taller than fifty-six feet (56') but no taller than one hundred thirteen feet (113') plus mechanical equipment.

b) Comprehensive Plan Design Area 2.

Fifty-five feet seven inches (55'7") plus mechanical equipment.

c) Comprehensive Plan Design Area 3.

Fifty-six feet (56') plus mechanical equipment.

d) Comprehensive Plan Design Area 4.

Fifty-six feet (56') plus mechanical equipment.

e) Comprehensive Plan Design Area 5.

Fifty-six feet (56') plus mechanical equipment.

f) Comprehensive Plan Design Area 6.

Fifty-six feet (56') plus mechanical equipment except that no more than two (2) buildings may be taller than fifty-six feet (56') but no taller than one hundred thirteen feet (113') plus mechanical equipment.

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### 2) Mechanical Penthouses.

Mechanical penthouses and equipment are limited to thirteen feet six inches (13'6") in height above the roof slab of the top story of any new or existing structure.

### 3) Floor Below Grade.

In any Comprehensive Plan Design Area, the first story of any new building may be depressed partially below the average grade of the Site to a level not to exceed one-half (1/2) the interior height of that story.

### 4) Architectural Features.

Architectural features not contributing to general floor area of a structure may exceed the height limitations for structures in any Comprehensive Plan Design Area as permitted by the Culver City Municipal Code.

### 5) Height of Existing Structures.

Existing structures with a height envelope which partially or wholly exceeds the height limit of a Comprehensive Plan Design Area may be replaced, renovated or altered; provided that such replacement, renovation or alteration does not result in an envelope which increases the nonconformity of the original envelope, exclusive of mechanical penthouses and equipment.

### c. Building Footprints.

Subject to the provisions of Section V.G.2.a above, the footprint of any structure in any Comprehensive Plan Design Area shall be restricted in location only by applicable building setbacks, and open space requirements required within the Comprehensive Plan Design Area, and separations required by the Culver City Building and Fire Codes.

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d. Setbacks.

- 1) Setbacks for each Comprehensive Plan Design Area are as follows:

- a) Comprehensive Plan Design Area 1.

Where a property line abuts a public street, the building shall be set back fifteen feet (15') from the property line for the first forty-two feet (42') in height. Above forty-two feet (42') in height, the building shall be set back an additional two feet (2') for each thirteen feet six inches (13'6") in height.

- b) Comprehensive Plan Design Area 2.

Existing setbacks for the Thalberg Building and the adjoining building to the east (Thalberg Annex) shall be maintained.

- c) Comprehensive Plan Design Area 3.

Where a property line abuts a public street, the building shall be set back fifteen feet (15') from the property line for the first forty-two feet (42') in height. Above forty-two feet (42') in height, the building shall be set back an additional two feet (2') for each thirteen feet six inches (13'6") in height.

- d) Comprehensive Plan Design Area 4.

- (1) For buildings abutting Culver Boulevard, the building shall be set back fifteen feet (15') from the property line for the first forty-two feet (42') in height. Above forty-two feet (42') in height, the building shall be set back an additional two feet (2') for each thirteen feet six inches (13'6") in height.

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- (2) For new buildings abutting Washington Boulevard, the building shall be set back five feet (5') from the property line, or if there is a Studio wall, from the Studio wall for the first forty-two feet (42') in height. Above forty-two feet (42'), the building shall be set back an additional two feet (2') for each thirteen feet six inches (13'6") in height.

e) Comprehensive Plan Design Area 5.

Where a property line abuts a public street, the building shall be set back fifteen feet (15') from the property line for the first forty-two feet (42') in height. Above forty-two feet (42') in height, the building shall be set back an additional fifteen feet (15').

f) Comprehensive Plan Design Area 6.

Where a property line abuts a public street, the building shall be set back fifteen feet (15') from the property line for the first forty-two feet (42') in height. Above forty-two feet (42') in height, the building shall be set back an additional two feet (2') for each thirteen feet six inches (13'6") in height.

2) Interior Setbacks.

Except to the degree that existing buildings may be permitted to remain, interior setbacks shall be considered to be the minimum separation between buildings required by the Culver City Municipal Code.



3) Projections.

Up to twenty-five percent (25%) of a building line may project up to thirty-three percent (33%) into any setback, if matched by an equivalent recess.

4) Architectural Features.

Architectural features, such as soffits, columns, wing walls, canopies, roof eaves, balconies and any other similar elements which do not create any interior floor space, which are installed exclusively for architectural design reasons may extend up to ten feet (10') into any setback if approved by the City Planner, and if such architectural features comprise no more than twenty-five percent (25%) of the building line facing the public right-of-way. In such case, no matching recess shall be required.

5) In Comprehensive Plan Design Area 1, any new structures shall be positioned so as to provide a view corridor from the street to the Thalberg Building in Comprehensive Plan Design Area 2.

e. Construction Across Comprehensive Plan Design Area Boundaries.

Buildings may span Comprehensive Plan Design Area boundaries, provided all other limitations of these conditions of approval are met, including the prohibition of new square footage totals in Comprehensive Plan Design Area 2.

3. Architectural Design.

a. Design Intent.

The design approach for new buildings constructed on the Site will vary according to use and visibility from surrounding areas, as follows:

1) Office Buildings Abutting Public Streets.

a) The design of new office buildings abutting public streets may vary in form, massing, color and materials to allow for a diversity of complementary architectural styles, except that all new buildings in Comprehensive Plan Design Area 1 and any new structure within one hundred feet (100') of the Thalberg Building in Comprehensive Plan Design Area 3 shall be sympathetic to the form, massing, color and materials of the Thalberg Building.

b) The architectural character, detail, and material finish of buildings may vary to create filming opportunities.

2) Office Buildings Interior to the Site.

a) The design of new office buildings interior to the Site may vary in form, massing, color and materials to allow for a diversity of complementary architectural styles.

b) The architectural character, detail, and material finish of buildings may vary to create filming opportunities.

3) Studio Support Structures.

The design of support buildings shall be determined by the practical and functional nature of such buildings, with no restrictions to specific architectural style.

4) Stages.

The design of stages shall not be restricted to any architectural style, and may reflect their quasi-industrial use.

5) Above-grade Parking Structures.

The design of above-grade parking structures which abut public streets shall endeavor to be sympathetic to adjacent new construction, with screening as required by Paragraph XII.D.6 below.

b. Materials and Finish.

Architectural materials and finish shall be used which endeavor to provide a sense of cohesive design for the Site as follows:

1) Site Perimeter.

Structures within Comprehensive Plan Design Area 1 and within one hundred feet (100') of the Thalberg Building within Comprehensive Plan Design Area 3 shall use materials and finishes which are sympathetic to the Thalberg Building, but may use appropriate construction materials to achieve that end. Colors should be light and compatible with the historic Thalberg Building structure. Decorative accent materials and colors may be used. Architectural features are not restricted in finish, but should be compatible with the general character of the Thalberg building.

2) Site Interior.

Materials and finishes for structures not abutting public streets shall not be restricted in any way.

c. Rooftops.

- 1) For new construction, the design of rooftops shall be attractively treated to create a look that reflects the function of the building and overall character of the Site.
- 2) All rooftops' mechanical equipment or exhausts shall be appropriately and attractively screened, if visible to the public from the Site perimeter at ground level. Existing rooftops' mechanical equipment shall be required to be screened from the Site perimeter as visible at ground level.

d. Sony Pictures Entertainment Wall.

- 1) Sony Pictures Entertainment wall, as approved by Planning Commission Resolution No. 92-P008, and by the Redevelopment Agency on March 2 and May 4, 1992, shall be implemented around the Site perimeter as feasible. At Comprehensive Plan Design Area 1, the wall adjacent to new structures shall be interrupted sufficiently to complement the required view corridor to the Thalberg Building in Comprehensive Plan Design Area 2.
- 2) At access points to the Site, gates compatible with the architectural style of the wall may be provided. The gates may be for security purposes or ornamental.
- 3) Minor modifications to the wall location to accommodate Site conditions or building Site configurations shall be permitted subject to approval by the City Planner.

e. Special Features.

Special nonoccupiable architectural features which are freestanding and not connected to an existing or new building may be provided, as approved by the City Planner, to mark significant open spaces, view corridors, entry points and/or places of orientation. Such features may include, but are not limited to, ornamental gates, directional devices, marquees, clock towers, and devices or structures for temporary promotional events.

4. Open Space and Landscape Requirements.

- a. Whenever Sony Pictures Entertainment proposes a project within any Comprehensive Plan Design Area which requires Planning Commission review as required by these conditions of approval, Sony Pictures Entertainment shall submit a landscape and open space plan for that Comprehensive Plan Design Area, for review and approval by the City Planner, which plan shall maximize the usability, both active and passive, of the remaining open space within that Comprehensive Plan Design Area. Upon completion of the Comprehensive Plan, at least fifty percent (50%) of the open space for the aggregate total of all the Comprehensive Plan Design Areas shall be usable.
- b. Street trees shall be installed as required by the Street Tree Master Plan as amended by STMP No. 92-01, as follows:
  - 1) Along Culver Boulevard:
    - a) Between Madison Avenue and Jasmine Avenue, the thirty-six inch (36") box/approximately seventeen foot (17') tall "Jacaranda" (*Jacaranda acutifolia*) shall be the approved street tree, and all existing palm street trees shall be boxed or trenched and delivered to the City by Sony Pictures Entertainment as directed by the Municipal Services Department;
    - b) Between Jasmine Avenue and Overland Avenue, in a reverse parkway configuration the existing "Pink Ironbark" (*Siderox Lyon rosea*), "Desert Gum" (*Rudus eucalyptus*) and "Melaleuca" (*Lejcadendra*) trees and new infilled forty-eight inch (48") box/approximately seventeen foot (17') tall "Jacaranda" (*Jacaranda acutifolia*) and forty-eight inch (48") box Brisbane (*Tristania Conferata*) shall be the approved street trees; the existing trees to remain shall be thinned and trimmed, and all existing palm street trees shall be boxed or trenched and delivered to the City by Sony Pictures Entertainment as directed by the Municipal Services Department;

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- 2) Along Overland Avenue, the forty-eight inch (48") box "Brisbane" (*Tristania Conferata*) and the Lemon Bottle Brush shall be the approved street trees;
  - 3) The "Mexican Fan Palm" shall be the designated Washington Boulevard street tree species; and
  - 4) The "Jacaranda" and the "Chinese Elm" shall be the designated Madison Avenue street tree species.
- c. Sony Pictures Entertainment shall maintain required street trees, including regular removal of all tree debris, from the public right-of-way. The level and schedule for such maintenance shall be as approved by the Street Maintenance Manager.

VI. FEES AND TAXES.

- A. Sony Pictures Entertainment shall pay a storm drainage fee determined by the cost of the needed facilities in the master plan of drainage for the City of Culver City [the forty-eight inch (48") to sixty-three inch (63") line in Mentone Avenue from Culver Boulevard to LeBourget Avenue and the sixty-three inch (63") line in LeBourget Avenue from Mentone Avenue to Ballona Creek] multiplied by the calculated runoff from the Site divided by the total runoff calculated for the drainage area served by the facilities identified in the master plan of drainage. Such fee shall be paid in the same manner as other users of the facilities pay such fee.
- B. Parks and Recreation.
  - 1. Commencing with approval of the Comprehensive Plan and either for a period of twenty (20) consecutive years, implementation of at least seventy percent (70%) of the Comprehensive Plan or the effective date of the ordinance described in Subparagraph B.2 below, whichever occurs first, Sony Pictures Entertainment shall conduct a survey of its employees on an annual basis as directed by the City to ascertain employee use of municipal parks and recreation programs and facilities.
  - 2. If the City adopts an ordinance imposing a fee upon commercial or industrial development to offset employee use of municipal parks and recreation programs and facilities and if the annual surveys show an impact as defined by the new ordinance, Sony Pictures Entertainment shall pay that fee for all applicable subsequent improvements.
- C. As building permits are issued for any improvement on the Site, Sony Pictures Entertainment shall pay the Commercial and Industrial Development Tax in accordance with Chapter 33-J of the Culver City Municipal Code as it existed on the date of approval of the Comprehensive Plan.

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(VI. Fees and Taxes)

- D. As building permits are issued for any net new development on the Site, Sony Pictures Entertainment shall pay the New Development Impact Fee with respect to the net new development, in accordance with Chapter 33-H of the Culver City Municipal Code as it existed on the date of approval of the Comprehensive Plan.
- E. To the satisfaction of the City Treasurer, Sony Pictures Entertainment shall self-accrue and pay to the State applicable sales taxes on items purchased from businesses which are located outside the State of California.
- F. Sony Pictures Entertainment shall pay the Water Extraction Tax pursuant to Culver City Municipal Code Chapter 33F for all water extracted from a well on the Site.
- G. Culver City shall be the point of sale for all retail sales generated by the retail space on the Site.
- H. Upon the effective date of the Comprehensive Plan and on July 1 of every year thereafter for a period of at least ten (10) years, Sony Pictures Entertainment shall purchase for the Culver City Unified School District at least twenty-five thousand dollars (\$25,000) worth of equipment and programs, as approved by the Superintendent of the District.
- I. Sony Pictures Entertainment shall use its best efforts to retain all sales within Culver City while recognizing the need for prudent business practices to retain the economic competitiveness of Sony Pictures Entertainment.



VII. HOUSING.

As required by State law, Sony Pictures Entertainment acknowledges that twenty percent (20%) of the property tax increment generated by the proposed project shall be used to increase, improve and/or preserve the supply of low-income and moderate-income housing in Culver City.

VIII. INFRASTRUCTURE.

A. Utilities.

1. Electrical.

- a. Subject to Subparagraph b below, all onsite, overhead utility service lines serving a Comprehensive Plan Design Area shall be undergrounded in accordance with Culver City Municipal Code Section 35A-20, to the satisfaction of the City Engineer, when the building square footage which exceeds twenty-five thousand (25,000) square feet within that Comprehensive Plan Design Area is constructed.
- b. The undergrounding of utilities along Culver Boulevard shall be completed either: in two (2) phases, with the completion of the undergrounding along Comprehensive Plan Design Areas 2 and 3 required when net new development which exceeds twenty-five thousand (25,000) square feet within Comprehensive Plan Design Area 3 is constructed, and with the undergrounding in front of Comprehensive Plan Design Area 4 required when net new development which exceeds twenty-five thousand (25,000) square feet within Comprehensive Plan Design Area 4 is constructed; or in one (1) phase with the completion of the undergrounding along Culver Boulevard required prior to the issuance of any certificate of occupancy for any net new development which exceeds twenty-five thousand (25,000) square feet within Comprehensive Plan Design Area 5.
- c. Sony Pictures Entertainment shall pay a pro rata share of the cost for undergrounding the offsite utility lines along Overland Avenue between Venice and Culver Boulevards (excluding the Southern California Edison substation); provided that Sony Pictures Entertainment's pro rata share shall be equal to a percentage (as calculated below) of the total actual cost for such undergrounding; and provided further that:
  - 1) No part of such payment shall be made before the undergrounding has been commenced;

- 2) One-half (1/2) of such payment shall not be made until the issuance of any building permit for any net new development in excess of twenty-five thousand (25,000) square feet in Comprehensive Plan Design Area 5;
- 3) One-half (1/2) of such payment shall not be made until the issuance of any building permit for net new development which exceeds twenty-five thousand square feet in Comprehensive Plan Design Area 6; and
- 4) The method of calculation for Sony Pictures Entertainment percentage of Overland Avenue undergrounding shall be as follows:

Site's Overland Avenue frontage in linear feet (A) divided by the sum of the total linear feet of Overland Avenue frontage on the west side between Venice Boulevard and Culver Boulevard (B) plus the total linear feet of Overland Avenue frontage on the east side between Washington Boulevard and Culver Boulevard (C) multiplied by one hundred (100) equals Sony Pictures Entertainment's percent share (D)  $\left[ D = 100 \left( \frac{A}{B+C} \right) \right]$ .

2. Water Supply/Demand.

Within six (6) months after approval of the Comprehensive Plan, install a gauge on the existing onsite private well as approved by the City Engineer.

3. Wastewater.

Prior to the issuance of any certificate of occupancy for any building square footage which exceeds four hundred thousand (400,000) square feet, flow gauges shall be installed on any line flowing from the Site into the City of Los Angeles wastewater system.

B. Human Health and Safety.

1. Prior to the issuance of any certificate of occupancy for any building square footage which exceeds four hundred thousand (400,000) square feet, test all underground tanks and close and/or remove all existing inactive underground tanks in accordance with Federal, State, and local regulations.
2. A determination of the need for plugging and reabandonment of the abandoned wells on the Site shall be conducted by the State Oil and Gas Supervisor prior to the issuance of the first building permit for any new construction, excluding tenant improvements. If any abandoned or unrecorded wells are uncovered or damaged during excavation or grading, remedial plugging operations shall be conducted in accordance with Division of Oil and Gas requirements.
3. Sony Pictures Entertainment shall comply with all City requirements pertaining to National Pollutant Discharge Elimination System Permit No. 0061654 that will be adopted by the City in the future.
4. Sony Pictures Entertainment shall annually clean all catchbasins on the Site.
5. Sewer line and manhole inspections shall be conducted on an annual basis for the two sewer lines flowing from the Site.
6. All sewer lines flowing from the Site shall be cleaned, as directed by the City Engineer.

IX. PROCESS.

- A. Sony Pictures Entertainment shall pay the costs for extraordinary plan review and inspection services by City departmental personnel, including special consultants, based on reasonable hourly charges, as such services are determined necessary by the City to complete the project. As used herein, the extraordinary services for plan review or inspection means the time actually spent by City personnel, including special consultants, performing plan review or inspection on or for the project which exceeds the time typically required to perform such services.
- B. The development pursuant to the Comprehensive Plan shall be in compliance with the Design for Development approved for the Site by the Culver City Redevelopment Agency.
- C. A covenant shall be executed holding the various separate parcels which comprise the Site as one (1) parcel.
- D. Any proposed addition, expansion or new building construction shall comply with the following approval process:
  - 1. The City Planner shall have the authority to conduct a Comprehensive Plan conformance review for additions, expansions or new construction projects of less than twenty-five thousand (25,000) square feet, and shall approve the proposed addition, expansion or new construction provided all applicable requirements of the Comprehensive Plan in general, and the applicable Comprehensive Plan Design Area for the particular project, are met.
  - 2. The Planning Commission shall have the authority to conduct a Comprehensive Plan conformance review for additions, expansions or new construction projects of twenty-five thousand (25,000) square feet or greater, and shall approve the proposed addition, expansion or new construction provided all applicable requirements of the Comprehensive Plan in general, and the applicable Comprehensive Plan Design Area for the particular project, are met.

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(IX. Process)

3. Buildings or structures which do not comply with the general Comprehensive Plan requirements or any applicable Comprehensive Plan Design Area requirements shall not be eligible for the Comprehensive Plan conformance review process, and shall require a modification to the Comprehensive Plan, which shall be reviewed and approved or denied by the City Council after consideration of a recommendation by the Planning Commission.
4. Temporary alterations in appearance to existing buildings for the purposes of filming or television production may be done without City review provided no building permit or certificate of occupancy is required.
- E. Unless a conditional use permit is otherwise required, the Planning Commission may approve onsite alcoholic beverage sales as part of a Comprehensive Plan conformance review, provided proposed sales comply with all applicable Alcoholic Beverage Control Board rules.
- F. Within ninety (90) days after the approval of the Comprehensive Plan by the City Council, Sony Pictures Entertainment shall execute a document agreeing to all these conditions of approval.
- G. Compliance with the requirements of these conditions will require a close degree of cooperation between the City and Sony Pictures Entertainment and the continuing development of the Site in accordance with these conditions may demonstrate that clarifications are appropriate. Therefore, if, from time to time, the City and Sony Pictures Entertainment determine that clarifications or interpretations are necessary or appropriate, they may effect such clarifications through operating memoranda approved by the City and Sony Pictures Entertainment. Following execution, each memorandum shall become a part of these conditions. The execution of an operating memorandum in accordance with this Subsection G shall not constitute an amendment to these conditions and shall not require public notice or hearing. The Chief Administrative Officer, in consultation with the City Attorney, shall be authorized to determine, on behalf of the City, whether a requested clarification or interpretation is appropriate and the Chief Administrative Officer shall be authorized to execute any operating memorandum on behalf of the City.

