

RADFORD STUDIO CENTER SPECIFIC PLAN (DRAFT)

JANUARY 2025

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ORDINANCE NO. _____

An Ordinance establishing the Radford Studio Center Specific Plan (Specific Plan) pursuant to the provisions of Section 13B.1.2 of the Los Angeles Municipal Code (Code), for a portion of the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area.

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

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

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

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

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

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

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

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

SECTION 1. ESTABLISHMENT OF THE SPECIFIC PLAN.

Section 1.1 Boundaries.

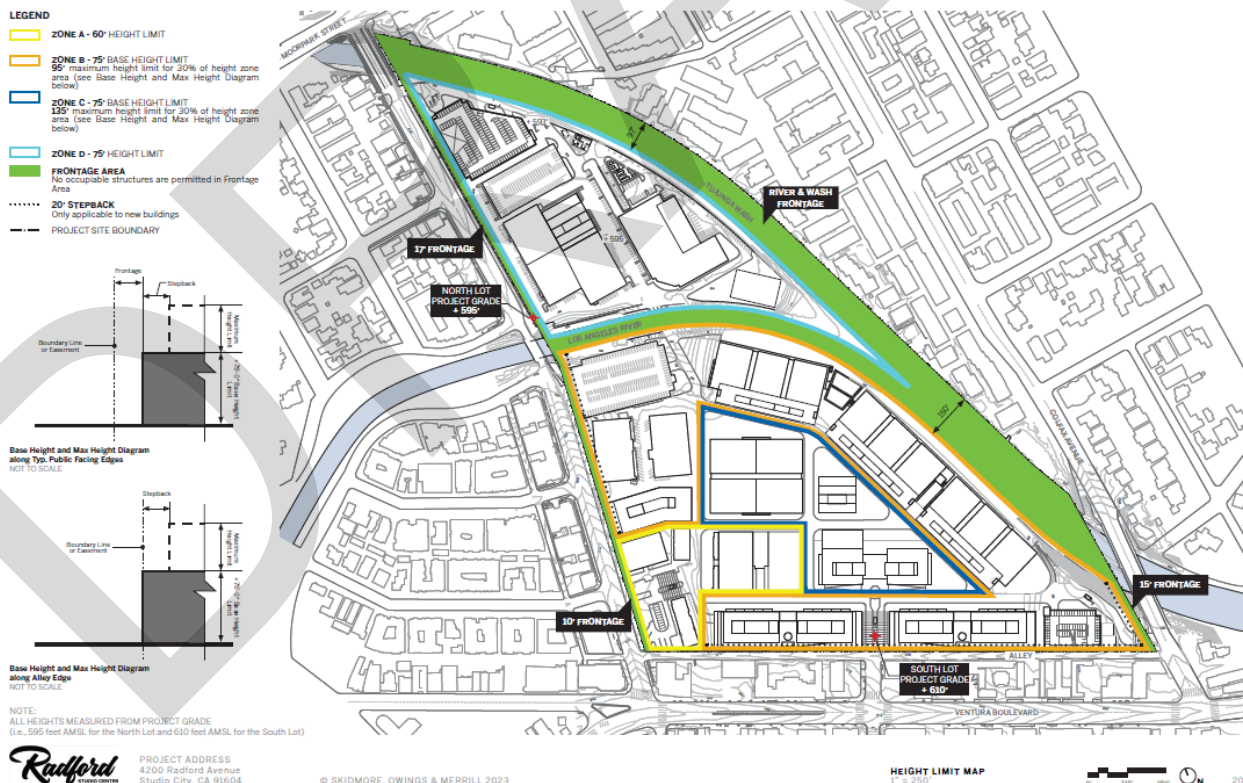
The City Council hereby establishes the Radford Studio Center Specific Plan, which shall be applicable to the approximately 55-acre site located at 4024, 4064 and 4200 North Radford Avenue, generally bounded by the Los Angeles River and Tujunga Wash to the north and east, Colfax Avenue to the east, Radford Avenue to the west, and a public alley (parallel to Ventura Boulevard) to the south, as shown within the heavy dashed line on Map 1 (Specific Plan Boundary Map).

