

1 RESOLUTION NO. 2021-P010

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, FINDING THE SONY PICTURES SCENIC ARTS
4 PROJECT, COMPREHENSIVE PLAN CONFORMANCE REVIEW, P2021-0193-
5 CPCR, BE APPROVED FOR THE ADAPTIVE REUSE AND ADDITION OF THE
6 SCENE PAINT SUPPORT STRUCTURE, DEMOLITION OF THE SCENE DOCK
7 5 SUPPORT STRUCTURE, CONSTRUCTION OF A NEW 4-STORY OFFICE
8 BUILDING, AND RELOCATION OF AN EXISTING PRODUCTION PARKING
9 PAD AT 10202 WASHINGTON BOULEVARD IN THE STUDIO (S) ZONE.

10 (Comprehensive Plan Conformance Review, P2021-0193-CPCR)

11 WHEREAS, the City of Culver City ("City"), Sony Pictures Entertainment Inc. ("SPE")
12 and Lot, Inc. ("Lot") (together SPE and Lot are referred to in this Resolution as "Sony") are
13 parties to that certain Development Agreement dated September 15, 1993, recorded
14 September 16, 1993 as Document No. 93-1803934 (the "Development Agreement"); and,

15 WHEREAS, the original term of the Development Agreement was reduced by five (5)
16 years to September 15, 2008, pursuant to the provisions of the Development Agreement which
17 reduction was memorialized in a "Certification of Reduction of Term of Development
18 Agreement," which was recorded on April 19, 2002, as Document No. 02-0927563; and

19 WHEREAS, on April 10, 2006 the City Council approved a First Amendment to the
20 Development Agreement by and between City and Sony (the "First Amendment"), which First
21 Amendment had the effect of extending the "Vesting Term" (as defined in the Development
22 Agreement) for an additional eighteen (18) year period to September 15, 2026; and

23 WHEREAS, on November 30, 2020, the Development Agreement was extended an
24 additional 5 years from September 15, 2026, to September 15, 2031 due to the global Novel
25 Coronavirus Disease ("COVID-19") pandemic and the governmental restrictions imposed in
26 response thereto, such as by statewide executive orders, countywide public health orders and
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1 local emergency order, constituting a triggering event under the Force Majeure Provision of the
2 Development Agreement; and

3 WHEREAS, on August 9, 1993 the City Council adopted Resolution No. 93-R071
4 approving the Sony Comprehensive Plan (the "Comprehensive Plan") for the phased
5 renovation and expansion of the existing studio facilities subject to applicable conditions of
6 approval (the "Conditions of Approval"); and
7

8 WHEREAS, pursuant to the Comprehensive Plan, Sony Pictures has applied for a
9 Comprehensive Plan Conformance Review of the Scenic Arts project consisting an adaptive
10 reuse and addition of a 2-story, 16,396 square foot Scenic Paint support building, demolition
11 of a one-story, 18,280 square feet Scene Dock 5 support building, the construction of a new 4-
12 story, 47,845 square feet office building, and relocation of an existing production parking pad
13 to the southerly area of the Project site (the "Project"). The Project results in a total of 73,755
14 gross square feet and 39,079 square feet net new development in Comprehensive Plan
15 Development Area (CPDA) 5; and
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18 WHEREAS, pursuant to the Conditions of Approval, the Planning Commission is
19 required to conduct a Comprehensive Plan Conformance Review for all additions, expansions
20 or new construction projects of twenty-five thousand (25,000) square feet or greater, and shall
21 approve the proposed addition, expansion or new construction provided all applicable
22 requirements of the Comprehensive Plan in general, and the applicable Comprehensive Plan
23 Design Area for the particular project, are met; and
24