- H. The City shall make all annual reports and studies required by these conditions available to the public for review and comment for a period of at least fifteen (15) days before any City actions are taken in reliance on such studies. The public shall be notified through placement of a display advertisement in key local newspapers, and through written notification to known Culver City neighborhood organizations, and individuals requesting notification. The studies are park impact, neighborhood impact, trip counts, commute mode, parking and local hiring.

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(X. Signs)

X. SIGNS.

All signs shall be displayed in accordance with a Comprehensive Sign Plan as approved by the City Council, following a recommendation of the Planning Commission, provided that all signs approved by the City Council and the Redevelopment Agency pursuant to motions dated March 2, 1992, and May 4, 1992, shall be permitted to remain unless such signs are inconsistent with the Comprehensive Sign Plan, when approved.



## XI. SITE OPERATIONS.

The following are conditions of approval which shall govern the operations of the Site at all times during the period of the Comprehensive Plan.

### A. Air Quality.

1. All vehicles owned and/or operated by Sony Pictures Entertainment shall comply with South Coast Air Quality Management District Rule 402, which prohibits the discharge of air contaminants or other materials that may cause a nuisance.
2. Sony Pictures Entertainment shall comply with South Coast Air Quality Management District Rule 1146, which requires boilers and water heaters rated at greater than five million (5,000,000) British thermal units per hour to emit less than five-hundredths (0.05) pounds nitrogen oxide per million British thermal units heat input. The water heaters to be installed as part of the proposed project shall be subject to this rule.
3. All engines shall be properly operated and maintained. This measure shall be enforced by the quarterly submission of certified mechanic's records.
4. All diesel-powered equipment shall be turned off when not in use for more than thirty (30) minutes, and gasoline-powered equipment shall be turned off when not in use for more than five (5) minutes.
5. Water heaters and space heaters shall be low emission designs. Water heaters shall be certified to generate no more than eight (8) nanograms per joule heat output to reduce emissions by up to eighty-five percent (85%). Space heaters shall be certified by the manufacturer to generate no more than forty (40) nanograms nitrogen oxide per joule heat output to reduce emissions by up to seventy-nine percent (79%).
6. To the extent feasible, Sony Pictures Entertainment shall integrate the use of substitute compounds to reduce the use and release of toxic pollutants.

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(XI. Site Operations)

7. Under a local hiring program, to the extent feasible, Sony Pictures Entertainment shall actively advertise all opportunities for employment and contract services, and shall encourage all construction contractors to advertise all construction opportunities, to Culver City businesses and residents, working with the City and the local Employment Development Department office. Sony Pictures Entertainment shall submit an annual report before April 1 of each year, demonstrating the number of Culver City residents hired and employed on the Site in comparison to the total number of employees.

## B. Noise.

Noise levels from onsite mechanical equipment shall not exceed the specific noise levels prescribed in Culver City Municipal Code Section 23-44, Noise Regulations and Standards.

## C. Human Health and Safety.

1. Sony Pictures Entertainment shall, within sixty (60) days from the approval of the Comprehensive Plan, comply with all requirements pertaining to the storage of hazardous waste, as outlined in Title 22, Section 66508 et seq., as amended, of the California Code of Regulations.
2. All hazardous waste shall be transported by licensed hazardous waste haulers.
3. At the time required by the City, Sony Pictures Entertainment shall submit to the Culver City Fire Department an annual inventory of hazardous materials in use onsite, as well as a business emergency plan subject to annual review, as required by Superfund Amendments and Reauthorization Act of 1986, Title III, Chapter 6.95 of the California Health and Safety Code, and Chapter 16 of the Culver City Municipal Code, all as amended.

4. All hazardous materials and waste shall be transported only during offpeak hours to and from the Site and on designated truck routes as designated by the City Engineer.
5. A closure permit shall be obtained from the Los Angeles County Department of Public Works prior to the closure of any industrial waste facilities on the project Site.

D. Solid Waste Generation.

1. Sony Pictures Entertainment shall participate in any waste reduction measures including, but not limited to, recycling, composting, or funding programs or policies as may be adopted by the City to achieve compliance with the Los Angeles County-wide Integrated Industrial Waste Management Plan, as required by the California Health and Safety Code, as amended.
2. Designate a permanent onsite waste reduction coordinator to work with the City Sanitation Division in reducing waste generated by the project.
3. Presort recyclable waste materials prior to collection; provided that struck sets may be sorted and recycled offsite.
4. Initiate a comprehensive waste management plan including source reduction, recycling, reuse, composting, and hazardous waste management. The plan shall include provisions for collection, storage, and removal of materials. Storage area details shall be included in all architectural plans.

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(XI. Site Operations)

E. Miscellaneous.

1. Sony Pictures Entertainment shall donate excess paint to the City of Culver City for its graffiti control program.
2. To the extent feasible, Sony Pictures Entertainment shall use all reasonable efforts to notify all persons conducting operations at the Site of the need to obtain a business tax certificate from the City.
3. Sony Pictures Entertainment shall make reasonable efforts to retain current research and development operations, such as high definition television facilities, on the Site and shall make reasonable efforts to encourage new studio-related operations to locate on the Site or elsewhere in Culver City; provided, however, that the final determination as to the location of all such operations shall be made by Sony Pictures Entertainment, in its sole and absolute discretion.

## XII. TRANSPORTATION.

### A. Construction Periods.

#### Transportation and Parking.

1. During construction, all transportation of materials to or from the Site will be by way of routes that are designated by the City Engineer, as called for in Culver City Municipal Code Section 30-60. At least thirty (30) days prior to the onset of any construction phase and prior to the onset of a significant increase of activity within any construction phase, Sony Pictures Entertainment, the general contractor, and appropriate subcontractors shall meet with the City Engineer and representatives of other City departments (Police Department, Fire Department, Transportation Department, at a minimum) to determine expected volumes of construction vehicles (including employee vehicles), haul routes, times of operations, and detour/barricading/signing layouts. [Significant increase of activity shall be defined as an expected increase in offsite truck activity of forty (40) truck-trips per day.] The guiding principle in determining haul routes and times will be choosing the shortest, least congested route into/out of the City with the smallest possible impact on residential and commercial traffic flows.
2. Haul routes shall be kept clean of construction-related dirt and debris through implementation of the following measures at a minimum:
  - a. Cleaning of the tires on each earth-moving truck before leaving the Site; and
  - b. Patrolling the haul routes as needed, but at least once daily at the end of the construction workday, to locate and pick up all construction-related debris in the streets.

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(XII. Transportation - Construction Periods)

3. Construction-related truck traffic shall be permitted during the hours of 8:30 A.M. to 4:00 P.M. only. For this purpose, the definition of truck is any commercial vehicle with six (6) or more tires on the road, and does not include small trucks driven by employees as their commute vehicles.
4. On weekdays, the construction workday shall be scheduled so that at least seventy-five percent (75%) of the workers arrive at the Site before 8:00 A.M. or after 9:30 A.M. and leave the Site before 4:00 P.M. or after 6:30 P.M. However, the operations of this condition shall not conflict with Culver City Municipal Code Section 22-2(D)(b) which regulates the times that construction equipment noise is permitted in proximity to residential areas.
5. Construction work will be permitted on Saturdays under the conditions of Culver City Municipal Code Section 22-2(D)(b) and the following:
  - a. Workers shall not arrive before 8:00 A.M. nor depart after 5:00 P.M.
  - b. Construction-related truck traffic shall be permitted during the hours of 8:00 A.M. to 2:00 P.M. only.
6. Construction work will be permitted on Sundays for special circumstances only, such as conditions that require a significant closure of a street to perform Site work or street construction. In each individual case of the need for Sunday work, Sony Pictures Entertainment shall notify the City Engineer and the Police Department at least seventy-two (72) hours in advance. All work shall take place between 10:00 A.M. and 2:00 P.M. unless an individual specific task requires more time, and permission is granted by the City Engineer beforehand. Every effort shall be made to avoid construction work on Sundays in the vicinity of St. Augustine Church or any other religious facility and in the vicinity of residential areas.

7. As much as possible, all construction materials and equipment shall be stored/staged within Sony Pictures Entertainment site out of sight of the public passing on the streets. Whenever necessary, offsite staging for construction equipment and trucking shall be at an offstreet location chosen by Sony Pictures Entertainment and approved by the City Engineer and the Police Department. In no case shall there be a queue of more than two (2) construction-related vehicles, particularly earth-moving trucks, waiting on the streets in the vicinity of the Site.
8. Any work that requires use of a part of the traffic way of a street, whether for actual street construction or for Site-related activities, shall not take place from 7:00 A.M. to 9:00 A.M. and from 4:00 P.M. to 7:00 P.M. on weekdays unless specifically approved by the City Engineer. When any work within the street is necessary, prior City Engineer approval shall be obtained, and Sony Pictures Entertainment shall notify the City Engineer at least seventy-two (72) hours in advance. The construction signing/barricading plans shall be submitted for review and approval at least thirty (30) days in advance, as called for in Condition XII.A.1 above.
9. Any street signing, barricading, or detouring shall be in conformance with the then-current edition of Work Area Traffic Control Handbook, currently published by a division of Building News, Incorporated, or another publication designated by the City Engineer at the time of construction.
10. Whenever construction work requires use of part or all of a pedestrian way (sidewalk or other), a temporary walkway shall be provided as shown in the City Standard Plan or the walkway shall be closed at the nearest legal crosswalk and pedestrians shall be diverted to a nearby parallel route.

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11. All construction workers parking shall be provided within Sony Pictures Entertainment site. No offsite parking shall be permitted unless from an offstreet lot with a shuttle being provided. If the onsite parking is located more than one thousand feet (1,000') from the worksite, an internal tram service shall be provided by Sony Pictures Entertainment or general contractor. No construction worker shall be permitted to walk into Sony Pictures Entertainment site unless that worker has arrived by transit and has a receipt to prove transit use, or lives within one (1) mile of the Site, or is dropped off by a private vehicle, or arrives by bicycle. Sony Pictures Entertainment security personnel shall be responsible for enforcement of that restriction, and City personnel shall be permitted at any time to monitor the effectiveness of that enforcement. Sony Pictures Entertainment shall pay for the periodic monitoring.
12. The general contractor and all levels of subcontractors shall instruct their employees to use only arterial streets for their commute routes. Upon employment or assignment to the project, each employee shall be provided with a map of the only acceptable routes and streets that may be used. Periodically during the construction phase, but at least twice per year, the City may monitor the construction traffic routes by observing the vehicle paths between the streets and the driveways. All monitoring would be at the expense of Sony Pictures Entertainment.
13. Sony Pictures Entertainment shall include in each of its project-related construction contracts language to insure that its contractors comply with Sections III and XII.A of these conditions.



B. Traffic Facilities Improvements.

The measures listed in this section shall be implemented by Sony Pictures Entertainment as indicated below, unless already implemented by others. Implementation by others prior to the measure being required of the project, or implementation by the project at an earlier time or in conjunction with others, will release Sony Pictures Entertainment from having to meet its obligations for that measure. The project shall also be deemed to have met its obligations if it has offered to implement a measure listed below, at its expense, including the financial guarantee provisions of Section XII.G.2, and that offer has been rejected by one (1) or more controlling jurisdictions; provided that Sony Pictures Entertainment shall meet with the City and other jurisdiction(s) and use reasonable best efforts to identify another mitigation measure which provides similar benefits and which is not more costly than the rejected measure. Morning and afternoon peak hour generation means the total number of motorized vehicles entering and exiting the Site during four (4) consecutive fifteen (15) minute periods between 7:00 A.M. and 9:00 A.M., and between 4:00 P.M. and 6:00 P.M., respectively. As used in these conditions of approval, "net new trip generation" shall mean any vehicle trip, except those excluded in Section XII.I.2.b, generated or projected to be generated by the Site which exceeds the Baseline Count, as defined in Section XII.I.2.a.

1. Preliminary Improvement Plans.

Prior to the issuance of the first building permit resulting in net new development on the Site exceeding one hundred fifty thousand (150,000) square feet, Sony Pictures Entertainment shall prepare, for review and approval by the City Engineer, preliminary traffic channelization improvement and street widening plans, at a scale of one inch equals forty feet (1" = 40'), for all of the intersections at which improvements are required in all of the following conditions, through and including those designated for completion of the development.

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2. Intersection Improvements.

- a. Prior to the issuance of the any certificate of occupancy for net new development on the Site, which exceeds twenty-five thousand (25,000) square feet, improve the intersection of Venice Boulevard and Clarington Avenue as follows:
  - 1) Extend the existing red curbs on Clarington Avenue, north and south of Venice Boulevard, to remove approximately twelve (12) parking spaces -- seven (7) north of Venice Boulevard and three (3) south of Venice Boulevard; and
  - 2) Restripe Clarington Avenue to provide northbound and southbound left-turn lanes.
- b. Prior to the issuance of any certificate of occupancy for development estimated to cause net new trip generation to exceed two hundred ninety (290) afternoon peak hour trips, Sony Pictures Entertainment shall implement the following improvements on Culver Boulevard from the City limit line west of Sawtelle Boulevard to east of Sepulveda Boulevard and along the two (2) north-south arteries:
  - 1) Modify the island (former railroad right-of-way) between the south roadway and north roadway of Culver Boulevard, and widen the south roadway to provide the following:
    - a) Two (2) lanes in each direction at Sawtelle Boulevard;
    - b) Three (3) lanes in each direction at Sepulveda Boulevard;
    - c) Two (2) lanes in each direction east of Commonwealth Avenue with a transition to the existing roadway near Harter Avenue; and
    - d) Left-turn and right-turn lanes at each intersection, as shown in Figure 4.2-4 of the project Environmental Impact Report.

- 2) Modify the Sepulveda Boulevard/Culver Boulevard north roadway intersection to permit only right turns to and from the north roadway with "stop" sign control of north roadway traffic;
- 3) Modify the Sawtelle Boulevard/Culver Boulevard north roadway intersection to permit only right turns to and from the north roadway leg west of Sawtelle Boulevard with "stop" sign control and to permit eastbound only (one-way) flow on the east leg;
- 4) Provide a direct connection between the Culver Boulevard south roadway and the northbound freeway onramp with left turns and right turns permitted from the south roadway to the ramp;
- 5) Widen the north leg of Sawtelle Boulevard to provide three (3) southbound lanes -- one (1) left-turn lane, one (1) straight lane, and one (1) through/right-turn lane -- and two (2) northbound lanes and remove one (1) parking space on the east side of Sawtelle Boulevard north of Culver Boulevard;
- 6) Modify the traffic signal at Sepulveda Boulevard/Culver Boulevard to eliminate signal control of the north roadway and to provide two-phase signal control of the Sepulveda Boulevard/Culver Boulevard south roadway intersection (with the potential to add left-turn signal phasing in the future, as needed);
- 7) Modify the traffic signal at Sawtelle Boulevard/Culver Boulevard to eliminate signal control of the north roadway and to provide three-phase signal control of the Sawtelle Boulevard/Culver Boulevard south roadway intersection (with protected/permissive left-turn phasing for southbound traffic);

- 8) a) Provide parking along the north roadway as follows:
  - 1) At an angle suitable to eastbound one-way traffic flow between Sawtelle Boulevard and the east side of the freeway structure;
  - 2) At a right-angle between the east side of the onramp and Commonwealth Avenue; and
  - 3) Parallel to the roadway curb, as currently, east of Commonwealth Avenue; and
- b) If the north roadway is narrowed by the City for any reason, then the parking configuration shall be modified as required by the City Engineer.
- 9) Retain parking along the south side of the Culver Boulevard south roadway for the entire section east of Sawtelle Boulevard, except during peak periods (7:00 A.M. to 9:00 A.M., 4:00 P.M. to 6:00 P.M.) from Globe Avenue to Center Street, to include eight (8) unmetered spaces west of Sepulveda Boulevard and seventeen (17) unmetered spaces east of Sepulveda Boulevard.
- c. Within six (6) months after approval of the Comprehensive Plan, Sony Pictures Entertainment may submit plans to the City Engineer for installation of a pedestrian crossing on Madison Avenue between the Site and Sony Pictures Plaza. This crossing shall be in the vicinity of the driveways for Sony Pictures Plaza and the Site at the approximate location of former Grant Avenue. The plans may include measures to enhance pedestrian safety, such as, but not limited to:
  - 1) Pedestrian-activated traffic signals;
  - 2) Alternative pavement treatments;
  - 3) Speed humps; and
  - 4) Roadway narrowing.

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The City Engineer shall review the plans, request modifications by Sony Pictures Entertainment as necessary, request comments from all affected City departments and submit the plans together with recommendations to the City Council for review and approval. At least ten (10) days prior to the City Council review, the City shall provide written notification of that review to the same mailing list used by the City during the required public hearings on the project approval.

Upon approval by the City Council, Sony Pictures Entertainment shall implement these measures at its sole expense.

- d. Within two (2) months after the completion of the installation of the Smart Street Corridor System, as determined by the City Engineer, Sony Pictures Entertainment shall provide electrical service to, and install a traffic monitoring camera on, the roof of the TriStar Building at a location approved by the City Engineer. Sony Pictures Entertainment shall permit the City reasonable access to the installation site, with reasonable notice, for the purposes of inspecting and maintaining the camera.
- e. Sony Pictures Entertainment shall fund a study, designed by the City Engineer, of the feasibility of the elimination of the northbound onramp facility of the San Diego Freeway at Braddock Drive in conjunction with the improvements to the northbound onramp at Culver Boulevard. If such elimination is found to be feasible, and is approved by Caltrans, all work necessary to complete both the closure of the Braddock Drive onramp and the necessary changes on Culver Boulevard shall be implemented at Sony Pictures Entertainment expense.
- f. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed one hundred eighty-five (185) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvement at Washington Boulevard and Overland Avenue:

Provide dual left-turn lanes for westbound Washington Boulevard traffic.

- g. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed two hundred eleven (211) afternoon peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Culver Boulevard and Overland Avenue:
  - 1) Modify the raised median islands on the east and west legs of Culver Boulevard;
  - 2) Provide dual left-turn lanes for eastbound and westbound traffic; and
  - 3) Remove approximately seventeen (17) metered parking spaces on the north side adjacent to the project Site.
- h. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed four hundred five (405) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Venice Boulevard and Robertson Boulevard-Exposition Boulevard:
  - 1) Restripe the southbound approach (Exposition Boulevard as an extension of Robertson Boulevard) to provide a left-turn lane;
  - 2) Modify the traffic signal operation to eliminate the separate phasing for northbound and southbound traffic and to provide a protected/permissive left-turn phase for southbound traffic; and
  - 3) Provide signal control for the turn from eastbound Exposition Boulevard to northbound Robertson Boulevard to improve the efficiency of the left-turn movement.