[MAP 1. SPECIFIC PLAN BOUNDARY MAP] [TBD]

Section 1.2 Subareas.

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

[MAP 2. SPECIFIC PLAN SUBAREA MAP]



Section 1.3 Relationship to the Code.

- A. Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 or 1A of the Code, as amended, and any other relevant ordinances, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the Code or other ordinances, except as provided for in this Specific Plan.
- B. Superseded Code Regulations.** Wherever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as height, use, floor area, setbacks, vehicle and bicycle parking, open space and landscape requirements) that are different from, more restrictive, or more permissive than the Code, this Specific Plan shall prevail and supersede the applicable provisions of the Code. Accordingly, approvals under, and compliance with, the following sections are not required for development within the Specific Plan area:
1. Project Review. Code Section 16.05.
 2. Major Development Project. Code Section 12.24 U.14.
 3. Mini-Shopping Centers and Commercial Corner Development. Code Sections 12.22 A.23 and 12.24 W.27.
 4. Alcoholic Beverage Sales and Service Regulations. Code Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1.
 5. Street Dedications and Improvements. Code Section 12.37. Public Rights-of-Way widths and improvements shall comply with those dimensions set forth in Appendix E (Streetscape Plan) of this Specific Plan.
- C. Sign Regulations.** In the event the City adopts a “SN” Supplemental Signage Use District (Sign District) with boundaries that are the same as, or include, the Specific Plan area, the provisions of the Sign District would govern signs located within those portions of the Specific Plan area which are within the Sign District. The adoption of the Sign District shall be subject to all the provisions set forth in Section 13.11 of the Code with the following exception: properties in the Radford Studio Center Specific Plan Zone (RSC Zone) may be included in such Sign District notwithstanding the restrictions on the zoning of property included in a sign district as set forth in Section 13.11 B of the Code. To this extent, this Specific Plan and the Sign District, if adopted, shall supersede Section 13.11 of the Code.

SECTION 2. PURPOSE.

Section 2.1 General. This Specific Plan provides the regulatory framework for the comprehensive redevelopment of the Specific Plan area to maintain Radford Studio Center as a studio use and to modernize and enhance production facilities to meet both the existing

unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio campus.

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

- A.** Provide regulatory controls and incentives for the systematic and incremental execution of those portions of the Community Plan which relate to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates.
- B.** Set forth principles, standards and general procedures to assure the orderly development of the Specific Plan area.
- C.** Establish permitted uses and/or activities and provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for the uses.
- D.** Create a fully integrated and cohesive planned site regulated by this Specific Plan that retains the land use as a studio facility and provides an expandable, flexible, and operationally seamless production ecosystem that can respond to evolving market demands, support content creation, and maximize studio production capabilities.
- E.** Address and discontinue ad hoc building through implementation of a clear set of regulations which allow for the construction of technologically advanced sound stages and a complementary mix of state-of-the-art production support facilities and production offices to meet the existing unmet and anticipated future demands of the entertainment industry.
- F.** Complement the neighboring community through design elements that would be compatible with surrounding uses, concentrate building mass and height towards the center of the Radford Studio Center campus, and provide enhanced street and waterway frontages to promote walkability, foster connectivity and safety, and better integrate on- and off-site uses.
- G.** Provide adequate, safe, and efficient ingress/egress, circulation, staging, and parking that satisfies the unique demands of a large-scale production studio with direct, enhanced access to the uses on-site and sufficient truck and trailer circulation areas, in compliance with modern fire and life safety requirements.
- H.** Create multiple production basecamps to allow for the flexible and efficient staging of vehicles necessary for film and television productions.
- I.** Provide multi-modal transportation solutions, including at least one Mobility Hub, to connect Radford Studio Center employees and guests with surrounding public transit lines, employee shuttles, and a rideshare program, to encourage alternative means of transportation, and focus growth in proximity to bus and rail transit.