25 WHEREAS, pursuant to Sections 15061, 15062, 15357, 15369 and 15374 of the State
26 California Environmental Quality Act (CEQA) Guidelines, the Conformance Review for the
27 proposed project is exempt from environmental analysis because it is a ministerial project; and
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1 WHEREAS, on August 25, 2021, after conducting a public meeting on Comprehensive
2 Plan Conformance Review, P2021-0193-CPCR, including full consideration of all reports and
3 public comment, the Planning Commission determined by a vote of ____ to ____ that the
4 Comprehensive Plan Conformance Review No. 2021-P010 should be approved as set forth
5 herein below.
6

7 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
8 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

9 SECTION 1. Pursuant to the foregoing recitations and the provisions of the
10 Comprehensive Plan, the Planning Commission finds the proposed Project is (i) exempt from
11 environmental analysis, and (ii) in conformance with all applicable requirements of the
12 Comprehensive Plan and the applicable Comprehensive Plan Design Area(s).
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14 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning
15 Commission of the City of Culver City, California, hereby approves Comprehensive Plan
16 Conformance Review No. P2021-0193-CPCR, subject to the Sony Comprehensive Plan
17 Conditions of Approval dated August 9, 1993 (Exhibit "A" to Resolution No. 93-R071); and
18 Exhibit A of this Resolution – Standard and Special Conditions of Approval, attached hereto
19 and incorporated herein by this reference.
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DANA SAYLES - CHAIR
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Ruth Martin del Campo, Administrative Clerk

EXHIBIT A
 RESOLUTION NO. 2021-P010
 STANDARD AND SPECIAL CONDITIONS OF APPROVAL
Sony Pictures Entertainment Scenic Arts Project
 Comprehensive Plan Conformance Review, P2021-193-CPCR
 10202 Washington Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and	Public Works/ Fire/	Standard	

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GENERAL				
	shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.	Current Planning		
6.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
11.	<p>A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p> <p>b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan</p>	All Depts	Standard	

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following:</p> <p>A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p> <p>D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices,</p>			

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	<p>warning signs, and staging or queuing areas.</p> <p>E. The location and travel routes of off-site staging and parking locations.</p> <p>F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>c. <u>A Demolition Debris Recycling Plan</u> shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>d. <u>A vector/pest control abatement plan</u> prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>e. The CMP shall address implementation of the following <u>measures during construction</u>:</p> <p>i Foundation Shoring Plan demonstrating use of noise dampening design methods.</p> <p>ii Construction Rules Sign that includes contact names and telephone numbers.</p>			

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PRIOR TO DEMOLITION PERMIT ISSUANCE				
	iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking. vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. f. <u>Foundation shoring and/or foundation piles.</u> When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

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PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
16.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
17.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	

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DURING CONSTRUCTION				
18.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
19.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
20.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
21.	<p>The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.</p> <p>In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.</p>	Building	Standard	

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DURING CONSTRUCTION				
22.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building Current Planning Public Works	Standard	
28.	<p>Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>	Building/ Public Works	Standard	.

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PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
29.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, applicable CCMC, or in any applicable written comments as provided by City representatives on April, 15,2021 and as amended by the City) at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
30.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.</p>	All	Standard	

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31.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

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ON-GOING				
32.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for Conformance Review as reviewed by the Planning Commission at its meeting on August 25, 2021, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
33.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
SPECIAL				
34.	Building permit plans shall show the waste bin staging area on the site plan and the building plans shall include a note stating, "Sony's management/staff shall be responsible to transport all containers from trash room to staging area."	Public Works/ EPO	Special	
35.	Sony will provide \$100,000 for American Disability Act improvements in the general area of the Sony Studios lot that are identified in Culver City's American Disability Act (ADA) Transition Plan. The City will determine the most appropriate way to utilize these funds to address ADA needs in the area surrounding Sony Studios.	Public Works/ Admin.	Special	
36.	In addition to compliance with applicable state and federal law, the Project shall comply with health and safety related requirements of the 2019 California Building	Building Safety	Special	

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ON-GOING				
	Standards Code (Cal. Code Regs., Title 24) with Intervening Cycle Supplements and Culver City Amendments, consistent with the terms of the Development Agreement and Comprehensive Plan.			

GLOSSERY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner's Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>