- i. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed four hundred sixty-six (466) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Sepulveda Boulevard and Washington Place:
  - 1) Restripe the east leg of Washington Place to provide a westbound right-turn lane; and
  - 2) Prohibit parking during the morning and afternoon peak periods at two (2) metered parking spaces on the north side of Washington Place east of the intersection.
- j. Prior to the issuance of any certificate of occupancy for development causing net new trip generation to exceed four hundred eighty-four (484) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Sawtelle Boulevard and San Diego Freeway ramps-Matteson Avenue:
  - 1) Widen Sawtelle Boulevard along the east side south of the intersection;
  - 2) Restripe Sawtelle Boulevard to provide a northbound right-turn lane; and
  - 3) Prohibit morning and afternoon peak period parking at approximately six (6) unmetered parking spaces on the east side of Sawtelle Boulevard south of the intersection.

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- k. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed five hundred nineteen (519) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Venice Boulevard and La Cienega Boulevard:
  - 1) Modify the raised median islands on the east and west legs of Venice Boulevard; and
  - 2) Restripe Venice Boulevard to provide dual left-turn lanes for eastbound and westbound traffic.
- l. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed five hundred sixty-three (563) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Sepulveda Boulevard and Jefferson Boulevard-Playa Street:
  - 1) Convert one (1) of the two (2) through traffic lanes on eastbound Jefferson Boulevard to an optional through/left-turn lane; and
  - 2) Modify the traffic signal operations to provide separate phasing for eastbound Jefferson Boulevard and for westbound Playa Street.
- m. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed five hundred ninety (590) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at National Boulevard and Venice Boulevard:
  - 1) Restripe National Boulevard to provide a third northbound through lane to be available during peak traffic periods; and
  - 2) Prohibit morning and afternoon peak period parking at approximately thirteen (13) spaces on National Boulevard, including ten (10) unmetered spaces on the east side of the north leg and three (3) metered spaces on the east side of the south leg; and



- 3) Prohibit parking at all times at approximately eight (8) spaces on National Boulevard, including four (4) unmetered spaces on the west side of the north leg and four (4) metered spaces on the west side of the south leg.
- n. Prior to the issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred seven (607) morning peak hour trips, Sony Pictures Entertainment shall study traffic conditions at the intersections of Braddock Drive/Overland Avenue and Braddock Drive/Sawtelle Boulevard to determine whether or not conditions projected in the Environmental Impact Report have taken place, and whether or not the mitigation measures recommended in the Environmental Impact Report are appropriate at the time.
- The study shall be submitted for review and approval by the City Engineer. If the City Engineer determines that the Environmental Impact Report measures are no longer necessary, new measures shall be proposed for implementation by Sony Pictures Entertainment. If the Environmental Impact Report measures are deemed appropriate by the City Engineer, Conditions XII.B.2.o and p shall be implemented.
- o. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred seven (607) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Overland Avenue and Braddock Drive:
- 1) Restripe both legs of Braddock Drive to provide left-turn lanes for eastbound and westbound traffic; and
  - 2) Remove approximately three (3) unmetered parking spaces on the north side of Braddock Drive east of Overland Avenue and three (3) unmetered parking spaces on the south side of Braddock Drive west of Overland Avenue.

- p. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred sixty (660) morning peak hour trips, Sony Pictures Entertainment shall install computerized control at the existing traffic signal at Sawtelle Boulevard and Braddock Drive.
- q. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred sixteen (616) morning peak hour trips, Sony Pictures Entertainment shall install a computer-controlled traffic signal at Robertson Boulevard and Santa Monica Freeway westbound onramp-Robertson Place.
- r. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred twenty-five (625) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Washington Boulevard and Motor Avenue:
  - 1) Widen Motor Avenue on the west side between Washington Boulevard and Venice Boulevard;
  - 2) Restripe Motor Avenue to provide a southbound lane designated for optional right turns or left turns; and
  - 3) Prohibit parking at all times at approximately six (6) unmetered spaces on the west side of Motor Avenue.
- s. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred thirty-four (634) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Overland Avenue and Jefferson Boulevard.
  - 1) Modify the raised median island on the north leg of Overland Avenue;
  - 2) Widen the roadway along the west side of the north leg of Overland Avenue; and
  - 3) Provide dual left-turn lanes for northbound and southbound traffic while retaining the right-turn lanes for those directions.

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- t. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred forty-two (642) afternoon peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Washington Boulevard and Robertson Boulevard-Higuera Street:
  - 1) Widen Washington Boulevard on both sides; and
  - 2) Provide a third through lane for eastbound Washington Boulevard traffic.
- u. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed six hundred sixty (660) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Venice Boulevard and Motor Avenue:
  - 1) Restripe Motor Avenue to provide an additional northbound through lane; and
  - 2) Prohibit parking during only the afternoon peak hour at approximately thirteen (13) unmetered parking spaces on the east side of Motor Avenue.
- v. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed seven hundred four (704) afternoon peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Washington Boulevard and Madison Avenue-Clarington Avenue:
  - 1) Widen Washington Boulevard on the south side of the west leg;
  - 2) Restripe Washington Boulevard to provide a right-turn lane for eastbound traffic; and
  - 3) Prohibit parking at five (5) metered spaces on the north side of Washington Boulevard west of Clarington Avenue.

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- w. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed seven hundred thirteen (713) afternoon peak hour trips, Sony Pictures Entertainment shall fully implement the following improvement at Venice Boulevard and Hughes Avenue:

Restripe Hughes Avenue north and south of Venice Boulevard to provide northbound and southbound left-turn lanes.

- x. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed seven hundred twenty-two (722) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at National Boulevard and Motor Avenue:

- 1) Widen National Boulevard on the south side of the east leg;
- 2) Restripe the east leg of National Boulevard to provide an eastbound right-turn lane; and
- 3) Prohibit parking at two (2) metered spaces on the south side of National Boulevard west of Motor Avenue.

- y. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed seven hundred seventy-four (774) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at National Boulevard and Robertson Boulevard:

- 1) Modify the raised median island on the east leg of National Boulevard; and
- 2) Restripe National Boulevard to provide a westbound right-turn lane.

- z. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed eight hundred thirty-six (836) morning peak hour trips, Sony Pictures Entertainment shall fully implement the following improvements at Venice Boulevard and Sepulveda Boulevard:
  - 1) Modify the raised median islands on the east and west legs of Venice Boulevard, widening the roadways if necessary; and
  - 2) Restripe both legs of Venice Boulevard to provide dual left-turn lanes for eastbound and westbound traffic.
- aa. Prior to issuance of any certificate of occupancy for development causing net new trip generation to exceed eight hundred thirty-six (836) morning peak hour trips, Sony Pictures Entertainment shall install computerized controls at the existing traffic signal at La Cienega Boulevard and Rodeo Road.
- bb. Sony Pictures Entertainment and the City shall use all reasonable best efforts to complete all steps necessary to expedite Caltrans review and approval of any mitigation measure within Caltrans jurisdiction. In order to effectuate this condition, within thirty (30) days of the effective date of this Comprehensive Plan, Sony Pictures Entertainment and the City shall meet to develop a scope of work for the appropriate Caltrans studies and a schedule for immediate implementation of the studies and the approval process. Nothing herein shall imply that the improvements shall be required to be commenced prior to the time set forth in Sections XII.B.2.b and e of these conditions.

C. Parking Supply.

1. Parking for Private Vehicles.

- a. Private vehicles are defined as those vehicles that are twenty feet (20') or less in length and are owned by individual employees of Sony Pictures Entertainment or by tenants or by visitors.
- b. The first three hundred seventy thousand (370,000) square feet of net new development, excluding public retail and public restaurant uses, within Comprehensive Plan Design Areas 1 or 3 shall replace any parking which has been removed and have additional parking provided at the following rates:
  - 1) Office.  
One (1) space per two hundred ninety-four (294) square feet of gross floor area.
  - 2) Post production.  
One (1) space per two hundred ninety-four (294) square feet of gross floor area.
  - 3) Stage.  
One (1) space per four hundred seven (407) square feet of gross floor area.
  - 4) Support.  
One (1) space per one thousand nine hundred twenty-three (1,923) square feet of net floor area, with net floor area defined as eighty-five percent (85%) of gross floor area.

Subject to the approval of the City Planner, such parking may be provided within seven hundred fifty feet (750') from the net new development as measured along an approved onsite pedestrian accessway.

Following completion of the first three hundred seventy thousand (370,000) square feet of net new development, excluding public retail and public restaurant uses within Comprehensive Plan Design Area 1 or 3, the amount of parking associated with each building shall be governed by Subsections c, d and e below.

- c. In all Comprehensive Plan Design Areas, except as provided in Subsections b above and e below, parking at the following rates shall be provided for the total amount (both existing and net new) of all office, post production, stage and support uses on the Site:

- 1) Office.

One and eighty-two one hundredth (1.82) spaces per one thousand (1,000) square feet of gross floor area.

- 2) Post production.

Two and thirty-eight one hundredth (2.38) spaces per one thousand (1,000) square feet of gross floor area.

- 3) Stage.

One and eighty one-hundredth (1.80) spaces per one thousand (1,000) square feet of gross floor area.

- 4) Support.

One and thirty-seven hundredth (1.37) spaces per one thousand (1,000) square feet of gross floor area.

- d. The following parking space requirements shall apply to all public retail and public restaurant uses constructed on the Site, regardless of the Comprehensive Plan Design Area in which they are placed and regardless of the amount of construction of other uses:

1) Public retail.

One (1) space per two hundred sixty-three (263) square feet for the first thirty thousand (30,000) square feet of gross floor area and one (1) space per two hundred ninety-four (294) square feet of additional gross floor area.

2) Public restaurant.

Thirteen (13) spaces per one thousand (1,000) square feet of gross floor area.

- e. If parking demand is reduced because of existing or future regulatory measures which reduce the number of vehicles which are parked on the Site, Sony Pictures Entertainment may apply to the City Planner for reductions in parking requirements set forth in Section XII.C.1.c above. The reductions shall be based on studies of actual parking usage during periods of high activity at the Site. At a minimum, the studies shall consist of the following:

1) Counts of actual onsite parking usage during three (3) consecutive weekdays, as agreed upon by Sony Pictures Entertainment and the City, during three (3) hours:

a) 11:00 A.M. to 12:00 noon;

b) 1:30 P.M. to 2:30 P.M.; and

c) 4:00 P.M. to 5:00 P.M.



- 2) Counts of parked vehicles on the streets surrounding the Site, the residential streets south of the Site between Culver Boulevard and Braddock Drive, the residential streets west of the Site between Overland Avenue and Midway, and the residential streets north of the Site between Washington Boulevard and Venice Boulevard, conducted on the same days at the same times as the onsite counts.
- 3) Interviews of a sample of drivers and counts of all vehicles entering and exiting each driveway for the Site between 6:00 A.M. and 4:00 P.M. to determine the onsite use category to which each vehicle is destined, on the same days as the onsite/offsite parking counts.

2. Parking for Fleet Vehicles.

- a. Fleet vehicles are defined as all vehicles that are owned/operated by Sony Pictures Entertainment, tenant companies, and non-Sony Pictures Entertainment vendor/delivery companies. Included are all trucks exceeding twenty feet (20') in length, trailers, recreation-type vehicles, onsite transportation vehicles such as bicycles and electric carts, and other vehicles essential to Sony Pictures Entertainment production.
- b. Annually, Sony Pictures Entertainment shall submit to the City Planner and the City Engineer a list of all fleet vehicles counted onsite at any time during each of three (3) weekdays of the high activity period of the year.
- c. The City Planner, on the basis of the above listing of fleet vehicles and an annual inspection of onsite conditions regarding those vehicles, shall determine the number of parking spaces of each size/type that must be provided onsite for fleet vehicles.

3. Parking for Live Audiences.

Regarding filming/taping before live audiences, until the completion of the required parking in Comprehensive Plan Design Area 1 or 3 for any net new development in such Comprehensive Plan Design Area(s) exceeding two hundred fifty thousand (250,000) square feet, it shall be deemed that the existing onsite parking will be adequate to accommodate the vehicles related to no more than one thousand (1,000) audience members; provided that the live audience filming/taping takes place between 4:00 P.M. and 12:00 midnight. After completion of the required parking for any such net new development exceeding two hundred fifty thousand (250,000) square feet in Comprehensive Plan Design Area 1 or 3, adequate parking will be deemed to exist for live audiences of up to five thousand (5,000) audience members for filming/taping which takes place between 4:00 P.M. and 12:00 midnight. For any filming/taping on the Site that is proposed to take place before 4:00 P.M., or for any live audiences with a total of more than one thousand (1,000) members on the Site at any one time before the completion of the required parking for any net new development exceeding two hundred fifty thousand (250,000) square feet in Comprehensive Plan Design Area 1 or 3, Sony Pictures Entertainment shall submit for review and approval by the Community Development Director a quantitative parking usage analysis demonstrating that sufficient parking supply will be available to accommodate live audience vehicles, including buses, as well as employee/tenant/visitor vehicles.

D. Parking Facility Design.

1. All parking facility design and layout shall be in accordance with Culver City Municipal Code Section 37-92. Facilities for the disabled, including but not limited to parking spaces and pedestrian routes, shall be provided in accordance with the Americans with Disabilities Act.
2. Prior to application for a building permit, Sony Pictures Entertainment shall submit, for City review and approval, conceptual plans of the parking facilities that are to be included for that building. At a minimum, the plans shall illustrate the following:
  - a. Vehicular access and internal circulation, including locations, lengths, and numbers of lanes in facilities driveways;
  - b. Pedestrian access and circulation, including vertical transportation and facilities for the disabled;
  - c. Locations of all vehicular access control devices, such as ticket dispensers, gates, attendant booths, etc.;
  - d. Locations, numbers, and dimensions of all parking spaces categorized as follows:
    - 1) Standard spaces;
    - 2) Compact spaces;
    - 3) Preferential spaces for vanpools and carpools;
    - 4) Handicapped spaces;
    - 5) Motorcycle spaces; and
    - 6) Bicycle parking (whether within the parking facility or at separate locations).

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- e. Location of any replacement spaces if any parking spaces were lost as a result of the proposed construction.
3. No more than thirty percent (30%) of the required parking spaces for private vehicles shall be compact spaces. If public access retail and/or restaurant facilities are developed, no more than twenty percent (20%) of the patron spaces shall be compact spaces. No compact spaces shall be designated for visitor parking.
4. Access to the Site shall be controlled provided that access to the public retail and restaurant portions may be subject to limited controls. All control equipment and operations shall be designed so that there will be no queuing on any public street as a result of the controls.
5. The interior walls of all new above-grade parking structures shall be equipped with materials that will muffle parking structure internal noise. Paving within all parking structures and all external ramps shall be paved with Portland cement concrete with a nonsqueal finish constructed to City standards.
6. All parking facility walls visible from public rights-of-way, as determined by the City Planner, shall be fully enclosed or be designed to have a closed appearance and shall not resemble typical open garage walls.
7. If sweeping operations in the existing or new parking structures result in identifiable noise problems, the City Planner may impose more restrictive sweeping time limits.
8. Facilities for fleet vehicles, particularly those that are over twenty feet (20') in length, shall be illustrated on a total Site plan to be submitted to the City Engineer for review and approval before obtaining any building permit for net new development exceeding three hundred thousand (300,000) square feet.

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(XII. Transportation - Parking Facility Design)

9. Sony Pictures Entertainment shall submit to the City Engineer, for review and approval, a total Site master plan of loading facilities and onsite truck circulation. That plan may be combined with fleet vehicles parking location plan. All loading docks or loading areas for new buildings shall be separate from the travel portion of the onsite circulation roadways.
10. Sony Pictures Entertainment shall provide recharging stations for electric vehicles to meet actual demand, as determined by the City Engineer.

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(XII. Transportation - Site Access and Circulation)

E. Site Access and Circulation.

1. Prior to issuance of any building permit for net new development exceeding ten thousand (10,000) square feet, Sony Pictures Entertainment shall submit to the City Engineer, for review and approval, a plan at a scale of one inch equals one hundred feet (1" = 100') or larger showing the proposed driveways and onsite circulation system with the following details:
  - a. Numbers and widths of traffic lanes;
  - b. Lengths of driveway reservoirs;
  - c. Pedestrian facilities;
  - d. Locations, types, and operations of access controls;
  - e. Slopes of all roadways greater than five percent (5%);
  - f. All obstructions to vehicle flow within or abutting the circulation roads, such as utility poles, fire hydrants, and stairs;
  - g. Connections between driveways and individual parking facilities;
  - h. Internal connections between parking facilities; and
  - i. Onsite truck routes.
2. Prior to the issuance of any certificate of occupancy for net new development within Comprehensive Plan Design Areas 5 and 6 exceeding one hundred thousand (100,000) square feet, Sony Pictures Entertainment shall widen the exit roadway at the main driveway on Overland Avenue to provide three (3) lanes -- one (1) for left turns, one (1) for optional through/right-turn movements, one (1) for right turns.

3. Prior to the issuance of any certificate of occupancy for net new development within Comprehensive Plan Design Areas 3 and 4 exceeding one hundred thousand (100,000) square feet, Sony Pictures Entertainment shall provide two (2) major driveways on Culver Boulevard, one (1) relocated to directly opposite Motor Avenue and a new one (1) located opposite Vinton Avenue. At the Motor Avenue driveway, Sony Pictures Entertainment shall remove the existing signal and prohibit left-turn exiting and straight movements to/from Motor Avenue. In conjunction with implementing the turn restrictions, Sony Pictures Entertainment shall remove twenty (20) metered parking spaces on the north side of Culver Boulevard adjacent to the Site, including fourteen (14) spaces west of Motor Avenue and six (6) spaces east of Motor Avenue. At the Vinton Avenue driveway, Sony Pictures Entertainment shall install a new traffic signal and allow all movements except straight movements to/from Vinton Avenue.
4. In conjunction with Item 3 above, provide two (2) minor driveways on Culver Boulevard, one (1) west of LeBourget Avenue for service use only and one (1) opposite Jackson Avenue to serve the executive parking lot only. Onsite circulation and access control shall be designed to assure that only vehicles that are entitled to be parked in the executive lot and Sony Pictures Entertainment shuttle vehicles will use that driveway. There shall be no connections to/from other parking facilities (other than for use by such shuttle vehicles and electric carts), nor any expansion of this facility by more than twenty-five percent (25%).
5. On Washington Boulevard, provide two (2) major driveways, one (1) west of Mentone Avenue and one (1) east of Jasmine Avenue. At both driveways, allow all turns by entering and leaving traffic. At the eastern driveway, provide ingress/egress for the subterranean parking in the eastern part of the Site; that connection would be in addition to the executive/visitor motor court that has been proposed. The eastern driveway shall be provided prior to the issuance of any certificate of occupancy for net new development within Comprehensive Plan Design Area 1 exceeding one hundred thousand (100,000) square feet. The western driveway shall be provided prior to the issuance of any certificate of occupancy for net new development in Comprehensive Plan Design Area 6 exceeding one hundred thousand (100,000) square feet.

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6. On Madison Avenue, continue to provide one (1) major driveway at the approximate location of the former Grant Street. Permit all entry and exit turning movements.
7. At all driveways that are not controlled by traffic signals, control exiting traffic by stop signs. At all driveways at which left-turn exiting will be permitted, provide a minimum of two (2) exit lanes with one (1) designated for left turns. [Potential exceptions regarding the number of exit lanes are the two (2) minor driveways on Culver Boulevard, Item 4 above.]
8. The subterranean parking northwest of and southwest of the Thalberg Building shall be designed as an interconnected facility so that any driver parking in any part of the facility will be able to enter or leave by way of the Washington Boulevard eastern driveway or the Madison Avenue driveway or the Culver Boulevard driveway opposite Vinton Avenue at the choice of the driver. This facility may be constructed in phases, with all interconnections not being provided until all portions are completed.