- J. Create a model for environmental sustainability in modern production studio operations by implementing an all-electric studio, in addition to best management practices regarding water, energy, and resource conservation by achieving LEED Gold certification or equivalent green building standards.
- K. Enhance the identity of the Radford Studio Center as a media center by providing architecturally distinct development and a creative signage program that reflects and complements the production uses on-site.

SECTION 3. DEFINITIONS.

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

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

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

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

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

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

Grade (Project Grade). Grade shall be measured from a fixed point of 595 feet above mean sea level (AMSL) for the North Lot, and 610 feet AMSL for the South Lot.

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

North Lot. The approximately 14.03-acre (gross) portion of the Specific Plan area generally bounded by the Tujunga Wash to the north and east, the Los Angeles River to the south, and Radford Avenue to the west, as shown on Map 2.

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

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

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

Project. The construction, erection, addition to or structural alteration or modification of any building or structure, or improvement in whole or in part within the Specific Plan area that

requires the issuance of a building permit or use of land permit. However, the term “Project” shall not include any of the following:

- A.** Demolition in substantial conformance with the applicable provisions of the Mitigation Monitoring Program included in Appendix B (Environmental Standards) of this Specific Plan;
- B.** Construction, replacement, or modification of utilities or other infrastructure, including, but not limited to, water and sewer facilities, gas, cable, water and electrical generation and transmission facilities and cooling towers;
- C.** Construction of Communication Facilities;
- D.** Interior remodeling of any building;
- E.** A change in use within or between any building, structure, or improvement, provided that the new use is a permitted use, does not involve a Land Use Exchange per Section 5.2.E, is not a change between Studio Land Use categories set forth in Table 5.2.B, and does not exceed the permitted Floor Area under Table 5.2.B;
- F.** The maintenance, repair, reconstruction, including, but not limited to, exterior or interior remodeling, of or to any building, structure, or improvement, provided that any exterior remodeling is consistent with Appendix D (Design Standards) of this Specific Plan;
- G.** Construction of Sets/Façades, and/or other production-related items (including, but not limited to, bleachers, stages, risers, tents/enclosures, sets, and other production related items) which are temporary in nature; and
- H.** Any construction for which a building permit is required:
 - 1.** In order to comply with any order issued by the Los Angeles Department of Building and Safety (LADBS) to repair an unsafe or substandard condition; or
 - 2.** In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the rebuilding does not increase the height or Floor Area of the destroyed building.

Retail. A Studio Land Use that includes all Neighborhood Retail uses identified in Section 13.07 C of the Code.

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

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

South Lot. The approximately 33.23-acre (gross) portion of the Specific Plan area generally bounded by the Los Angeles River to the north and east, Colfax Avenue to the east, a public alley to the south, and Radford Avenue to the west, as shown on Map 2.

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

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

SECTION 4. PROCEDURES

Section 4.1 Specific Procedures.

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

Section 4.2 Development Review Process.

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

in substantial conformance with Appendix D (Design Standards) of this Specific Plan, and any alcohol use that complies with Section 9 (Alcohol Consumption Regulations) of this Specific Plan shall be eligible for Administrative Review. The Director shall approve an Administrative Review if the Project complies with the applicable Specific Plan regulations. Prior to any sign-off, the Project shall demonstrate compliance with any Project Design Features and Mitigation Measures set forth in Appendix B (Environmental Standards) of this Specific Plan which apply to the specific Project, and shall demonstrate that the Project is within the scope of analysis of the Radford Studio Center Project Environmental Impact Report (Case No. ENV-2023-1348-EIR; State Clearinghouse No. 2023060056), certified on [MONTH XX, XXXX] (EIR). The Administrative Review shall be a ministerial review and determination of whether a Project complies with the applicable provisions of the Specific Plan and is approved with a sign-off from the Director. The approval of an Administrative Review is not discretionary for the purposes of Sections 15060(c)(1) and 15268 of the CEQA Guidelines. The decision of the Director shall be final and not appealable.