F. Transportation Demand Management.

1. General.

- a. To the extent required by the South Coast Air Quality Management District, Sony Pictures Entertainment shall achieve average vehicle ridership standards of Regulation XV, currently at one and five-tenths (1.5) people per vehicle for commuters entering between 6:00 A.M. and 10:00 A.M., but subject to increases in the future. If Regulation XV is amended or superseded in the future, Sony Pictures Entertainment shall conform to the new requirements. Monitoring programs to assure compliance are set forth in Section XII.I.
- b. Sony Pictures Entertainment shall make every effort to comply with the goals of the Southern California Association of Governments to reduce both the numbers and lengths of vehicle trips to and from Sony Pictures Entertainment site. Specific measures are discussed later in this section.

2. Transportation Management Association.

- a. Sony Pictures Entertainment shall form a transportation management association encompassing all employers located permanently or from time to time at Sony Pictures Entertainment main Site, at the Sony Pictures Plaza building, and at The Culver Studios, and shall make reasonable best efforts to include any other building used by studio-related employers within one (1) mile of the three (3) above sites. The transportation management association office shall be located at a prominent, easily accessible place within the main Site. Sony Pictures Entertainment is encouraged to include non-studio employers within the vicinity in this transportation management association.
- b. The transportation management association shall be headed by the full-time transportation coordinator and a sufficient support staff. The transportation coordinator and assistants shall complete a training course in transportation demand management or shall have previous experience in managing commuter transportation programs.

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- c. The transportation coordinator shall be responsible for initiating, monitoring, and enforcing transportation demand management measures, such as, but not limited to, the following:
  - 1) Marketing and promoting the transportation demand management measures to existing employees, new companies renting onsite space, and new employees of existing occupants;
  - 2) Administering and enforcing incentive programs, such as preferred parking, transit subsidies, and participation awards;
  - 3) Conducting annual employee commute mode surveys and submitting reports to the satisfaction of the City, South Coast Air Quality Management District, and other appropriate agencies;
  - 4) Providing personalized rideshare matching services and dispute resolution services to maintain established pools;
  - 5) Implementing vanpool or subscription bus service using vehicles owned or leased by Sony Pictures Entertainment or employee-owned vehicles;
  - 6) Implementing a guaranteed-ride-home program for those who rideshare;
  - 7) Promoting transit use by selling reduced/subsidized fare transit passes and by posting route maps and schedules at several highly accessible locations throughout the sites;
  - 8) Meeting with transit agencies to improve and coordinate services to and from the sites; and
  - 9) Maintaining a file/directory of housing sales and rental information for use by employees seeking housing nearer to Sony Pictures Entertainment.

3. Development Features.

- a. Sony Pictures Entertainment shall designate a number of parking spaces for preferential use by carpools and vanpools. The spaces shall be located so as to provide short walking distances to/from work sites and convenience relative to the entry and exit driveways. Conveniently-located ridepool dropoff/pickup zones shall be provided as well.
- b. Permanent information displays shall be provided in office building lobbies, lounges, food-service sites, and along major pedestrian routes between buildings. The displays shall include rideshare promotion/information materials, transit routing and scheduling information, locations of service facilities which are onsite or within reasonable walking distance (child care, financial, restaurant, dry cleaner, post office, etc.), and the location and telephone number of the transportation management association office.
- c. Where feasible, transit shelters and safe, convenient routes to/from the work places shall be provided to serve each bus stop on the streets surrounding the Site, and within one (1) block of Sony Pictures Entertainment. The shelters shall be lighted, provide protection from rain and shade from the sun, contain a bench (not usable as a bed), and be posted with route and schedule information. Americans with Disabilities Act standards shall be adhered to for both the shelter and the routes to/from the shelter.
- d. Safe, secure bicycle storage facilities shall be provided at every significant work place within the Site. Secure locker/changing room facilities shall be provided at convenient locations for use by bicyclists, motorcyclists, and walkers.

4. Other Programs.

- a. As limited by Condition V.G.1.d.1)c) of these conditions of approval, Sony Pictures Entertainment shall encourage and promote the provision of onsite convenience services for use by Site employees to reduce offsite travel.

- b. Sony Pictures Entertainment shall prepare a plan, showing routes and schedules, for approval by the City's Transportation Director and Community Development Director, and shall implement a shuttle service connecting the Site with the following, at a minimum:
  - 1) Any new transit service hubs within three (3) miles of the Site, such as light rail stations, during morning and afternoon peak commuter periods provided this would not duplicate a public transportation service running at the same time and along the same routes;
  - 2) Retail/service centers, such as downtown Culver City, Ivy Substation and Culver Center, particularly during lunch times such as 11:30 A.M. to 2:00 P.M.;
  - 3) The Culver Studios throughout the workday, as needed; and
  - 4) Any other studio-related sites that attract ten (10) or more personnel or delivery trips per hour throughout the workday, as needed.

The shuttle service shall be available to Sony Pictures Entertainment employees and visitors within ninety (90) days after the issuance of any certificate of occupancy for net new development on the Site exceeding one hundred fifty thousand (150,000) square feet.

- c. Sony Pictures Entertainment shall maintain and enhance the programs of alternative work schedules to reduce the peaking characteristics of the employee traffic. Among the programs that shall be considered are staggered work hours, flex-time, and compressed work weeks. Additionally Sony Pictures Entertainment and the other onsite employers shall permit individual employees to adjust their work schedules in order to participate in ridesharing or to match transit schedules to the extent feasible.

- d. Sony Pictures Entertainment shall consider the levels of interaction between the main Site facilities and remote facilities and shall prioritize Sony Pictures Entertainment consolidation to most effectively reduce personnel and delivery trips between facilities.
- e. Sony Pictures Entertainment employers shall develop a policy and implement a plan to promote telecommuting, teleconferencing, and "bundling" of meetings for their employees and others with whom they do business.
- f. The appropriate Sony Pictures Entertainment personnel shall work with delivery/pickup and service contractors and companies to minimize the numbers of truck movements during peak periods, 7:00 A.M. to 9:30 A.M. and 4:00 P.M. to 6:30 P.M. Attention shall be paid to the truck management plan that is being considered by the City of Los Angeles.
- g. Sony Pictures Entertainment shall participate in any programs the goals of which are to reduce the vehicle miles travelled as adopted by the City or by any other agency with jurisdiction to the extent feasible. Among the measures to be considered would be a hiring program that favors those who live within seven (7) miles from the Site.

- h. Sony Pictures Entertainment shall provide funding for the acquisition of one (1) new forty foot (40') long transit bus to be used by Culver City Bus to meet increased demand from the Site. Such funding shall be provided based upon the percentages and net new development listed below. The payments shall be made prior to the issuance of each building permit which will trigger the applicable percentage. The percentage shall be applied to the actual cost of such bus at the time the payment is to be made. As an alternative, Sony Pictures Entertainment may pay the entire cost of such bus, based on 1993 costs, at any time prior to the issuance of any certificate of occupancy for net new development exceeding two hundred thousand (200,000) square feet.

	<u>Net New Development Exceeding</u>	<u>Cumulative Percentage of Cost of Bus to be Paid</u>
a)	100,000 square feet	10 percent
b)	200,000 square feet	20 percent
c)	300,000 square feet	30 percent
d)	400,000 square feet	40 percent
e)	500,000 square feet	50 percent
f)	600,000 square feet	100 percent

- i. In order to ensure funding is available for the operation and replacement of the bus described in Subsection h above, Sony Pictures Entertainment shall, and by acceptance of these conditions does agree to, guarantee that in the City's fiscal year first following the date the City purchases the above-described bus (the "First Year"), and for eleven (11) fiscal years thereafter or until the fiscal year in which the Development Agreement expires, whichever is later, the annual revenue received by the City from utility, sales and business taxes generated on the Site (the "Annual Revenue") shall be at least ninety-six thousand dollars (\$96,000) (plus an annual increase based upon the previous year's consumer price index for every year after the First Year) (the "Guaranteed Amount") more than the Annual Revenue in the City's Fiscal Year 1994-95 (the "Base Line Revenue").

If the Base Line Revenue does not include business taxes which have been paid by businesses located on the Site based upon a formula or method accepted by the City, the Base Line Revenue shall be adjusted to reflect taxes paid based on such formula or method at the time the City accepts such formula or method. Any payments that may be required as a result of such adjustment shall be paid in accordance with the following paragraph.

Payments due under this guarantee shall be paid on August 1 of each applicable year; provided that any retroactive payments shall be made on the August 1 immediately following the City's determination such payment is due.

For each fiscal year commencing with the First Year that the Annual Revenue exceeds the Guaranteed Amount, such excess amount shall be added to the Annual Revenue for subsequent years for the purpose of determining whether any payment is due for such subsequent years.

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G. Transportation-related Fees.

1. Sony Pictures Entertainment shall pay all fees required by the Congestion Management Plan of the Los Angeles County Metropolitan Transportation Authority as ratified by the City of Culver City.
2. Before a building permit is issued for any building square footage, Sony Pictures Entertainment shall post a financial guarantee, as directed by the City Engineer and the City Attorney, for the express purpose of guaranteeing implementation of any traffic mitigation measures required for that square footage as specified elsewhere in these conditions whether within or outside the jurisdiction of the City of Culver City. If the improvement is outside the City boundaries of Culver City, the guarantee may take the form acceptable to the applicable jurisdiction.



H. Neighborhood Protection.

1. Traffic Flow on Local Streets.

- a. Prior to issuance of any certificate of occupancy for net new development on the Site exceeding one hundred fifty thousand (150,000) square feet, Sony Pictures Entertainment shall:
  - 1) Install stop signs for both directions of Braddock Drive at Coombs Avenue;
  - 2) Prohibit parking at three (3) metered spaces on the south side of Washington Boulevard west of Overland Avenue during the morning peak period (7:00 A.M. to 9:00 A.M.) and provide a longer right-turn lane for eastbound traffic;
  - 3) Install no-right-turn restrictions during the morning peak period for northbound Overland Avenue traffic at Braddock Drive; and
  - 4) Count the total twenty-four (24) hour traffic volumes during three (3) consecutive weekdays on each of the twenty-eight (28) street sections in Table 4.2-15, Pages 4.2-46 through 4.2-49, of the Environmental Impact Report, plus Vinton Avenue between Washington Boulevard and Venice Boulevard.

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(XII. Transportation - Neighborhood Protection)

- b. Within ninety (90) days after the effective date of this Comprehensive Plan, the City Engineer, at Sony Pictures Entertainment's cost, shall prepare a study which monitors and analyzes the current total twenty-four (24) hour traffic volumes on each of the twenty-nine (29) street sections referred to above. The study shall consist of counting traffic on each of three (3) consecutive weekdays during high activity period for Sony Pictures Entertainment. This study shall be used to create a baseline to compare against the volumes contained in a similar study which shall be prepared by Sony Pictures Entertainment, in a manner satisfactory to the City, within ninety (90) days after the issuance of a building permit for one hundred fifty thousand (150,000) square feet of net new development. Subsequently, each time an increment of one hundred fifty thousand (150,000) square feet of net new development reaches sixty-seven percent (67%) occupancy, Sony Pictures Entertainment shall prepare a study similar to the study described above. Each subsequent study shall also compare the volumes counted in that subsequent study to the volumes counted in the original baseline study. When a significant increase in local street traffic, defined as a one-tenth (0.1) increase in the TIRE Index, is identified, Sony Pictures Entertainment shall assess alternative measures to mitigate the identified increases and shall present feasible measures to the residents of the neighborhood that has been affected, the residents of neighborhoods that may be affected by secondary impacts of the proposed measures, the City of Culver City and the City of Los Angeles, if applicable. Sony Pictures Entertainment shall fund the costs of the monitoring program, the neighborhood meetings, and the implementation of any approved measures. The cost for such implementation, not including measures integral to the improvements to the Site's access such as Culver Boulevard median or to other mitigation measures, shall not exceed three hundred thousand dollars (\$300,000); provided that any remaining balance shall be adjusted for inflation at the time the implementation occurs.

- c. Notwithstanding Subsection XII.H.1.b above, within sixty (60) days after the approval of this Comprehensive Plan, the City Engineer shall commence the implementation of the following neighborhood protection measures:

- 1) the installation of four-way stop signs at Farragut Drive and Madison Avenue and Farragut Drive and Lincoln Avenue; and
- 2) the installation of a permit parking program for the 4100 block of Madison Avenue.

Such implementation shall include appropriate Traffic Committee review, notice to residents in the neighborhood and collection, by the City, of sufficient signatures as required by the City's current policy regarding permit parking. The cost of purchasing and installing the four-way stop signs shall be paid by Sony Pictures Entertainment as part of the three hundred thousand dollars (\$300,000) established by Section XII.H.1.b. The cost of purchasing and installing the permit parking signs shall be paid separately by Sony Pictures Entertainment and is not a part of the three hundred thousand dollars (\$300,000) required by Section XII.H.1.b.

2. Parking on Local Streets.

- a. Sony Pictures Entertainment shall provide all employees, tenants, and visitors with secure, well lighted parking spaces conveniently located relative to onsite destinations and free of charge (unless charges are mandated by governmental agencies, as discussed later). Sony Pictures Entertainment shall post signs at all visitor gates notifying Site visitors of the availability of free, onsite parking. This may include time-limited, validated parking for public retail or restaurant patrons.
- b. Security guards at Sony Pictures Entertainment gates shall not permit pedestrians to enter Sony Pictures Entertainment, except at unrestricted entrances to the public retail and restaurant, unless they can provide proof that they used public transit, that they live within one (1) mile of Sony Pictures Entertainment gate, or are dropped off by a private vehicle. This provision shall not include persons arriving by bicycle or walking from other facilities within one (1) mile of the Site.

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(XII. Transportation - Neighborhood Protection)

- c. If Sony Pictures Entertainment is required to charge for parking through the regulatory actions of governmental agencies, the use of residential streets for parking by Sony Pictures Entertainment-related drivers shall be monitored. The monitoring program shall be designed to the satisfaction of the City, shall be conducted over five (5) consecutive weekdays during the high activity period of each year, and shall cover all residential streets within six hundred feet (600') of Sony Pictures Entertainment gates, including such streets in the City of Los Angeles. If significant residential street parking by nonresidents is identified, Sony Pictures Entertainment shall meet with the residents of the affected streets to present the potential of a preferential parking district for the residents. Sony Pictures Entertainment shall fund the monitoring program, the meetings with the residents and the City, and if a district is created, all costs associated other than individual permit-processing fees, with implementing and enforcing that district.
- d. Sony Pictures Entertainment shall pay to the City the following costs of providing vehicle and parking enforcement in the neighborhoods and commercial areas in the vicinity of the Site. The payment shall be made upon the effective date of the Comprehensive Plan ("Year One"), and every year thereafter for a period of four (4) years, as follows:
  - 1) Year One: \$60,000.
  - 2) July 1, 1994: \$49,900.
  - 3) July 1, 1995: \$38,922.
  - 4) July 1, 1996: \$26,986.
  - 5) July 1, 1997: \$14,033.

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(XII. Transportation - Monitoring)

I. Monitoring.

1. Average Vehicle Ridership.

- a. Annually, Sony Pictures Entertainment shall conduct a survey of all employees arriving, or scheduled to arrive, at the Site between 6:00 A.M. and 10:00 A.M. to determine their commute mode and the number of people per vehicle. For the purposes of this study, "employees" shall include those of the parent company, all subsidiary companies, all tenant companies renting space at the Site for one (1) month or more, and all other persons working at the Site for one (1) month or more during a period that includes the commute mode survey. The survey shall be conducted according to the guidelines of, and in compliance with, Regulation XV of the South Coast Air Quality Management District.
- b. In addition to reports required by the South Coast Air Quality Management District and other agencies, Sony Pictures Entertainment shall submit to the City of Culver City an annual report detailing the findings of the commute mode survey. The findings shall be presented for two (2) categories -- Sony Pictures Entertainment employees only, and total employees as defined in Subparagraph 1.a above.

Sony Pictures Entertainment shall demonstrate progress toward achieving an average vehicle ridership of one and five-tenths (1.5) people per vehicle (or an alternative goal, if subsequent South Coast Air Quality Management District regulations mandate alternative goals). Until that level is achieved for the Site as a whole, all incentives offered to Sony Pictures Entertainment employees shall be offered to all Site employees.

2. Sony Pictures Entertainment Trip Generation.

- a. Annually, Sony Pictures Entertainment shall count all vehicles entering and leaving at each vehicular driveway of the Site (the "Annual Survey"). The generation volumes for the Site shall be computed as the average volumes from the counts conducted on a minimum of five (5) consecutive weekdays in February, or at another representative activity time of year mutually agreed upon by the City and Sony Pictures Entertainment. The counts shall cover the twenty-four (24) hour period of each weekday and the peak periods, 7:00 A.M. to 10:00 A.M. and 4:00 P.M. to 7:00 P.M. The peak period counts shall be manual and shall indicate the turning directions (left turn or right turn or through) to and from each driveway. The first counts shall be conducted prior to issuance of any certificate of occupancy after approval of the Comprehensive Plan or February 1994, whichever occurs first. Those counts will establish the baseline (the "Baseline Count") above which generation increases will be calculated.
- b. The baseline and subsequent annual trip generation counts shall include all vehicles entering and exiting the Site with the following exceptions:
  - bicycles, scooters, mopeds and motorcycles;
  - vehicles used by Studio security personnel;
  - electric carts and "off-highway vehicles", such as golf carts;
  - construction-related vehicles (e.g., construction equipment, materials delivery vehicles and construction employees' personal vehicles); and
  - vehicles providing shuttle service pursuant to Section XII.F.4.b.

Manual counts or other reliable procedures shall be used as the basis for calculating the exclusions described herein.

- c. Annually, Sony Pictures Entertainment shall submit to the City a report of the findings of the trip generation studies.

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(XII. Transportation - Monitoring)

3. Parking Use.

- a. Annually, Sony Pictures Entertainment shall conduct counts of all vehicles parked on the Site during a Tuesday, Wednesday, and Thursday in February, or another peak activity month mutually agreed upon by the City and Sony Pictures Entertainment, during three (3) hours -- 11:00 A.M. to 12:00 noon, 1:30 P.M. to 2:30 P.M., 4:00 P.M. to 5:00 P.M. The count data shall be delineated by specific parking garage or other site location.
- b. Annually, on the same days and at the same hours as the above onsite parking use count, Sony Pictures Entertainment shall count vehicles parked on both sides of Washington and Culver Boulevards on the portions of those streets within one (1) block from the Site, on both sides of the residential streets south of the Site between Culver Boulevard and Braddock Drive, on both sides of the streets north of the Site bounded by Washington Boulevard, Overland Avenue, Venice Boulevard and Clarrington Avenue, and on both sides of the residential streets west of the Site between Overland Avenue and Midway. The count data shall be delineated by street block face.
- c. Annually, Sony Pictures Entertainment shall submit to the City a report of the findings of the onsite and onstreet parking studies.

4. Traffic and Parking Study for Building Permit Application.

- a. Any application for a building permit for net new development in excess of twenty-five thousand (25,000) square feet or any construction in excess of twenty-five thousand (25,000) square feet which could result in net new trip generation (hereinafter "such proposed development") shall be analyzed by the City by means of a traffic engineering report which shall be paid for by Sony Pictures Entertainment, and reviewed and approved by the City Engineer. The report shall consist of the following:
  - 1) A description of such proposed development, including uses and total square footage, net square footage of demolition, if any, and an estimate of the net new trip generation to result from such proposed development based on rates derived from Table C-2 on Page III-6 of the project traffic study in Volume 2 of the Environmental Impact Report;
  - 2) A summary of the net new trip generation from already completed projects based on the difference between the results of the most recent Annual Survey and the Baseline Count;
  - 3) An estimate (based on building permits and permit applications and Table C-2) of the net new trip generation that will result from previously approved development which was subject to this Section XII.I.4.a, for which neither a temporary nor a permanent certificate of occupancy had been issued at the time counts were conducted for the most recent Annual Survey or for which a certificate of occupancy has been granted within the prior twelve (12) months for a development which is not yet fully occupied;
  - 4) To the extent not counted in Subsection 3) above, an estimate (based on demolition permits and permit applications) of any reduction of trips resulting from demolition of square footage which was not completed at the time counts were conducted for the most recent Annual Survey, including demolition of square footage which may occur as part of such proposed development;



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- 5) An estimate of the net new trip generation at completion of the proposed net new development calculated as the sum of Item 1, Item 2 and Item 3 minus Item 4;
- 6) A delineation of the offsite and onsite physical improvements that will be implemented to mitigate the traffic and access impacts of such proposed development, based on Subsection 5) above and the provisions of Section XII.B and XII.E;
- 7) A delineation of the Transportation Demand Management measures that will be implemented or improved (if currently in effect), for uses other than public retail and restaurant uses, in order to achieve peak hour trip generations that are a minimum of twelve percent (12%) below the net new trip estimate in Subsection 1) above;
- 8) A summary of the findings of the most recent survey of average vehicle ridership conducted according to Section XII.I.1.b;
- 9) A description of current parking supplies, including numbers of spaces and locations of onsite facilities;
- 10) A description of the then-current usage of the onsite and offsite parking facilities based on the most recent Annual Survey;
- 11) A calculation of the additional parking demand that will be generated by the proposed net new development; and
- 12) A delineation of the means of providing sufficient onsite parking to accommodate the parking demands at full occupancy of such proposed development.

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- b. Prior to issuance of the requested building permit, the City Engineer shall review the report for completeness and accuracy and to assure the following:
  - 1) The proposed improvements are appropriate and will mitigate the impacts of the building;
  - 2) The proposed transportation demand management measures are appropriate;
  - 3) The parking demands of the building, as well as the parking demands of all existing buildings, will be accommodated by the onsite parking facilities to be provided; and
  - 4) The net new trip generation of Sony Pictures Entertainment since the Baseline Count, as defined in Subsection I.2.a above, shall not exceed the following levels:
    - a) Morning peak hour for street traffic (approximately 8:00 A.M. to 9:00 A.M.):  
  
One thousand sixty-three (1,063) net new trips.
    - b) Afternoon peak hour for street traffic (approximately 5:00 P.M. to 6:00 P.M.):  
  
Nine hundred fourteen (914) net new trips.

5. Costs of Monitoring Studies.

Sony Pictures Entertainment shall bear the total costs for all monitoring programs, monitoring field studies, preparation of all reports, and review of the studies and reports by the City and its representatives, as required by these conditions of approval.

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(XIII. Attachments)

XIII. ATTACHMENTS.

- A. Fire Protection Standard #19, Standard Requirements for New High Rise Buildings.
- B. Planning Commission Resolution No. 92-P001, Revised Comprehensive Standard Conditions of Approval for Site Plan Reviews and other Discretionary Planning and Zoning Applications.
- C. Comprehensive Plan Design Areas 1 through 6 Boundary Map.
- D. Existing Site Plan with Building Number Designations.



FIRE PROTECTION STANDARD #19,  
STANDARD REQUIREMENTS FOR NEW HIGH RISE BUILDINGS



## CULVER CITY FIRE DEPARTMENT

### FIRE PROTECTION STANDARD #19

#### Standard Requirements for New High Rise Buildings

The following regulations shall apply to all new buildings having floors used for human occupancy located more than 55 feet above the lowest level of fire department (vehicular) access. These regulations are in addition to other applicable requirements of Uniform Building Code (UBC) with State Amendments, Uniform Building Code, Uniform Building Code Standards, uniform Fire Code and Uniform Fire Code Standards. Utilize year currently adopted by the state as a minimum.

#### Acknowledgment by Architect

Health and Safety Code Section 13231 requires that: Any licensed architect who submits final plans for a privately owned high-rise structure shall send a letter to the local fire agency within whose jurisdiction the structure is to be built, acknowledging that, to the best of his or her information, knowledge, and belief, the plans take into consideration applicable high-rise fire safety regulations.

#### General

This document applies to all Group B, Division 2 office and Group R division 1 Occupancies, each having floors used for human occupancy located more than 55 feet above the lowest level of fire department vehicular access. Such buildings shall be provided with an approved automatic sprinkler system in accordance with U.B.C. Section 1807 (c) and Culver City Municipal Code Section 14.11.

For the purpose of these requirements, "building access" shall mean an exterior door opening conforming to all of the following:

- A. Suitable and available for fire department use.
- B. Located not more than two (2) feet above the adjacent ground level.
- C. Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.
- D. Designed to permit penetration through the use of fire department forcible entry tools and equipment unless other arrangements have been made with the fire authority having jurisdiction (Knox boxes).

## Certificate of Occupancy

- I. The following shall be approved and installed in accordance with approved plans and specifications and shall be tested and proven to be in proper working condition to the satisfaction of the Building and Fire authority prior to the issuance of the Certificate of Occupancy:

- A. Mechanical equipment.
- B. Electrical equipment including elevators.
- C. Life safety system.
- D. Firefighter communication system.
- E. Stairwell pressurization system, when required.
- F. Smoke control provisions.
- G. Fire apparatus access roadways.
- H. Fire hydrant system.
- I. All fire protection and extinguishing systems.
- J. Door locking systems.

Such systems shall be maintained in accordance with the Uniform Fire Code and other recognized standards.

- II. Procedure for ongoing testing and maintenance of fire and life safety systems shall be approved by the fire department prior to the issuance of the Certificate of Occupancy. Such systems shall be maintained in accordance with Title 19, California Code of Regulations (C.C.R.) and the Uniform Fire Code.

### Access Roadways for Fire/Emergency Vehicle Apparatus

- I. Building shall be accessible on one side (long side) to the fire department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus (40,000 lbs.) and having a minimum of 13 feet 6 inches of vertical clearance. Roadways shall not be less than 10 feet or more than 30 feet from the building. Approved alternative driving surfaces shall be approved by the fire department.
- II. Approved "NO PARKING" signs may be required to access roadways and shall be maintained by the building owner.

### Address Posting

Address numbers shall be a minimum of 24 inches high, on a contrasting background and be plainly visible from the roadway to which the building is addressed.

## Stairway Identification System

- I. An approved sign shall be located at each floor level landing in all enclosed stairways. The sign shall indicate the floor level, the terminus of the top and bottom of the stairway and the identification of the stairway. The sign shall be located approximately five (5) feet above the floor landing in a position which is readily visible when the door is in the open or closed position.
  - A. The sign shall be a minimum of twelve (12) inches by twelve (12) inches.
  - B. The stairway location shall be placed at the top of the sign in one (1) inch high block lettering with one quarter (1/4) inch stroke. (For example: Stair No.1 or West Stair.)
  - C. The stairways upper terminus shall be placed under the stairway identification in one (1) inch high block letters with one quarter (1/4) inch stroke (roof access or no roof access).
  - D. The floor level number shall be placed in the middle of the sign in five (5) inch high block lettering with three quarter (3/4) inch stroke. The mezzanine level shall have the letter "M" proceeding the floor number.
  - E. Signs with raised Arabic numerals and raised Braille symbols indicating the lower and upper terminus of the stairway shall be placed at the bottom of the sign in one inch (1) block lettering with one quarter (1/4) inch stroke. (UBC 522(b).)

Example:

1" x 1/4" stroke----->	WEST STAIR
1" x 1/4" stroke----->	NO ROOF ACCESS
5" x 3/4" stroke----->	M1
1" x 1/4" stroke----->	B2 THROUGH 20

## Fire Extinguishers

- I. Fire extinguishers are required. Unless otherwise specified by fire authority, minimum classification/type 2A10BC extinguishers are required at a maximum travel distance of seventy-five (75) feet. Extinguishers are not to be installed greater than five (5) feet from finished floor to the top of the extinguisher.
  - A. Recessed cabinets are recommended with approved breakable fronts to prevent vandalism and theft.

- I. A Central Control Station for fire department operations shall be provided. The location of the Central Control Station shall be approved by the fire department with direct exterior access and be adjacent to a fire apparatus access roadway.

The Central Control Station room shall have a minimum of 96 square feet with a minimum dimension of 8 feet. It shall contain the following as a minimum:

- A. The voice alarm and voice communication system panels. (See Fire Alarm Section for specific requirements.)
- B. The fire department communications panel. (Portable firefighter phones with one (1) handset with sufficient cord length to reach all portions of the room.)
- C. Fire detection and alarm system annunciator panels.
- D. Annunciator visually indicating the location of the elevators and whether they are operational.
- E. Status indicators and controls for air-handling systems.
- F. Controls for unlocking all stairway doors simultaneously.
- G. Sprinkler valve and water-flow detector display panels. A labeled cabinet shall be provided containing calculated fire protection design information as well as contain proper number and type of spare fire sprinkler heads and wrench(es).
- H. Emergency standby power status indicators.
- I. A telephone for fire department use with controlled access to the public telephone system.
- J. Fire pump status indicators shall be provided and display a visual signal for the following: Fire pump status (on/off) and low water level. Such circuit shall be supervised.
- K. Schematic building plans in clearly labeled approved containers indicating the typical floor plan and detailing the building core, exit facilities, fire-protection systems, fire-fighting equipment and fire department access. Simplified instructions for operating all life safety equipment contained in this room shall be clearly and permanently posted.
- L. Labeled cabinet containing labeled emergency building access keys and elevator keys.
- M. Work table (minimum 3 feet wide and 4 feet long) and a chair. (The table may be folding, if desired.)
- N. Provide a clock with a second hand on the emergency circuit.
- O. Provide a white board with appropriate pens.
- P. The exit door shall swing in the direction of egress.
- Q. A Central Control Station sign, with three-inch letters on a contrasting background shall be provided on the exterior of the door.
- R. The fire alarm system shall conform to NFPA 72 and shall be automatically re-transmitted by an approved device to an approved Central Alarm Station conforming to NFPA 71, 1989 edition.
- S. The door to the Central Control Station shall unlock upon activation of any fire alarm initiating device or be provided with an approved fire department key system.
- T. The room shall be separated from the remainder of the building by not less than one hour fire resistive construction with all openings protected by assemblies having a fire resistive rating of not less than 45 minutes.



U. The room shall not be used for the housing of any control, recording, or combustible storage, or similar hazardous equipment or storage.  
All control panels in the Central Control Station shall be permanently identified as to function.

### Fire Alarm Systems (See Alarm/Voice Communication System)

- I. Every high-rise building shall be provided with an approved electrically supervised fire alarm system designed, installed, and tested to the requirements of Uniform Building Code Standard 18-1 and California Code of Regulations Title 24.
- II. Upon activation of any manual alarm sending station, fire detection device, water flow switch or other fire protection or extinguishing system, the following shall occur:
  - A. The voice/alarm signal shall sound on the floor of alarm origin, the floor directly above, and the floor directly below; (for hotels and motels, see exception). Stairwells shall be zoned vertically and used for emergency notification and shall operate by manual operation from the Central Control Station only. Exception: In lieu of a voice alarm signal and when approved by the enforcing agency having jurisdiction, the local alarm system may employ any sounding device or devices which are approved by the California State Fire Marshal. The sounding devices of such alternate system shall have a distinctive tone and shall be arranged to emit intermittent, prolonged or continuous sound signals for a full period of 10 seconds, to be immediately followed by an intermission or period of silence of 5 seconds, before the signal is repeated. Such signal shall continue to sound until manually terminated at the Central Control Station, but in no case shall such manual operation be arranged to cause termination in less than 3 minutes throughout the building.
  - B. Stairwell pressurization fans shall start.
  - C. Smoke removal systems, if any, shall start.
  - D. Stairwell doors shall simultaneously unlock.
  - E. Central Control Station shall unlock unless equipped with approved fire department entry key.
  - F. Every elevator lobby door shall close.
  - G. The voice message shall activate and be as follows unless otherwise approved by the fire department:

Cycle: Three (3) slow whoop tones, electrically generated followed by a voice recorded message stating: "Attention, attention, this is an emergency. Please leave the building immediately through marked exits. Do not use the elevators. Exit through the stairwells."
  - H. Fire alarm, water flow, and trouble signals shall be annunciated in the Central Control Station by means of an audible signal and visual display which indicates the floor or other designated area and type of device from which the signal originated. The system shall be supervised in accordance with Uniform Building Code with State Amendments.
  - I. A distinct signal must be provided to differentiate between trouble on the circuit(s) for the supervision of the sprinkler valves and a sprinkler valve that has been shut off.
  - J. The Central Control Station shall contain controls for the voice alarm system so that a selective or general voice alarm may be manually initiated.

## Zone Identification

- I. Alarm, supervisory and trouble signals as required by Items C and G above of Central Control Station shall be annunciated in compliance with Title 24 and U.F.C. standard 14-1 in the Central Control Station by means of an audible and visual indicator. For purposes of annunciation, zoning shall be in accordance with the following:
  - A. When the system serves more than one building, each building shall be considered separately. (Note: a two hour area separation wall does not constitute a separate building.)
  - B. Each floor shall be considered as a separate zone.
  - C. Each zone of each floor shall be zoned per floor and per device type.

## Manual Fire Alarm Sending Stations

- I. Manual fire alarm sending stations shall be located as follows:
  - A. Adjacent to each exit door into a stairway shaft except that the roof exit shall have a station inside the stairway enclosure.
  - B. In every elevator lobby.
  - C. Forty-eight (48) inches above finished floor to center of device.
  - D. In other locations as designated by the fire department.
- II. The maximum travel distance between two manual sending stations shall not exceed two hundred (200) feet.

## Seismic Considerations

- I. In Seismic Zones Nos. 2, 3 and 4, the anchorage of mechanical and electrical equipment required for life/safety systems, including fire pumps and elevator drive and suspension systems, shall be designed in accordance with the requirements of Uniform Building Code Section 2330 and any other state requirements.

## Fire Alarm/Voice Communication System

### I. Speakers shall be installed as follows:

- A. Within ten (10) feet from the entrance to each required exit.
- B. In elevators, elevator lobbies and elevator machine rooms.
- C. In corridors.
- D. Dwelling units in apartment houses.
- E. Hotel guest rooms or suites.
- F. Common restrooms.
- G. Every required stairway; not less than every fifth floor landing.
- H. Rooms and tenant spaces exceeding one thousand (1,000) square feet.

### II. Speakers shall be so located and unobstructed as to be clearly heard on the floor where activated. Speakers cause a level of audibility of not less than fifteen (15) decibels above ambient noise levels occurring under normal operating or working conditions for room or area being served.

### III. Speakers shall be mounted not more than twenty (20) feet above the floor.

### IV. The alarm and communication systems shall be designed and installed for survivability so that damage to any loud speaker will not render any paging zone of the system inoperative. (See NFPA 72, Chapter 10.)

### V. Sounding of the voice alarm signal on any give floor shall not prohibit voice communication to other floors.

### VI. If the voice communication system is combined with the fire alarm system, the voice communication system shall override the fire alarm system.

## Heat Detection System

### I. Install approved heat detection devices in the following locations:

- A. R-1 Occupancies in accordance with uniform Fire Code Section 14-104.
  - 1. Common areas such as recreation rooms and laundry rooms.

## Smoke Detection System

### I. Every high rise building shall be protected with an approved electrically supervised automatic smoke detection system with detectors annunciated in the Central Control Station and installed in the following locations:

- A. Mechanical equipment rooms.
- B. Electrical rooms.
- C. Transformer rooms.
- D. Telephone equipment rooms/ closets.
- E. Elevator machine rooms.
- F. Elevator lobbies, located on ceiling, for elevator recall.
- G. Automatic closing fire door/damper assemblies.
- H. Central Control Station.
- I. In the main return and exhaust air plenum of each air-conditioning system and located in a serviceable area downstream of the last duct inlet.

- J. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum for an air-conditioning system. In group R, Division 1 Occupancies, an approved smoke detector may be used in each return air riser carrying not more than 10 air inlet openings.
- K. For R-1 occupancies, install in interior corridors and common areas. (UFC 14-104.)
- L. Every dwelling, guest room or suite of hotel or motels. (Single station.)
- II. The actuation of any detector required by this section shall operate the voice alarm system and shall place into operation all equipment necessary to prevent the recirculation of smoke.
- III. In the case of detectors located above a ceiling, an indicating light shall be provided and located on or below the ceiling, or some other approved location to indicate each detector's status.
- IV. Detectors provided to automatically close fire/smoke and draft control assemblies shall be installed in accordance with NFPA 72E.
- V. The activation of any single station room detector in a Group R Division 1 Occupancy shall not cause the operation of the main fire alarm system.
- VI. See elevator section of this document for requirements of elevator smoke detector requirements.

#### Visual Alarm Notification Appliances

- I. Effective July 26, 1991, in accordance with the American's With Disabilities Act (ADA) and as defined in the Federal Register Vol. 56, No. 144 Rules and Regulations, strobes shall be installed in the following locations:
  - A. Restrooms and any other general usage areas (e.g. meeting rooms), hallways, lobbies and any other are for common use.
- II. Visual alarm signals shall have the following minimum photometric and location features:
  - A. The lamp shall be a xenon strobe type or equivalent.
  - B. The color shall be clear or nominal white (i.e. unfiltered or clear filtered white light).
  - C. The intensity shall be a minimum of 75 candela.
  - D. The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz per second.
  - E. The appliance shall be placed 80 inches above the highest floor level within the space or 6 inches below the ceiling, whichever is lower.
  - F. In general, no place in any room, space, common corridor, or common hallway required to have a visual notification appliance, shall be more than 50 feet from the device (in the horizontal plane). In large rooms and spaces exceeding 100 feet across, without obstructions 6 feet above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 feet apart, in lieu of suspending appliances from the ceiling.

III. Location of Device in Sleeping Accommodations for Persons with Hearing Impairments.

A. Devices located in sleeping accommodations for persons with hearing impairments shall be provided in conformance with the following table:

<u>Number of Rooms in Building</u>			<u>Number of Rooms Requiring Strobes</u>
1	to	25	1
26	to	50	2
51	to	75	3
76	to	100	4
101	to	150	5
151	to	200	6
201	to	300	7
301	to	400	8
401	to	500	9
501	to	1000	2% of total
1001	and over		20 plus 1 for each 100

IV. Auxiliary Alarms

A. Units and sleeping accommodations shall have a visual alarm connected to the building emergency alarm system or shall have a standard 110 volt electrical receptacle into which such an alarm system can initiate such an auxiliary alarm. When visual alarms are in place, the signal shall be visible in all areas of the unit and/or sleeping accommodations. Instructions for use of the auxiliary alarm or receptacle shall be provided.

Fire Hydrant System

- I. The location and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street and/or the site of the premises to be protected as required and approved by the fire authority.
- II. Hydrant system shall be installed and test witnessed by fire authority prior to commencing any combustible construction.
- III. Hydrants shall be installed to local fire authority or city engineering/water purveyor requirements.
- IV. Water improvement plans shall be approved by fire authority.
- V. Blue dot reflector hydrant markers shall be installed.