- D. Alternative Compliance.** Projects that do not comply with a design, development, or performance standard required by Appendix D (Design Standards) of this Specific Plan, but which propose an alternative standard or condition that does not substantially alter the execution or intent of the Specific Plan, shall be eligible for an Alternative Compliance review. A Project seeking Alternative Compliance shall be reviewed in accordance with Sections 13B.5.1.C through H of the Code, except as otherwise provided in Section 4.1.B (Decision and Appeal Authority) of this Specific Plan.
- E. Project Compliance.** Projects that request approvals allowed in accordance with Section 5.2.E, Land Use Exchange, of this Specific Plan or that do not substantially conform to the Initial Development Plans, but otherwise comply with all applicable regulations of this Specific Plan, shall be processed as a discretionary Project Compliance pursuant to Section 13B.4.2 of the Code, as modified by Sections 4 and 5 of this Specific Plan. Prior to any Project Compliance approval, the Director shall ensure that such Project complies with all applicable regulations of this Specific Plan (either as submitted or with conditions imposed to achieve compliance) and complies with CEQA.
- F. Specific Plan Deviations.** An application to deviate from the development regulations in this Specific Plan shall be processed, as applicable, in accordance with the procedures for Project Adjustments, Project Exceptions, Specific Plan Interpretations, or Specific Plan Amendments, as set forth in this Specific Plan and Sections 13B.4.4, 13B.4.5, 13B.4.6 and 13B.1.2, respectively, of the Code.
- G. Development Agreement.** No building permits shall be issued by LADBS until the Department of City Planning (City Planning) has verified compliance with the terms of Case No. CPC-2023-1354-DA, Development Agreement between the City of Los Angeles and Radford Studio Center, LLC, authorized pursuant to California Government Code Section 65864, et seq., as applicable, and as may be amended.
- H. Specific Plan Tracking.** Each application submitted under this Specific Plan shall include Project information as indicated in Section 5.2.C (Accounting of Floor Area) of this Specific Plan.

Section 4.3 Environmental Standards.

- A. Applicability.** The environmental standards in Appendix B (Environmental Standards) are included in the Specific Plan to implement the Mitigation Monitoring Program, included as part of the EIR. An Applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix B (Environmental Standards) of this Specific Plan, subject to the below provisions. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor facade alterations and no grading shall not be subject to Environmental Standards that apply to grading activities (such as noise and vibration standards). The Director, in their reasonable discretion, shall determine the applicability of Environmental Standards to a Project.
- B. Plans.** Compliance with all applicable Environmental Standards listed in Appendix B (Environmental Standards) of this Specific Plan shall be demonstrated on the plans as features that are physically built into the Project (such as an air filtration system) or as operational measures listed on a sheet within the plans that are carried out either during the construction of the Project, or over the life of the Project, or through the submittal of other documentation, as required by the Director in their reasonable discretion.
- C. Specific Plan Approvals.** No approval shall be issued until an Applicant has demonstrated substantial compliance with all applicable Environmental Standards or a modification of an Environmental Standards has been approved pursuant to Subsection D, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.
- D. Modification of Environmental Standards.** A modification to an Environmental Standard under Section 4.3 of this Specific Plan shall not by itself require an Administrative Review, Project Compliance, Project Adjustment, Project Exception, Alternative Compliance pursuant to Section 4.2.D of this Specific Plan, or any other discretionary action. The Director or decision-making body on appeal, at the request of the Applicant, may modify or not require an Environmental Standard listed in Appendix B (Environmental Standards) of this Specific Plan for any Project when: (1) the Director finds in writing, based on substantial evidence, that the Environmental Standard is infeasible because the measure or condition has been performed by others, has been rejected by an agency with jurisdiction, or for other reasons outside of the Applicant's reasonable control and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to avoid or mitigate a significant impact, including because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with Section 15162 of the CEQA Guidelines, including by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standard; or (4) the City prepares a new CEQA clearance for the Project. No approval shall be issued for a Project with modified Environmental Standards until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the Code, or CEQA.

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

SECTION 5. LAND USE AND DEVELOPMENT REGULATIONS

Section 5.1 Permitted Uses.