## Automatic Fire Sprinkler Systems

- I. The automatic fire sprinkler system shall be designed, installed, and tested in accordance with Uniform Building Code and Uniform Building Code Standards, Chapters 38 and NFPA Standard 13.
- II. Control valves and water flow detecting devices shall be provided on every floor. All system control valves shall be electrically supervised by the fire alarm control panel with visual and audible trouble indication.
- III. A diesel or electric fire pump shall have a rated capacity which will deliver the demand for the standpipe(s). (500 gpm plus 250 gpm for each additional standpipe shall be provided at the highest elevation outlet with a minimum 100 psi residual pressure.) UBC Standard 38-2.
- IV. A test header shall be provided in an approved exterior location accessible for test purposes. A flow meter may be used in lieu of the test header.
- V. Whenever the master switch on the fire pump controller is in any position other than "automatic", a trouble signal shall be sent to the Fire Department Communications panel which will display audible and visual indicators.
- VI. The fire pump shall draw from the on-site water supply reservoir; however, the reservoir shall be refilled at a rate sufficient to maintain the minimum required capacity at all times.
- VII. The fire pump, controller, transfer switch, and appurtenances shall meet seismic requirements required in Uniform Building Code with State Amendments, Section 2312.
- IX. Fueling of diesel fire pump tanks shall be conducted through a fixed piping system, including the day tank. No manual type of fueling is permitted inside the building.
- X. Temporary upright fire sprinkler heads (interim to tenant improvement construction) shall be provided. If the deflector distance cannot be met, the fire authority shall be contacted immediately for alternate approval.
- XI. Spacing shall not exceed 130 square feet per sprinkler head.

## Standpipe Systems

- I. The standpipe system may be combined with the sprinkler system risers and shall be installed in accordance with Uniform Building Code Standard 38-2. In buildings where more than one standpipe is provided, the standpipe shall be interconnected at the bottom. The water source shall be capable of providing the required supply for not less than 30 minutes.
- II. At least one (1) two and one-half inch (2 1/2") gated hose valves shall be provided in each required stairwell above and below grade. Outlet residual pressures in excess of 125 pounds per square inch shall be reduced to not more than 125 pounds per square inch at the required blow by the installation of a listed pressure reducing device. Pressure reducing devices shall not be of the type which can be adjusted for pressures above 125 psi. When adjustable devices are permitted and the outlet residual pressure may exceed 150 psi, signs denoting such shall be posted on the outlet.
- III. Four inch standpipes shall be equipped with a two-way Fire Department Connection.
- IV. Six inch standpipes shall be equipped with a four-way Fire Department Connection.

## On-Site Water Supply

- I. A minimum on-site water supply equal to a thirty (30) minute calculated demand of the fire sprinkler system plus 100 gallons per minute additional supply for the standpipe system shall be provided. The supply shall be automatically available in the event that the principle water supply fails.
- II. A swimming pool shall not be an acceptable substitute for a reservoir.
- III. The on-site water supply shall not contain any substance which could damage or affect the efficiency or reliability for the fire pump.
- IV. An automatic fill device shall be provided. The level shall be supervised by the fire alarm control panel as a supervisory alarm condition. Piping design for refill shall be capable of filling the tank in a maximum of eight (8) hours.
- V. Underground storage tanks shall be adequately protected from corrosion and buoyancy.
- VI. A bypass line shall be provided for the vent of fire pump failure equal to pipe diameter of the inlet of the pump.

## Smoke Control

- I. Natural or mechanical ventilation for the removal of products of combustion shall be provided in every story and shall consist of one of the following:
  - A. Easily identifiable windows or panels which are manually openable or approved fixed tempered glass shall be provided in the exterior walls.
  - B. Fixed tempered glass may be used in lieu of openable panels for smoke control purposes. Tempered glass installed in exterior walls above the first story shall not be coated or have a film applied which will modify the natural breaking characteristics of tempered glass. (When tempered glass is used, the words "Tempered", with minimum one-half inch letters shall be provided on the lower portion of the frame on both sides unless glass on exterior is tempered.) They shall be distributed around the perimeter of the building at not more than fifty (50) foot intervals at the rate of twenty (20) square feet per fifty (50) lineal feet. Exception: In Group R, Division 1 Occupancies, each guest room or suite having an exterior wall may be provided with a minimum two (2) square feet of venting area.
  - C. When a complete and approved automatic sprinkler system is installed, the mechanical air-handling equipment may be designed to accomplish smoke removal. Under fire conditions, the return and exhaust air shall be moved directly to the outside without recirculation to their sections of the building. The air handling system shall provide a minimum of one exhaust air change each ten (10) minutes for the area involved. (This shall be activated by system smoke detectors and other alarm signals.)
  - D. Any other approved design which will produce equivalent results.

unavailable within the fire department to determine the acceptance of technologies, processes, facilities, material and uses attending the design, operation or use of a building or premises subject to the inspection of the department, the chief may require the owner or the person in possession or control of the building or premises to provide, without charge to the department, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the chief and the owner and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend the necessary changes.

### Stairway Pressurization System

- I. Exit stairways shall be either smoke proof enclosures with open air vestibules, pressurized stairwells or mechanical ventilation.
- II. If pressurized, the stairway shall be supplied mechanically with sufficient air to discharge a minimum of 2,500 cubic feet per minute through the relief opening at the top of the shaft while maintaining a minimum positive pressure of 0.15 inch water column in the shaft relative to atmospheric pressure with all doors closed.
  - A. Activation of the mechanical equipment shall be initiated by a smoke detector installed outside the stair enclosure and within five (5) feet of the enclosure door. Such equipment shall also be activated by actuation of the automatic fire sprinkler system.
- III. Pressurization system shall be automatically placed into operation upon activation of any of the following:
  - A. Smoke detectors (except single station guest or suite room smoke detectors in Group R, Division 1 Occupancies).
  - B. Fire sprinkler system water flow switches.
  - C. Manual fire alarm sending stations.
  - D. Other fire protection systems as required by the fire authority.
- IV. The pressure required to open a stairwell door with the pressurization system operating shall not exceed fifteen (15) pounds.
- V. The pressurization system shall be subjected to a performance test.

### Stairways

- I. All stairway doors which are to be locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the Central Control Station. Upon failure of electrical power, the locking mechanism shall be retracted to the unlocked position.
- II. A telephone or other two-way communications system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each stairway where other provisions permit the doors to be locked. This system is provided for use by the public, therefore, a sign with minimum one inch contrasting letters shall be provided over each telephone or intercom which indicates that the system is to be used to call for assistance.



- I. Elevators and elevator lobbies shall comply with the provisions of U.B.C. Chapter 51 and the following: (Note - A bank of elevators is a group of elevators or a single elevator controlled by a common operating system; that is, all those elevators which respond to a single call button constitute a bank of elevators. There is no limit on the number of cars which may be in a bank or group, but there may not be more than four cars within a common hoist way.)

- A. Elevator lobbies shall have at least one exit. The use of such exit shall not require keys, tools, special knowledge or effort. (U.B.C. 5102.)
- B. Elevators on all floors shall open into elevator lobbies which are separated from the remainder of the building, including corridors, and other exits, by walls extending from the floor to the underside of the fire resistive floor or roof above. Such walls shall not be less than one hour fire resistive construction. Openings through such walls shall conform to U.B.C. Section 3305 (h).

Exceptions:

1. The main entrance level elevator lobby in office buildings.
  2. Elevator lobbies located within an atrium complying with the provisions of U.B.C. Section 1715.
- C. When the elevator vertical travel is twenty-five (25) feet or more, each associated elevator lobby or entrance area and associated machine rooms shall be provided with an approved listed smoke detector for elevator recall purposes only. The detector may serve to close the elevator lobby door and additional doors at the hoist way opening allowed in U.B.C. 5106.

When the lobby or entrance area smoke detector, or machine room smoke detector is activated, elevator doors shall be prevented from opening and all cars serving that lobby or entrance area, or served by equipment in that machine room, shall return to the main floor where they shall be under manual control only. If the main floor or transfer floor lobby or entrance area smoke detector is activated, all cars serving the main floor or transfer floor shall return to a location approved by the fire department and building official where they shall be under manual control only.

- D. Shafts (hoist ways) housing elevators extending through more than two floor levels shall be vented to the outside. The area of the vent shall not be less than three and one half (3 1/2) percent of the area of the elevator shaft, provided a minimum of three (3) square feet per elevator is provided. Exception: When energy conservation requires that the vents be normally closed, automatic venting by actuation of an elevator lobby detector or power failure may be accepted. When hoist way pressurization is in use, venting upon power failure may be accepted. In either case, a manual override shall be provided.

Cable slots entering the machine room shall be sleeved beneath the machine room floor and extend to not less than twelve (12) inches below the shaft vent to inhibit the passage of smoke into the machine room.

- E. Special Requirements: Except as otherwise provided in U.B.C. Chapter Code and Title 8, CCR, Subchapter 6, elevators shall conform to U.B.C. Chapter 51.
- F. Call operation buttons shall be within forty two (42) inches of the floor. Floor buttons shall be within fifty four (54) inches of car floor and emergency telephone handsets within forty-eight (48) inches of car floor.
- G. Every floor served by elevators shall have access to at least one elevator car having a minimum clear opening width of forty-two (42) inches unless otherwise designed to provide equivalent utility to accommodate an ambulance stretcher (minimum size 22 inches by 78 inches) in its horizontal position.
- H. Stretcher requirements:
  - 1. In all structures four or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door excluding return panels, not less than 80 inches by 54 inches, and a minimum distance from wall to return panel not less than 51 inches with a 42 inch side slide door, unless otherwise designed to accommodate an ambulance type stretcher 76 inches by 24 inches in the horizontal position.

In buildings where one elevator does not serve all floors, two or more elevators may be used. The elevators shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall not be less than three (3) inches and placed no lower than seventy-eight (78) inches from the floor level or higher than eighty-four (84) inches from floor level.

- I. All automatic elevators shall have not less than one sign at each landing printed on a contrasting background in letters not less than one half (1/2) inch high to read: IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR. (See CCR for any pictograph requirements additional to this sign.)
- J. Instructions for operation of elevators under fire and emergency conditions shall be provided at every main floor control switch in Central Control Station.
- K. Except at the main entrance level, an approved pictorial sign of standardized design shall be posted adjacent to each elevator call station will indicate that, in case of fire, the elevator will not operate and that exit stairways should be used. (UBC 5103 (f).)

### Firefighter Phone System

- I. Sound powered phones are not acceptable.
- II. The system shall be an approved two-way electrically supervised phone system with a phone jack installed in the following locations:
  - A. Elevator cars.
  - B. Elevator lobbies
  - C. Emergency and standby power room(s).
  - D. Enclosed exit stairways adjacent to entry and exit doors. (Do not locate jack behind the door when the door is in the full open position.)
  - E. Fire pump room.
  - F. Other locations as designated by the fire department.

- IV. An operator's handset shall be permanently connected to console panel with a cord that will reach all areas in the Central Control Station.
- V. A speaker for monitoring conversations on this phone system with adjustable volume control shall be provided in the Central Control Station room.
- VI. A minimum of ten portable handsets shall be provided in a labeled cabinet inside the panel in the Central Control Station.
- VII. Every handset equipped with a control button shall function as follows:
  - A. Transmit voice only when button is depressed.
  - B. Receive conversation whether or not button is depressed.
- VIII. System wiring shall be shielded from induction noise and be properly separated from other wiring in accordance with the National Electrical Code.
- IX. Audible and visual indicator is required at the panel when the phone is plugged into any phone jack.

#### Standby Power System

- I. An on-site standby power generator system consisting of one or more generators shall be provided. In the event of failure of the normal source of electric service, the standby power generation system shall provide an alternate source of electrical energy to serve at least the designated power loads. The system must conform to UBC Standard 18-1.

The system shall be equipped with suitable means for automatically starting the generator set upon failure of the normal electrical supply systems and for automatic transfer of all functions required by code at full power within sixty (60) seconds of such normal service failure. Systems supervisions with manual start and transfer override features shall be provided in the Central Control Station.

- A. An on-premises fuel supply sufficient for not less than two hours (for SFM) six hours at full demand operation shall be provided. Where fire pumps are required, an eight hour (8) fuel supply shall be provided.
- B. The standby system shall have a capacity and rating that would supply all equipment required to be operational at the same time. The generating capacity need not be sized to operate all the connected electrical equipment simultaneously.
- C. All power, lighting, signal and communication facilities shall be on standby lighting and normal circuits supplying exit signs and exit illumination shall be transferred to the standby source.
- D. Additional power load requirements for sizing of standby power generation system shall include, but are not limited to:
  - 1. Exit signs and exit illumination.
  - 2. Elevator car illumination.
  - 3. Fire alarm system.
  - 4. Fire detection system.
  - 5. Automatic fire sprinkler system.
  - 6. Electric driven fire pumps.
  - 7. Voice communication systems.
  - 8. Mechanical smoke control systems and air handling equipment, if any.
  - 9. Elevator assigned for fire department use.

- 10. Lighting circuits supplying elevator lobby, room, fire pump room and elevator machine room.
- 11. Stair pressurization fans.
- 12. Other equipment designated by the fire authority.
- E. Calculations proving the proper sizing of the emergency generator shall be submitted with electrical plans.
- F. Inside day tanks for fuel supplies shall have a capacity no larger than that amount of fuel required for eight (8) hours of full demand operation for the emergency generator.
- G. The generator and fuel storage shall be in a separate room having at least one hour fire resistive occupancy separation as defined in UBC chapter 5, from the remainder of the building.

### Emergency Electrical Systems

- I. In Seismic Zones No. 2, 3 and 4, the anchorage of mechanical and electrical equipment required for life safety systems, including fire pumps and elevator drive and suspension systems, shall be designed in accordance with the requirements of U.B.C. Section 2312 and California State Regulations.
- II. The following electrical systems and equipment are classed as emergency systems:
  - A. Exit signs and exit illumination.
  - B. Elevator car and Central Control Station lighting.
  - C. Fire alarm system.
  - D. Fire detection system.
  - E. Automatic fire sprinkler alarm system.
- III. The emergency power supply shall be so designed that upon failure of the normal electrical service, the emergency electrical systems and equipment above, shall be automatically transferred and operated within ten (10) seconds of such normal service failure. Such emergency power supply may be separate from the standby power. When the standby power generation system reaches full operating capacity, the emergency electrical systems and equipment shall be transferred thereto.
- IV. The power supply and the fire pump shall be wired in accordance with the State Electrical Code and NFPA Standards. Special consideration should be given to any voltage surge protective devices defined in NFPA Standard 20.

### Exit Signage and Path Marking

- I. Floor level exit signage and exit path marking, in accordance with UBC Sections 3314 (e) and 3314 (f) (which reads in part below), which are internally, or self-illuminated, or self-luminous, shall be provided in all interior exit corridors of:
  - A. Hotel, motel, or apartment house, or any building or structure institution, school, or any similar occupancy of any capacity, auditorium, assembly hall, meeting hall, nightclub, or similar place of assemblage where 50 or more persons may gather together in an entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education and in any building or structure which is open to the public and when the building or structure has a capacity of 10 or more persons.

1. The bottom of the sign shall not be less than 6 inches above the floor level. For exit doors, the sign shall be on the latch side of the door or adjacent to the door with the closest edge of the sign within 4 inches of the latch side of the door frame. Such signs shall be installed in such a manner so as not to create a trap or hazardous condition for wheelchair footrests. Signs which are placed on doors shall be on the exit approach face of the door.
  2. Photo-luminescent floor level exit signs which require activation by ambient light shall be provided with not less than the minimum level of light necessary to activate the sign whenever the building is occupied. Such ambient lighting shall not be under the direct control of the general occupants.
- II. When exit signs are required by UBC Section 3314 (a), floor level path marking shall be installed in the following manner and locations:

A. All interior exit corridors serving guest rooms of a hotel or motel.

1. Path marking shall be approved internally or self-illuminated, or self-luminous floor level exit path marking. Such path marking shall comply with UL 1994 and shall be installed at floor level or no higher than 8 inches above the floor level.
2. The marking system shall be continuous except as interrupted by doorways, corridors, or other such architectural features in order to provide a visible delineation along the exit path of travel.
3. Photo-luminescent floor level exit path marking which require activation by ambient lighting shall not be under the direct control of the general occupants.

### Emergency Helistop

All high rise buildings, seventy-five feet or higher, on which construction begins after June 10, 1993, shall have an approved emergency helistop on the roof or top floor, unless a written exception request is approved by the Chief (CCMC Section 14-11.2).

Emergency helistop requirements shall conform to all appropriate sections of the Uniform Building Code, California Fire Code, Federal Aviation Administration and State of California, Department of Transportation, Division of Aeronautics Regulations.

### Emergency Pre-Fire/Emergency Planning

- I. Title 19, California Code of Regulations, Section 3.09(c) requires Emergency Planning and Information for:

A. All hotels, motels, lodging houses, high-rise office buildings.

1. Emergency procedures information printed on a floor plan shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be representative of the floor level and be posted so that the bottom edge of such information is not located more than four (4) feet above the floor, where it can be easily

of three sixteenth (3/16) inch high non-decorative lettering (raised Arabic numerals per UBC) providing a sharp contrast to the background.

- B. Owner(s) and operator(s) of hotels, motels, lodging houses, high-rise office buildings shall appoint a Fire Safety Director who shall:
1. Report to owner(s) or operator(s)
  2. Coordinate fire safety activities of the facility with the authority having jurisdiction.
  3. Conduct or cause to be conducted, all training as described in subsection (e) of Title 19, CCR Section 3.09 for all building, employees and maintain records of dates, subjects, and attendance of each training session; and
  4. Develop and maintain a written facility emergency plan acceptable to the authority having jurisdiction. Upon request, the facility emergency plan shall be made physically available at the respective facility to the authority having jurisdiction. Facility emergency plans shall include, but not be limited to the following:
    - a. Fire department emergency telephone number 911.
    - b. Other emergency response telephone numbers.
    - c. Evacuation or relocation plan for the building occupants.
    - d. Duties of the Fire Safety Director and other designated emergency personnel.
    - e. Employee responsibilities in case of emergency, including individual assignment and reporting responsibilities and,
    - f. Procedures to identify and assist the non-ambulatory and physically disabled.

#### Certification by Contractor

Building conformance to plans Health and Safety Code Section 13232 requires that: Any general contractor who constructs a privately owned high-rise structure shall certify that the construction conforms to final plans for the structure acknowledged pursuant to Section 13221 of the Health and Safety Code. This certification shall be submitted by a letter to the State Fire Marshal and the local fire agency within whose jurisdiction the structure is constructed.

RESOLUTION NO. 92-P001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESCINDING PLANNING COMMISSION RESOLUTION NO. 90-P017, AND ADOPTING REVISED COMPREHENSIVE SITE DEVELOPMENT STANDARDS AND CONDITIONS FOR SITE PLAN REVIEWS AND OTHER DISCRETIONARY PLANNING AND ZONING APPLICATIONS APPROVED ON OR AFTER JANUARY 22, 1992.

(REVISED COMPREHENSIVE STANDARD CONDITIONS OF APPROVAL  
FOR SITE PLAN REVIEWS AND OTHER  
DISCRETIONARY PLANNING AND ZONING APPLICATIONS)

WHEREAS, in the face of increasing land use and property development procedures and regulations at all levels of government, which have resulted in increasing paperwork and "red tape", the Planning Commission hereby finds and determines that, in terms of the judicious and efficient expenditure of public funds, it is in the public interest to establish means by which those procedures and regulations can be streamlined and standardized; and

WHEREAS, based on the above, the Planning Commission recognizes that since many site development standards and conditions of approval are applied universally to all site plan reviews, and, when appropriate, to variances, conditional use permits, and other similar discretionary planning and zoning applications, compiling those standards and conditions within a single, comprehensive document would be to the mutual advantage of all concerned; and

WHEREAS, on July 13, 1977, the Planning Commission adopted Resolution No. 1377, which contained the original comprehensive site development standards and conditions for discretionary planning and zoning applications; and

1 WHEREAS, on October 8, 1986, the Planning Commission  
2 rescinded Resolution No. 1377 and in its place adopted  
3 Resolution No. 86-P039; and

4 WHEREAS, on June 13, 1990, the Planning Commission  
5 rescinded Resolution No. 86-P039 and in its place adopted  
6 Resolution No. 90-P017; and

7 WHEREAS, on January 22, 1992, after due consideration of  
8 the current revisions proposed by staff to these standards and  
9 conditions as set forth in Exhibit A attached hereto, the  
10 Planning Commission determined that these revised standards and  
11 conditions should be approved as set forth in this resolution.

12 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF  
13 CULVER CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

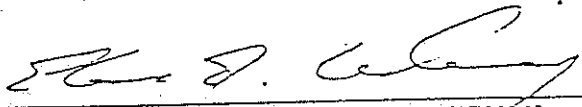
14 SECTION 1. Pursuant to the foregoing recitations, the  
15 following findings are hereby made:

- 16 A. Planning Commission Resolution No. 90-P017 should be  
17 updated.
- 18 B. The comprehensive site development standards and conditions  
19 set forth in Exhibit A attached hereto shall be universally  
20 applied to all site plan review applications, and, when  
21 appropriate, to certain variance, conditional use permit,  
22 and other discretionary planning and zoning approvals  
23 rendered on or after January 22, 1992, except as otherwise  
24 provided in this resolution.
- 25 C. Special site-by-site/case-by-case development standards and  
26 conditions may be applied as additions, deletions or  
27 modifications to Exhibit A as determined necessary in the  
28 public interest, safety and welfare to any individual site  
plan review, variance, conditional use permit,  
or other discretionary planning and zoning application in  
consideration of the particular concerns involved with each  
such application.



1           SECTION 2. Based upon the foregoing recitations and  
2 findings, the Planning Commission of the City of Culver City,  
3 California, hereby rescinds Planning Commission Resolution No.  
4 90-P017, and approves the comprehensive site development  
5 standards and conditions for site plan reviews and other similar  
6 discretionary planning and zoning applications set forth in  
7 Exhibit A attached hereto and incorporated by reference into  
8 this resolution.

9           APPROVED and ADOPTED this 22nd day of January, 1992.

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15           EDWARD M. WOLKOWITZ, CHAIRMAN  
16           PLANNING COMMISSION  
17           CITY OF CULVER CITY, CALIFORNIA

18           ATTEST:

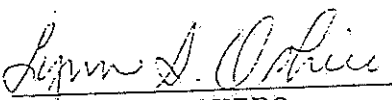
19  
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21             
22           LYNN S. OSHIRO  
23           Planning Secretary  
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EXHIBIT A

TO PLANNING COMMISSION RESOLUTION NO. 92-P001

I. General Provisions.

A. Compliance Standards:

1. All site plan reviews and other selected discretionary planning and zoning actions applications (hereafter site plan review) approved pursuant to Culver City Municipal Code (CCMC) Chapter 37, Zoning, shall comply with all the following planning and zoning specifications:
  - a. the standard conditions of site plan review approval as set forth herein;
  - b. any special conditions of site plan review approval imposed by the City Planner, Planning Commission or City Council (hereafter collectively City) that may supplement or modify these standard conditions;
  - c. all relevant CCMC sections including without limitation the applicable Architectural Design District Standards adopted pursuant to CCMC Section 2-86.5;
  - d. all applicable City ordinances which have been enacted but not codified as of the date of the site plan review approval;
  - e. the General Plan and other policy documents and requirements adopted by the City; and
  - f. if the site is located within a Redevelopment Project area, all applicable Culver City Redevelopment Agency standards and requirements.

2. Exceptions to the standards herein may only be granted by the municipal agency vested with such authority, in accordance with procedures established for same, and based upon a showing by the applicant satisfactory to such agency that rigid adherence to the standards would result in an unnecessary hardship inconsistent with the spirit and intent of these standards.
3. Interpretations of the meaning and applicability of these standards shall be as determined by the City.

B. Appurtenant Site Improvements.

Site improvement features not expressly shown on plans or related documents filed with and approved under a site plan review nor specifically regulated by any site plan review condition of approval may only be constructed, modified, demolished or maintained in a manner consistent with the character of the overall development and with surrounding and nearby uses and developments; and then only if not in conflict with any specifically approved or required development or improvement feature, nor in conflict with any other condition of approval or CCMC requirement.

C. New Development Impact Fee.

Except as otherwise provided in Article I of Chapter 33H of the CCMC, all new nonresidential developments shall pay a fee to provide for the financing of public works capital improvements made necessary by permitting such developments. The fee, as established by City Council resolution, is currently set at one dollar (\$1) per gross square foot of new or additional building floor space area in excess of the first five thousand (5,000) square feet of gross building area. Building floor space to be demolished shall not be credited against this requirement. The fee shall be paid prior to the issuance of any building permit for new development, or prior to the commencement of construction of facilities not requiring a building permit, or at the time of application for a business tax certificate for any change of residential or parking structure use to nonresidential use, whichever occurs sooner.

D. Art in Public Places.

Except as otherwise provided in Article II of CCMC Chapter 33H, the following developments shall provide approved artwork for public viewing or pay an in lieu art fee: all residential developments of more than four new dwelling units with a building valuation exceeding \$500,000; all new commercial, industrial, and public building development projects with a building valuation exceeding \$500,000; all remodeling of existing residential developments of more than four dwelling units with a remodeling valuation exceeding \$250,000; and all remodelings of existing commercial, industrial and public building developments with a remodeling valuation exceeding \$250,000. The value of the artwork or amount of in lieu fee shall equal one percent (1%) of the total building valuation excluding land acquisition and offsite improvements costs. The approved artwork shall be installed or the in lieu fee paid prior to any final City approval, such as final inspection or a certificate of occupancy, for any project.

E. Residential Development Park Dedication and In Lieu Fees.

All developments which include either the construction of two or more new dwelling units or the addition of one or more dwelling units to an existing development shall dedicate parkland or pay an in lieu parkland fee. For developments involving a subdivision (i.e., tract or parcel) map, applicable requirements are set forth in CCMC Section 31-113, et seq. For developments not involving a subdivision map, applicable requirements are set forth in Article III of Chapter 33H of the CCMC.

The required parkland or in lieu fee shall be determined on the basis of the number of new dwelling units to be constructed and the "population density factor" (i.e., the average number of persons per household) the City uses for the particular types of dwelling units to be constructed. When in lieu fees are to be paid, the amount shall be based on the fair market value (as determined by a current written appraisal) per-acre of land within the proposed development multiplied by the number of acres, or fraction thereof, required to be dedicated. The parkland dedication or in lieu fee payment shall be completed prior to the issuance of any certificate of occupancy.

F. Construction Across Lot Lines.

Prior to issuance of a permit to construct improvements across existing-to-remain private property lines where no subdivision map is involved, there shall be filed with the City a duly executed and notarized covenant, to hold the lots as one parcel.

G. Noise.

1. Construction:

Construction or excavation work which causes any loud or unusual noise or sound disturbing the peace of residents of a residentially zoned neighborhood between the hours of 7:00 P.M. and 8:00 A.M. on a weekday, 7:00 P.M. and 9:00 A.M. on a Saturday, or 7:00 P.M. and 10:00 A.M. on a Sunday is prohibited by CCMC Section 22-2(D) (b).

2. Mechanical Equipment:

Noise impacts from stationary sources (e.g., mechanical equipment, ventilators and air conditioning units) shall be minimized by proper selection of equipment, locating the equipment away from sensitive receptors, and the installation of acoustical shielding as determined necessary by the City Planner and the Building Official in order that compliance with CCMC Section 23-44, Noise Regulations and Standards, will be achieved.

3. Mobile Sources:

Noise levels from mobile sources (e.g., cars, trucks, parking lot sweepers or leaf blowers) shall comply with CCMC Section 22-2.

## II. General Planning and Zoning Requirements.

### A. Exterior Building Design.

#### 1. Architectural Design.

The exterior features (i.e., finishes, textures, materials, colors and detailing) of all buildings and appurtenant structures (e.g., screening walls and exposed sign or antenna supporting members) shall relate compatibly with one another and with surrounding and nearby conforming buildings and structures.

#### 2. Screening Standards.

In addition to the screening requirements of Sections II.B, "Onsite Parking Areas", Section II.C, "Refuse Storage Facilities", and Section V.B, "Fire Department Connections", below, the following items shall be screened from surrounding and nearby public and private properties in a manner consistent with City standards and suitable to the subject development as approved by the City Planner. In general, the height of any required screening device shall be no lower on any side than the height of the highest feature requiring screening.

- a. All roof-mounted mechanical equipment, ducts vents and the like shall be enclosed within, and not project above the top of, the building's primary opaque architectural features (e.g., parapet walls or penthouse structures). For buildings with roofs exposed to view (e.g., pitched or bowstring roofs), alternate ways to provide screening may be approved as deemed necessary and appropriate.

- b. All ground-mounted equipment (e.g., transformers and air conditioners) shall be located within the building or in underground vaults if the equipment is located within a streetfacing setback, or it shall be screened with walls and/or landscaping if not located within a streetfacing setback.
- c. The exteriors of proposed buildings shall be free of unaesthetically treated, exposed elements (e.g., plumbing pipes, electrical conduits, and downspouts) which can be placed within the exterior walls. Where exposed wall-mounted features or equipment may be necessary (e.g., ventilators and utility meters), recesses shall be constructed within the wall, whenever possible, to accommodate such features and equipment so that they are flush with and do not project out from the main exterior wall plane. With or without recesses, the exposed portions of such features or equipment shall be colored to blend, not contrast, with the finished building color.
- d. Outdoor storage area (where and if permitted by zone) features (e.g., pallets, building materials, contractor's equipment and supplies) shall be screened to the maximum extent possible.
- e. Truck loading and automobile service facility (where and if permitted by zone) features (e.g., docks and service equipment) shall be screened to the maximum extent possible.

3. Exterior Lighting.

- a. The exterior and interior illumination of buildings, signs and other structures and the lighting of parking areas, landscape areas and other outdoor spaces shall be designed, installed and maintained so that the users of adjoining and nearby public and private properties are not adversely affected by glaring or reflected light. In order to achieve compliance with this standard, opaque or translucent devices shall be provided to screen, deflect, or diffuse bright source lighting from direct offsite view.
- b. Decorative building facade lighting shall be installed in a manner that does not create a nuisance to any nearby residential neighborhood.
- c. Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, and finish material, texture, color and style of poles and luminaires) shall be provided.
- d. Landscaping and pedestrian walkway lights shall be low profile.
- e. Freestanding parking and grounds area light poles and luminaires shall not exceed eighteen feet (18') in height without express City approval.



- f. Concrete support bases for pole lights shall be fully below finished grade, or, if exposed above grade, shall be finished in a manner architecturally compatible with the development served.
- g. The aesthetic lighting standards specified herein shall be met at the same time project security lighting needs are met.

B. Onsite Parking Areas.

Onsite parking areas, including driveways and accessways as defined in CCMC Section 37-2, shall be:

- 1. Provided in no fewer stalls than required in CCMC Section 37-89, et seq., based on the particular use(s) involved;
- 2. Laid out, designed and double striped in conformance with CCMC Section 37-90, Resolution No. 87-R100 and with California State requirements for handicapped parking facilities;
- 3. Paved and screened from public view in accordance with CCMC Section 37-92 and Resolution No. CS-6486. Required parking lot screening from a public street right of way shall be provided by thirty inch (30") high fencing, walls, hedges and/or berms. Hedge materials shall be thirty inches (30") high as measured above the adjacent finished parking area surface and shall be touching at the time of planting;
- 4. Provided with six inch (6") high concrete curbs constructed completely around all planter areas including back of sidewalk, which are radiused per the City Engineer's requirements at all corners projecting into the parking area. Planter curbs shall conform to City of Culver City Engineering Standard Plan No. 5023-2ld; and

5. Provided with concrete wheelstops, six inch (6") high concrete curbing or a raised pedestrian walkway constructed per City of Culver City Engineering Standard Plan No. 5023-21.d which are set three feet (3') into the fronts of all parking stalls abutting a wall, fence, or other physical obstruction. Where the fronts of parking spaces abut planter areas, the planter curbs shall be set three feet (3') into the fronts of the spaces to serve in place of wheelstops and to provide a landscaped vehicle overhang.

C. Refuse and Recyclables Storage Facilities Areas.

Refuse and recyclables storage areas of the size, quantity, and location required by the Resource and Sanitation Manager and the City Planner shall be provided. These areas shall be constructed in accordance with the standards and specifications of CCMC Section 15-24.

1. If outdoors, each such area shall:

- a. Be enclosed with a masonry wall which is compatible in material, color and texture with the building. The wall shall be six feet (6') high, unless otherwise required by the City to screen taller storage bins, and the enclosure door in the closed position shall be the same height as the wall. Additionally, the mounting frame and hardware for the door shall not exceed door/wall height, except as may be approved if necessary for roll up doors;
- b. Be large enough to accommodate the number of refuse and recyclables containers specified by the Resource and Sanitation Manager. A 3 cubic yard container typically requires an area of 80 square feet. Each additional 3 cubic yard container typically requires an additional 40 square feet where two or more containers are provided within a single enclosure;

- c. Be provided with a rigid opaque overhead door, painted to match the enclosure walls and wide enough to facilitate removal of containers. The opening shall be at least six feet (6') wide or as required by the Resource Manager, and shall provide an overhead clearance of at least six and one-half feet (6 1/2') when the door is open. Also, when open, the overhead door shall not extend over any parcel boundary line. In cases where warranted, a roll up door may be approved instead of a rigid door;
  - d. Be paved with Portland Cement Concrete graded toward the enclosure door for drainage. Six inch by six inch (6" X 6") poured concrete curbing shall be provided at the base of all walls within the enclosure. Keys to any locked storage area shall be provided to the Culver City Sanitation Division for pick-up access; and
  - e. If electronic security gates are used to control access to the property or the enclosure, provide a key-operated opening device located in or near the gate to allow Sanitation Division crew access. Two keys to this device shall be provided to the Culver City Sanitation Division.
2. Refuse and/or recyclables storage areas within a building shall meet all applicable Building and Fire Safety Codes, as well as the applicable requirements for outdoor areas specified above.

D. Utilities.

- 1. All onsite utility service lines (e.g., electric, telephone and cable television), existing as well as new, shall be placed underground.
- 2. Onsite electrical distribution and transmission lines shall also be subject to this requirement but only if they are terminal lines that do not extend through and beyond the site.

3. The placement of transformers and other equipment appurtenant to the underground service shall be subject to CCMC Section 35.A-(20) and Section II.A.2 screening provisions hereinabove.

E. Signs.

1. All signs or graphics shall, in addition to conforming to Uniform Sign and Electrical Codes and CCMC Chapter 9 and 23 requirements, conform to CCMC Section 37-77 if displayed in a residential zone, or to CCMC Section 37-78 if displayed in a nonresidential zone.
2. In all cases, signs shall relate compatibly with the overall visual design theme or motif of the subject development, and with surrounding and nearby conforming uses and developments.
3. A comprehensive sign program shall be submitted, reviewed and approved by the City prior to any request for building permit to construct a new sign or to alter an existing sign, or for a certificate of occupancy, or for a final building inspection if no certificate of occupancy is required for the project, whichever occurs first. The program shall include the type, quantity, size, height and other design details and information for all signs, including without limitation, temporary advertising and grand opening signs, directional signs and street addressing, as required by the City.

F. Antennas - Radio, Television and Dish.

1. Radio and television antennas, including satellite receiving and/or transmitting antenna systems and microwave antenna systems, shall conform to CCMC Sections 9-222 through 9-226; and dish antennas shall also conform to Section 37-79.
2. In all cases, antennas, including guy wires, supporting structures and accessory equipment, shall be located and designed so as to minimize their visual impact on surrounding properties and from public streets.
3. Antennas shall be screened by architectural features and/or landscaping that is harmonious with the elements and characteristics of the property.

III. Landscaping and Irrigation Requirements.

Three sets of detailed landscaping and irrigation plans separate from the working drawings shall be submitted to the Planning Division for the review and approval of the Planning Division and Environmental Management Division, except that street trees and parkway landscaping within the public right-of-way shall be subject to the review and approval of the Street Maintenance Division instead of the Environmental Management Division. These plans shall:

- A. Conform to applicable Architectural Design District landscaping requirements, parking lot landscape and screening standards, and the City's Master Street Tree Planting Schedule;
- B. Specify the location of all trees and shrubs to be planted, and the spacing dimensions of all groundcover, hedgerow screening shrubs and trees where minimum spacing requirements apply. Additionally, all existing-to-remain plant materials shall be identified, and all existing trees shall be shown either as proposed-to-remain, proposed-to-be-relocated, or proposed-to-be-removed. All existing trees of 6 inches or more outside diameter shall be retained in place and protected or they shall be replanted, unless otherwise approved by the Environmental Management Manager;

- C. Provide a legend-keyed table identifying the species, container size, height, spread, caliper (for trees only) and quantity of all shrubs and trees at the time of planting;
- D. Provide symbols for groundcover materials;
- E. Note the requirement for inspection and acceptance by the Environmental Management Manager of all onsite plant materials after delivery to the site, but before planting, as to conformance with Culver City standards for height, spread, caliper, vigor, quality and degree of establishment. A similar note regarding street trees shall be provided, except that the Street Maintenance Manager will inspect street trees at the nursery before delivery to the site.
- F. Include variation of minimum onsite tree sizes, based on the total number of trees required by the applicable Architectural Design District standards, as follows:
  - 1. At least twenty percent (20%) shall be 36-inch box size or larger;
  - 2. At least an additional thirty percent (30%) shall to be 24-inch box size or larger; and
  - 3. The remaining 50 percent shall be at least 15 gallon size, provided that the Environmental Management Manager is authorized to accept certain species of onsite trees at less than 15 gallon size if (s)he determines their survival/establishment chances are enhanced when planted at a smaller size;
- G. Provide street trees 30 feet to 35 feet on center in the quantity, at the exact locations, and of the species and size (24-inch box minimum) required by the Street Maintenance Manager;
- H. Provide for the staking of all new or replanted street trees (except palms) with double, ten foot (10') long, round, treated lodge pole pine stakes; with hose over wire ties, and the placement of the trees in four foot by four foot (4' X 4") cutouts with porous concrete tree well covers where a concrete parkway is required (see Section III.P);

- I. Show the method(s) proposed for the staking of all new or replanted 24" box or lesser size, and for the guying of all 36" box or larger size, onsite trees;
- J. Provide for the installation of root barriers for any new or replanted tree located with ten feet (10') of a public right-of-way. Root barriers shall be a minimum twelve inches (12') deep and shall be Typar Biobarrier or approved similar product;
- K. Provide at least one tree in a planter island at the beginning and end of every parking row, and within every parking row, so that no two (2) trees within any parking row are spaced more than fifty feet (50') apart;
- L. Emphasize drought tolerant plant materials;
- M. Emphasize flowering plant materials that provide year round variety of color;
- N. Highlight plant materials at major entryways to the site through the clustering of trees, colorful groundcover and shrubs, landscape lights, etc.;
- O. Note placement of landscaping so as not to impede the view of motorists and pedestrians at intersecting aisles, driveways and other potential conflict points;
- P. Provide for the sodding of parkways adjoining residential developments and Portland Cement Concrete with treewell cutouts for parkways adjoining nonresidential developments (see Section III.H);
- Q. Show any soil amendments proposed;
- R. Provide an water conserving automatic irrigation system, activated with moisture sensing devices which override the automatic system, to all planted areas including sodded parkways and bubblers to street trees;

- S. Show six inch (6") high concrete curbing constructed to City of Culver City Engineering Standard Plan No. 5023-21.d surrounding and containing all planted areas, including at the back of adjoining public sidewalks, not otherwise bordered by a raised onsite walkway, building wall, etc., such that the finished planter soil elevation is no less than 2 inches nor more than 4 inches below the top of adjoining curb when within 3 inches horizontally of the curb; and
- T. Provide jute or similar surface material acceptable to the City to stabilize all landscaped areas exceeding a two to one (2:1) slope.