- A. Studio Land Uses.** The uses permitted within the Specific Plan area shall be consistent with the following five Studio Land Uses: Sound Stage, Production Support, Production Office, General Office, and Retail, including, but not limited to, the following ancillary uses set forth below.
- B. Ancillary Uses.** The following uses and activities shall be allowed anywhere within the Specific Plan area, as ancillary uses to the Studio Land Uses and any Floor Area associated with the use and ancillary to a Studio Land Use shall be tracked and monitored along with said Studio Land Use:
1. Basecamp
 2. Cellular Facilities and Communication Facilities
 3. Childcare (ancillary to General Office or Production Office)
 4. Emergency Medical Facilities (for on-site users)
 5. Infrastructure and Private and Public Utilities (including, but not limited to, energy systems and structures, and distribution sub-stations)
 6. Parking (including, but not limited to, automobile parking, automobile storage area or garage, electric vehicle charging stations)
 7. Recreational and Fitness Facilities (for on-site users)
 8. Security Facilities and Entry Kiosks
 9. Sleeping Quarters (for on-site users and not located within the lower levels used for parking, Basecamp, or Mobility Hubs)
 10. Special Events (as governed by the Code)
 11. Temporary Uses

- C. Prohibited Uses.** Unless approved by the Director as allowed in Subsection D of this Specific Plan (and consistent with the permitted Studio Land Uses), any use not identified above shall not be permitted within the Specific Plan area.
- D. Use Not Listed.** Proposed uses not listed in Section 5.1 of this Specific Plan may be permitted upon determination by the Director, pursuant to Section 13B.4.6 (Specific Plan Interpretation) of the Code, that such uses are similar to and no more objectionable to the public welfare than the uses provided in Section 5.1 of this Specific Plan. Upon approval thereof, such uses shall be deemed permitted uses for all purposes under this Specific Plan.
- E. Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the Specific Plan area may also be developed with residential uses allowed in accordance with density and all other development standards in effect prior to the effective date of this Specific Plan, and as may be permitted pursuant to any applicable State or local law or regulation; provided, however, any such future residential Project shall be subject to receipt of all necessary governmental approvals and compliance with CEQA.

Section 5.2 Floor Area

- A. Floor Area.** This Specific Plan shall supersede any regulations in the Code which address the permitted Floor Area or Floor Area Ratio (FAR) for a lot. The total Floor Area contained in all buildings within the Specific Plan area shall not exceed 2,200,000 square feet.
- B. Studio Land Uses.** The permitted Floor Area by Studio Land Use category is set forth in Table 5.2.B below.

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

STUDIO LAND USE	PERMITTED FLOOR AREA
SOUND STAGE	450,000 SF
PRODUCTION SUPPORT	300,000 SF
PRODUCTION OFFICE	725,000 SF
GENERAL OFFICE	700,000 SF
RETAIL	25,000 SF
TOTAL	2,200,000 SF

SF = Square Feet

- C. Accounting of Floor Area.** Prior to the issuance of any building permit resulting in the addition of Floor Area within the Specific Plan area, the Director shall verify that the total Floor Area proposed does not exceed the maximum allowed by the Specific Plan. The Director shall, at all times, maintain an updated summary sheet that accurately reflects: (a) the amount of Floor Area permitted or built within the Specific Plan area; and (b) the remaining amounts of total Floor Area available under the Specific Plan. Each Administrative Review and discretionary review determination shall include, as of the

date of the determination letter, the following information regarding the cumulative amounts approved through Administrative Review or discretionary actions regarding: (i) the total amount of Floor Area by Studio Land Use category; (ii) the amount of Floor Area exchanged for additional Sound Stage or Production Support Floor Area, if any, pursuant to Section 5.2.E (Land Use Exchange); and (iii) the number of approvals granted for alcohol permit sales.