#### IV. Engineering Requirements.

##### A. Grading and Drainage.

Prior to filing a building permit application, a site drainage plan shall be submitted to and approved by the City Engineer. At minimum, this site drainage plan shall show:

1. The direction of drainage for the entire finished surface of the site and for building roofs by finished elevations. Finished grade differentials with adjoining properties shall also be shown;
2. That all drainage is conducted from the site underground to offsite public drainage facilities. A minimum of one and one-half inch (1 1/2") sumped and grated catchbasins with through-the-curb drains or the equivalent shall be required;
3. Construction details of any surface parking area paving pursuant to the requirements of Culver City Municipal Code Section 37-92 and related Resolution No. CS-6486; and
4. A minimum one percent (1%) slope for paved areas and a two percent slope (2%) for unpaved nonvehicular areas.



B. Offsite Improvements.

1. Public areas between private property lines and street curbsides shall be fully improved, constructed or reconstructed by the applicant, under permit, to City standards and specifications as determined necessary by the City Engineer prior to final acceptance of the improvements. Required improvements may include, but are not necessarily limited to, street lighting, curb and gutter, sidewalk, paving of parkways adjacent to nonresidential developments, parkway, driveway apron, through-the-curb drain, and drainage improvements.
2. All required street, alley, sewer, storm drain, and other infrastructure or public improvements shall be constructed, under permit, to City standards and specifications as approved by the City Engineer.

V. Building and Safety Division and Fire Department Requirements.

All buildings and structures shall be designed and constructed in accordance with those applicable regulations and standards of the Uniform Building and related Codes, the Culver City Fire and related Codes, the Zoning Code and California State Code provisions on energy conservation, water conservation and accessibility for the physically handicapped which are adopted and in effect at the time of issuance of building permits.

- A. All new buildings shall be completely sprinklered prior to issuance of a certificate of occupancy per plans and specifications approved by the Fire Marshal.

- B. Required Fire Department connections shall be at the fronts of all buildings, with exact locations as approved and required by the Fire Marshal. In complying with this requirement, the applicant and the Fire Marshal shall make every reasonable effort to minimize any negative visual impact to the architectural integrity and appearance of the building(s) and developments as meets the City Planner's approval under Section II.A.2 hereinabove.
- C. Modification to water supply systems serving the project site may be required for new development or rehabilitation projects in order to ensure sufficient water supply for appropriate fire protection as determined by the Fire Marshal.
- D. All new developments and additions to existing developments which include new restrooms shall be required to install ultra low flush toilets and urinals.
- E. A standard pre-fire plan/floor plan of all structures, illustrating all information as required by the Fire Marshal, shall be submitted and approved prior to issuance of a Certificate of Occupancy.

VI. Working Drawings.

- A. Working drawings shall substantially conform to the preliminary plans approved under a site plan review.
- B. No building permit shall be issued unless the working drawings filed with the building permit application include sufficient information and detail to clearly reflect compliance with all requirements, including standard and special site plan review conditions of approval.

- C. Any modification subsequently proposed to a development after the site plan review is approved that affects planning and zoning requirements (e.g., a change in building height, setback, size, footprint, configuration, or exterior finish materials, textures or colors, or a change to a wall, sign, screening device, parking, loading, landscape or trash area) requires City approval of revised plans. Additionally, depending on the nature, scope and timing of the proposed modifications and the particular requirements they affect, a formal site plan review modification process and filing fee might be required by the City to consider for approval or disapproval the proposed modifications.

#### VII. Implementation.

- A. It shall be the applicant's responsibility to advise and inform his/her contractors of, and to insure that they comply with, all applicable City requirements and conditions of approval. It shall also be the applicant's responsibility to inform all project tenants and future owners, heirs or assigns of the property that there are City site plan review conditions of approval that run with the land throughout the life of the project and/or use.
- B. After issuance of appropriate building permits, construction shall be undertaken and completed in substantial conformance with the approved plans and all conditions of approval.
- C. A site plan review approval is not a permit or license. All City required permits and licenses prerequisite to the implementation of the proposed development project and/or use hereby approved shall be applied for and obtained separately.

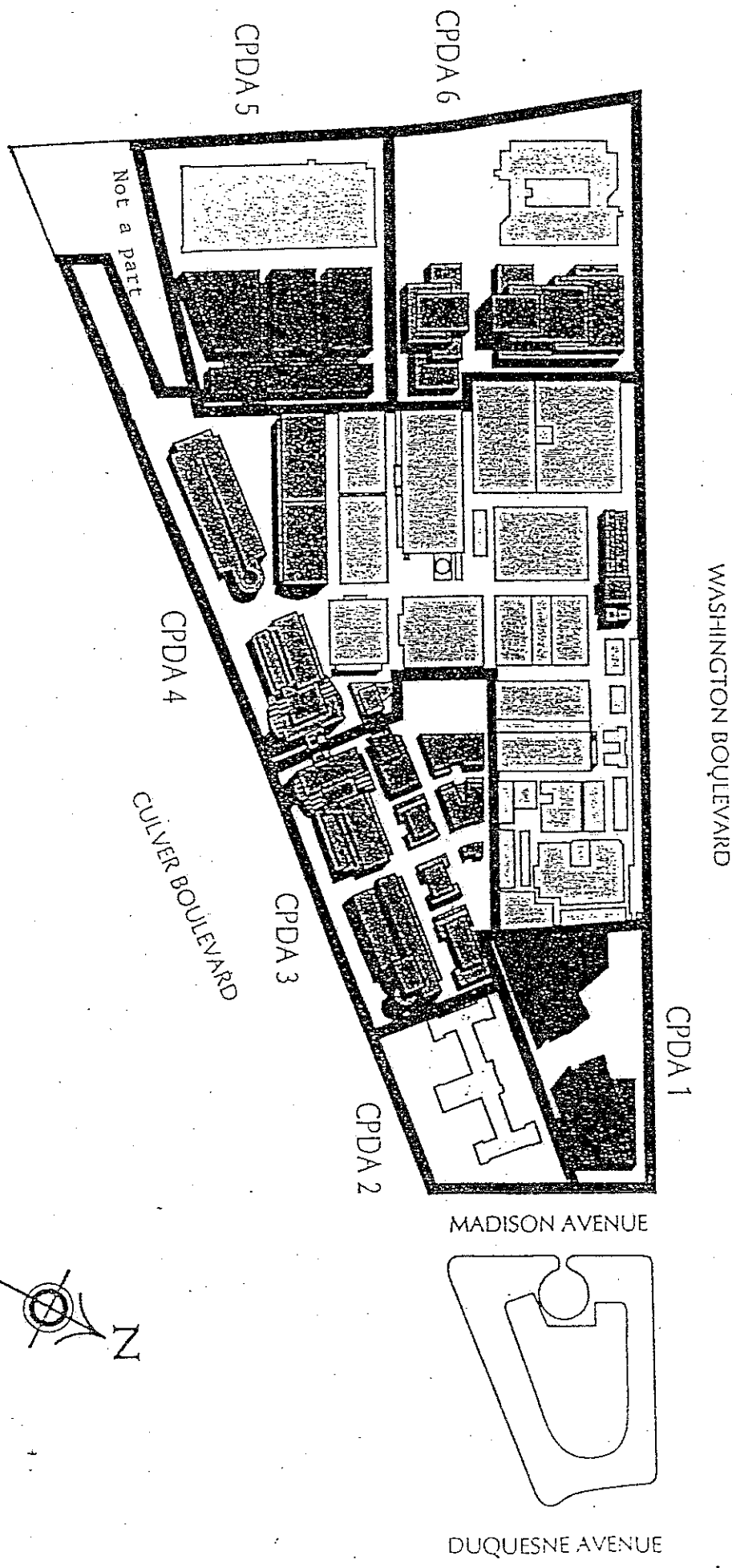
VIII. Certificate of Occupancy.

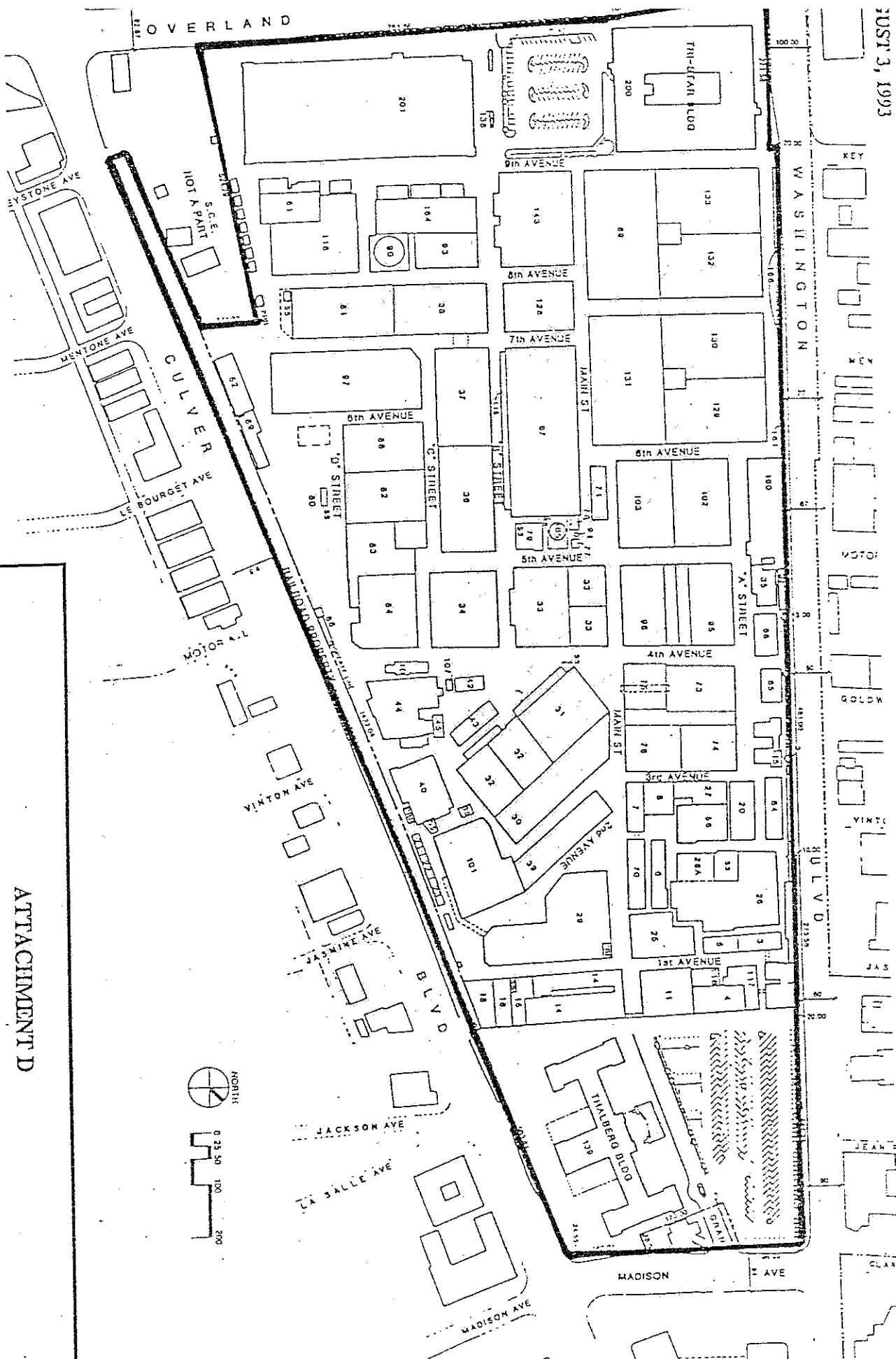
No temporary or final certificate of occupancy shall be issued unless and until complete implementation of the approved plans and all conditions of approval have been achieved to the satisfaction of all concerned City departments.

IX. REMEDIES FOR NONCOMPLIANCE.

Failure to comply with city standards, requirements or conditions of approval may result in reconstruction work, demolition, stop work order, withholding of permanent power or the certificate of occupancy, revocation of discretionary approval and/or any other lawful action the City might deem necessary or appropriate to bring about compliance.

ATTACHMENT C  
COMPREHENSIVE PLAN DESIGN AREAS I THROUGH 6 BOUNDARY MAP





# Exhibit B to Resolution 93-R 071

## Mitigation Monitoring Program for Sony Comprehensive Plan

Condition No.	Responsible Division	Time
I.A	Building	Certificate of Occupancy
I.B	Chief Administrative Officer to delegate	Annually
II.A	Planning	Building Permit for <50,000 SF
II.B	Chief Administrative Officer	Expiration of Development Agreement
II.C	Planning	Each building permit
III.A	Building & Streets	During construction periods
III.A.1.	Building	During Construction periods
III.A.2.	Building	During construction periods
III.A.3.	Building	During construction periods
III.A.4.	Building	During construction periods
III.A.5.	Building	During construction periods
III.A.6.	Building	During construcion periods
III.A.7.	Building	During construction periods
III.A.8.	Building	During construction periods
III.A.9.	Streets	During construction periods

Mitigation Monitoring Program for Sony Comprehensive Plan

III.A.10.	Building	During construction periods
III.B.1.	Code Enforcement	During construction periods
III.B.2.	Code Enforcement	During construction periods
III.B.3.	Building	During construction periods
III.C.1.	Fire	As necessary
III.C.2.	Building	During construction
III.C.3.	Police	As necessary
III.D	Building	As necessary
IV.A	Planning	With each building permit
IV.B	Planning	With each building permit
IV.C	Planning	With each building permit
IV.D	Planning	180 days of effective date of Comprehensive Plan
IV.E	Planning	With each building permit
IV.F	Planning	Certificate of Occupancy for < 300,000 SF
IV.G	Chief Administrative Officer to delegate	Annually
IV.H	Chief Administrative Officer to delegate	Annually
V.A.1.	Building	With each building permit
V.A.2.	Building	With each building permit



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V.A.2.a. - e.	Building	With each building permit
V.A.2.f	Building	Annually
V.B.1	Building	With each building permit
V.B.2.	Code Enforcement	On-going as necessary
V.B.3.	Planning	With each building permit
V.B.4.	Building	With each building permit
V.B.5.	Planning	With each building permit
V.B.6.	Building	With each building permit
V.C.1	Engineering	With each building permit
V.C.2.	Engineering	With each building permit
V.C.3.	Engineering	With each building permit
V.C.4.	Engineering	With each building permit
V.C.5.	Engineering	With each building permit
V.D	Sanitation	With each building permit
V.E.1	Police	With each building permit
V.E.2.	Police in consultation with Fire	With each building permit
V.E.3.	Police	With each building permit
V.E.4.	Fire	With each building permit
V.E.5.	Building	With each building permit
V.E.6.	Fire	With each building permit
V.E.7..	Fire	With each building permit

Mitigation Monitoring Program for Sony Comprehensive Plan

V.E.8.	Building	With each building permit
V.E.9 - 18	Fire	With each building permit
V.F.1.	Planning	With each building permit
V.F.2.	Planning	With each building permit
V.F.3.	Planning	With each building permit
V.F.4.	Engineering	With each building permit
V.F.5.	Planning	With each building permit
V.F.6.	Streets	As necessary
V.F.7.	Building	With each building permit
V.F.8	Building	With each building permit
V.F.9	Building	With each building permit
V.G (All conditions)	Planning	With each building permit
VI.A	Engineering	With each building permit
VI.B.1	Human Services	Annually
VI.B.2.	Chief Administrative Officer to delegate as provided in the new ordinance	Per building permit or otherwise
VI.C	Building	With each building permit
VI.D	Planning	With each building permit
VI.E	Treasurer	Annually
VI.F	Treasurer	Annually

Mitigation Monitoring Program for Sony Comprehensive Plan

VI.G	Treasurer	Annually
VI.H	Chief Administrative Officer to delegate	Annually
VI.I	Treasurer	Annually
VII	Redevelopment	On-going
VIII (All conditions)	Engineering	As specified in the conditions
IX.A	Chief Administrative Officer to delegate	On-going
IX.B	Redevelopment	With each building permit
IX.C	City Attorney	Within 90 days of effective date of Comprehensive Plan
IX.D	Planning	On-going
IX.E	Planning	On-going
IX.F	City Attorney	Within 90 days of effective date of Comprehensive Plan
IX.E	CAO	On-going
IX.F	Planning	On-going
IX.G	Chief Administrative Officer	As necessary
IX..H	Planning	Annually

Mitigation Monitoring Program for Sony Comprehensive Plan

X.	Planning	With each building permit
XI.A.1	Code Enforcement	Annually
XI.A.2.	Building	Annually
XI.A.3.	Code Enforcement	Annually
XI.A.4	Code Enforcement	Annually
XI.A.5.	Building	Annually
XI.A.6	Fire	Annually
XI.A.7	Chief Administrative Officer to delegate	Annually
XI.B	Code Enforcement	On-going
XI.C.1	Fire	On-going
XI.C.2	Fire	On-going
XI.C.3	Fire	On-going
XI.C.4	Police	On-going
XI.D.1	Sanitation	On-going
XI.D.2	Sanitation	Within 90 days of effective date of Comprehensive Plan
XI.D.3	Sanitation	On-going
XI.D.2	Sanitation	Within 90 days of effective date of Comprehensive Plan
XI.E.1.	Chief Administrative Officer to delegate	Annually

Mitigation Monitoring Program for Sony Comprehensive Plan

XI.E.2.	Chief Administrative Officer to delegate	Annually
XII.A.1.	Engineering	During construction periods
XII.A.2.	Code Enforcement	During construction periods
XII.A.3.	Police	During construction periods
XII. A. 4 - 7.	Code Enforcement	During construction periods
XII.A.8 - 10	Engineering	During construction periods
XII.A.11 & 12	Code Enforcement	During construction periods
XII.A.13	Chief Administrative Officer to delegate	Annually
XII.B (All conditions)	Engineering	With building permits as specified in each condition
XII.C	Planning	With building permits as specified in each condition
XII.D	Planning	With building permits as specified in each condition
XII.E.1 - 7	Engineering	With building permits as specified in each condition
XII.E.8	Planning	With building permits as specified in the condition
XII.F.1 & 2	Transportation	Annually
XII.F.3.a & b	Planning	With each building permit
XII.F.3.c	Transportation	As necessary
XII.F.4	Transportation	Annually

Mitigation Monitoring Program for Sony Comprehensive Plan

XII.G.1	Transportation	Annually
XII.G.2	Building	With each building permit
XII.H.1. and 2.a	Engineering	With building permits as specified in each condition
XII.H.2.b	Code Enforcement	On-going
XII.H.2.c	Engineer	On-going
XII.H.2.d	Treasurer	Annually, as specified in the condition
XII.I.1	Transportation	As specified in the condition
XII.I.2 - 5	Engineering	As specified in the condition