- D. Location of Uses and Floor Area.** Any permitted use as set forth in Section 5.1 is allowed in all subareas within the Specific Plan area. A Project that includes a mix of uses identified under Table 5.2.B or with an amount of Floor Area that varies from what is set forth in the Initial Development Plans shall still qualify for an Administrative Review if: 1) the Project is in compliance with the applicable regulations set forth in this Specific Plan; 2) the permitted Floor Area for the use does not exceed that set forth in Table 5.2.B (except as allowed by Section 5.2.E [Land Use Exchange]) of this Specific Plan; and 3) the total Floor Area does not exceed that set forth in Table 5.2.B.
- E. Land Use Exchange.** The Land Use Exchange procedure is established to provide development flexibility by permitting limited exchanges of permitted Floor Area between certain Studio Land Uses, as set forth in Subsection E.1 below, while maintaining the intent and regulatory requirements of this Specific Plan. As noted in Section 4.2.E of this Specific Plan, and this Section, Floor Area from any permitted Studio Land Use may be exchanged for a limited amount of additional Sound Stage and/or Production Support Floor Area. The total permitted Floor Area for Sound Stages and Production Support may exceed the square footages in Table 5.2.B as a result of Land Use Exchanges; however, under no circumstances shall the total permitted Floor Area of 2,200,000 square feet be exceeded. A Project Compliance shall be required to approve a Project involving a Land Use Exchange.
1. The adjustment of total permitted Floor Area for the Studio Land Uses (Sound Stage, Production Support, Production Office, General Office, and Retail) pursuant to the Land Use Exchange shall be limited as follows:
 - a. The total permitted Sound Stage Floor Area may be increased from 450,000 square feet up to a total of 575,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.
 - b. The total permitted Production Support Floor Area may be increased from 300,000 square feet up to a total of 575,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.
 - c. The total Production Office Floor Area shall not exceed 725,000 square feet.
 - d. The total General Office Floor Area shall not exceed 700,000 square feet.
 - e. The total Retail Floor Area shall not exceed 25,000 square feet.
 - f. The total Floor Area within the Specific Plan area shall not exceed 2,200,000 square feet.

Section 5.3 Building Height.

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

As shown in Table 5.3.A below, certain subareas have a maximum height limit that applies to the entire subarea area (i.e., Subareas A and D), whereas Subareas B and C have a base height limit, with a maximum height limit that would be limited to up to 30 percent of Subareas B and C.

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

SUBAREA	BASE HEIGHT LIMIT (in feet)	MAXIMUM HEIGHT LIMIT (in feet)	MAXIMUM COVERAGE OF SUBAREA WITH THE MAXIMUM HEIGHT (percentage of subarea area)
A	N/A	60	100
B	75	95	30
C	75	135	30
D	N/A	75	100

- 2. Subarea A. 60-Foot Height Limit:** Subarea A is located within the southwestern portion of the South Lot and shall be subject to a height limit of 60 feet.
 - 3. Subarea B. 75-Foot Base Height Limit and 95-Foot Maximum Height Limit:** Subarea B is located along the northwestern, northern, eastern and southern sections of the South Lot. Subarea B shall be subject to the base height limit of 75 feet and shall allow a maximum height of 95 feet within up to 30 percent of Subarea B.
 - 4. Subarea C. 75-Foot Base Height Limit and 135-Foot Maximum Height Limit:** Subarea C is located in the central portion of the South Lot. Subarea C shall be subject to the base height limit of 75 feet and shall allow a maximum height of 135 feet within up to 30 percent of Subarea C.
 - 5. Subarea D—75-Foot Height Limit:** Subarea D is located within the North Lot and shall be subject to a height limit of 75 feet.
- B. Measurement of Height.** Building height shall be measured as the vertical distance above Project Grade to the highest point of the roof structure, excluding parapets or guardrails.
- C. Elements Exempt from Height Calculation.** Roof structures and equipment shall be governed by Section 12.21.1 B.3 of the Code with the following addition: Communication Facilities shall be added to those items exempt from the building height limits listed in Section 12.21.1 B.3(a) of the Code.

- D. Transitional Height.** The transitional height requirements of Section 12.21.1 A.10 of the Code shall not apply.

Section 5.4 Setback and Stepback Regulations.

A. Setbacks.

Building setbacks shall be provided along certain Specific Plan area boundary lines (property lines), as shown in Map 2. Otherwise, no front, side, or rear yards or building setbacks are required.

These areas along the Specific Plan area boundaries shall function as buffers and transitional space around the perimeter of the Specific Plan area and are identified for the purpose of improving the public realm, providing a buffer between Specific Plan area and adjacent properties, and concentrating building mass towards the center of the Specific Plan area.

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

1. **Radford Avenue (North Lot):** A 17-foot-wide setback from the property line shall be provided along the edge of the North Lot along Radford Avenue.
2. **Radford Avenue (South Lot):** A 10-foot-wide setback from the property line shall be provided along the edge of the South Lot along Radford Avenue.
3. **Colfax Avenue:** A 15-foot-wide setback from the property line shall be provided along the edge of the South Lot along Colfax Avenue.

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

1. **Radford Avenue (South Lot):** Any portion of a building within 20 feet of the setback along Radford Avenue within Subarea B that exceeds the 75-foot base height limit.
2. **Colfax Avenue:** Any portion of a building within 20 feet of the setback along Colfax Avenue within Subarea B shall be limited to the 75-foot base height limit.
3. **Southern Property Line:** Any portion of a building within 20 feet of the Southern Property Line (the lot line shared by the South Lot and the adjoining alley running east/west and parallel to Ventura Boulevard) within Subarea B shall be limited to the 75-foot base height limit.

Section 5.6 Historic Preservation Regulations.

- A.** This Section regulates the preservation, rehabilitation, and alteration of existing historical resources on-site, and the demolition, alteration, and construction of new buildings immediately adjacent to historical resources within the Specific Plan area. The requirements of this Section and the Code shall be the exclusive historic preservation requirements applicable to the Specific Plan area.
- B.** Projects shall comply with the Mitigation Measures included in the Mitigation Monitoring Program, in Appendix B (Environmental Standards) of this Specific Plan, as applicable.
- C. Non-Historic Buildings.** The demolition or substantial alteration of any building that is less than 45 years old and is not a “historical resource”, as defined in Section 15064.5 of the CEQA Guidelines, or a “historic cultural monument”, as defined in Section 22.171.7 of the Los Angeles Administrative Code, is permitted upon written verification by the Office of Historic Resources (OHR).

SECTION 6. STUDIO OPERATION REGULATIONS

Section 6.1 Standard Operation and Access.

- A. Hours of Operation.** The regular hours for the studio’s operation shall continue to be 24 hours a day, seven days a week.
- B. Access.** A driveway access plan shall be submitted to the Los Angeles Department of Transportation (LADOT) Development Review Section for review and approval prior to the construction of any Project pursuant to this Specific Plan, and prior to any change to the driveway access, or location of a Mobility Hub. Access to the Specific Plan area shall be provided during operation with the requirements set forth below:
 - 1. A minimum of one automobile entrance and one pedestrian entrance each shall be provided along Colfax Avenue, Radford Avenue, and the east-west alley located at the Southern Property Line of the Specific Plan area. All vehicular and pedestrian access points may be gate-controlled. Additional vehicular and pedestrian ingress and egress may be provided, consistent with the EIR. (Additional ingress/egress beyond those shown in the EIR shall be allowed as required by the Los Angeles Fire Department or LADOT for emergency access.)
- C. Mobility Hub(s).** Mobility Hub(s) shall be off-street areas within the Specific Plan area for the temporary parking of bicycles, buses, carpools, vanpools, shuttles, ride-share, taxi and/or other alternate modes of commercial and non-commercial transit utilized for the loading and unloading of employees, passengers, and staff by means other than single-occupancy vehicles. Mobility Hub(s) include the support, storage, maintenance, staging, security facilities and ridership amenities which are related to these uses. The location of loading areas and proposed Mobility Hub(s) shall also be clearly identified.
 - 1. **Single Phase Project.** If the Specific Plan is developed in a single phase, Mobility Hub(s) shall be incorporated into the design of the Project (as shown in Appendix A [Initial Development Plans] of this Specific Plan), with ancillary mobility functions located along the circulation areas within the Specific Plan area. All key functions

of the Mobility Hubs shall be available prior to the issuance of the first Certificate of Occupancy of the Project Site.

2. **Multi-Phase Project.** If the Specific Plan is developed in multiple phases, the functions of Mobility Hub(s) shall be implemented with the first phase of the Project regardless of the type of studio land use(s) being constructed. These functions will be appropriately sized to the floor area identified per phase. Functions of Mobility Hub(s) may be temporarily located anywhere within the internal circulation network of the Specific Plan area.

Section 6.2 Childcare.

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

SECTION 7. VEHICULAR PARKING STANDARDS

Section 7.1 Parking Standards.

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

A. General Provisions.

1. Parking spaces may include standard, compact, or disabled parking spaces, including tandem, stacked, valet, attendant, or other methods to optimize the number of parking spaces. Vehicles parked in tandem (double or triple) or by valet may only be utilized if parking attendants are available to move vehicles at all times that said stalls are being utilized.

2. Prior to the issuance of the Administrative Review or Project Compliance review for the first Project developed under this Specific Plan, the Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Specific Plan area. With each Administrative Review or Project Compliance submittal, the Applicant shall provide a table summarizing any changes in parking proposed by the Project.

**TABLE 7.1
PARKING STANDARDS**

STUDIO LAND USE	PARKING RATIO PER 1000 SF OF FLOOR AREA
SOUND STAGE	2.5 SPACES
PRODUCTION SUPPORT	2.0 SPACES
PRODUCTION OFFICE	3.0 SPACES
CREATIVE OFFICE	3.0 SPACES
RETAIL	2.0 SPACES

SF = SQUARE FEET

Section 7.2 Location of Parking.

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

Section 7.3 Valet, Tandem, and Compact Spaces.

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

Section 7.4 Commercial Loading.

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

Section 7.5 Parking for Existing Uses and Facilities.

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

Section 7.6 Transportation Demand Management Program.

[TBD]

Section 7.7 Transportation Improvements

All Projects shall comply with the Transportation Improvement requirements set forth in

Appendix F (Transportation Improvements) of this Specific Plan to the satisfaction of the LADOT General Manager, in consultation with the Director of City Planning.

SECTION 8. STREETSCAPE IMPROVEMENTS

Section 8.1 Streetscape Plan.

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

- A. Radford Avenue (North Lot) street improvements shall be implemented prior to [TBD]
- B. Radford Avenue (South Lot) street improvements shall be implemented prior to [TBD].
- C. Colfax Avenue street improvements shall be implemented prior to [TBD].
- D. Alleyway street improvements along the Southern Property Line shall be implemented prior to [TBD].

SECTION 9. ALCOHOL CONSUMPTION REGULATIONS

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

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

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

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

- A. The sales and service of alcoholic beverages for off-site consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell

and serve alcoholic beverages for off-site consumption shall obtain, as required, licenses or permits from the State Department of ABC.

B. New Establishments/Uses. Off-site sales, service, and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.

1. **Number of Establishments.** A maximum of two establishments shall be allowed for the sale and service of a full line of alcoholic beverages for off-site consumption, including, but not limited to, restaurant, bar, or other space.
2. **Approval Procedure.** An establishment subject to Section 9.2.A of the Specific Plan shall apply for an Alcohol Use Approval following the same procedure as an Administrative Review. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for substantial compliance with the conditions listed in Appendix C (Alcohol Conditions) of the Specific Plan. A table identifying all existing off-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.

C. Conditions. Each establishment and Alcohol Use Approval shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C (Alcohol Conditions) of this Specific Plan.

D. Modifications to Existing Establishments. Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or changes of owner/operator, shall not require a new Alcohol Use Approval.

E. Revocation. If the conditions of Appendix C (Alcohol Conditions) of this Specific Plan have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 13B.6.2 of the Code.

SECTION 10. INTERPRETATION

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

SECTION 11. SEVERABILITY

If any provision of this Specific Plan or its application to any person or circumstance is held to

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

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