

POSTED

ORDINANCE NO. 168862

An ordinance amending the Century City South Specific Plan.

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

Section 1. Ordinance No. 156,121 is hereby amended to read as follows:

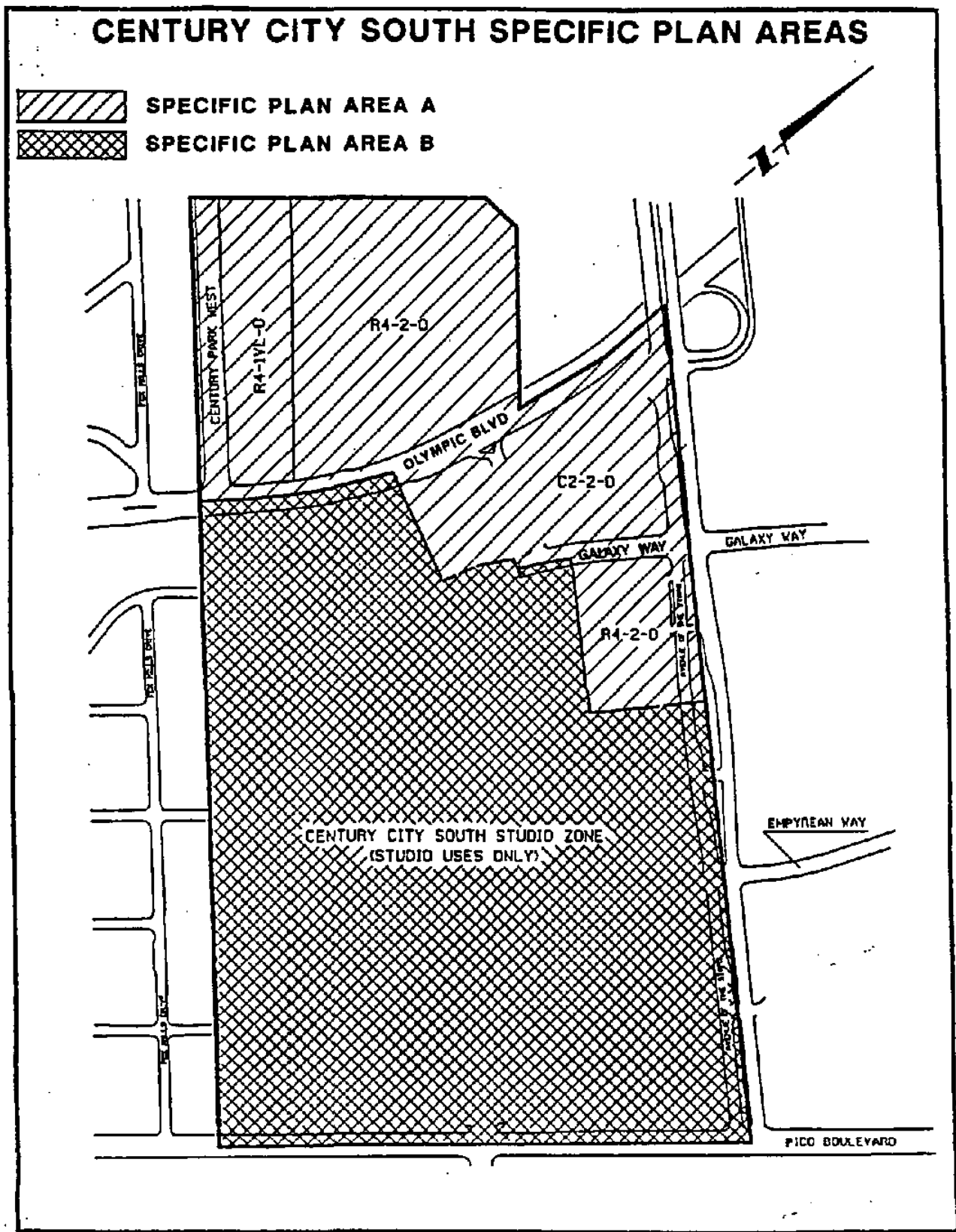
**Sec. 1. Establishment of the Century City South Specific Plan.**

The City Council hereby amends the Century City South Specific Plan (the "Specific Plan"), applicable to those areas of the City of Los Angeles shown upon the following map. The Specific Plan is divided into two areas, Area A and Area B.

**CENTURY CITY SOUTH SPECIFIC PLAN**

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**Sec. 2. Purpose.**

This Specific Plan is intended to:

A. Provide regulatory controls and incentives for the systematic execution of that portion of the District Plan which relates to this area and to provide for public needs, convenience and general welfare as the development of such area necessitates; and

B. Assure orderly development and provide street capacity and other public facilities adequate for the intensity and design of development by establishing general procedures for the phasing of development within the Specific Plan Area.

C. Continue in effect, without interruption or substantive change, the provisions of Ordinance No. 156,121 governing the area designated Specific Plan Area A, while reorganizing the form of those provisions.

D. Provide provisions for Specific Plan Area B which will permit continued and expanded Studio Uses of the Studio Property in conformance with the Specific Plan.

**Sec. 3. Relationship to Provisions of the Los Angeles Municipal Code.**

A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code (LAMC) and do not convey any rights not otherwise granted under the provisions and procedures contained in Chapter 1, except as specifically provided for herein.

B. Wherever this Specific Plan contains provisions governing Specific Plan Area B which require different setbacks, different street dedications, different densities, different heights, different uses, different parking requirements, or other different restrictions or limitations on development than would be allowed or required pursuant to the provisions contained in Chapter 1 of the LAMC, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7 D. In approving an exception to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

#### **Sec. 4. Definitions.**

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the LAMC, if defined therein.

**"Alteration"** means any exterior modification of an existing building in Specific Plan Area B, including structural or other exterior modifications which change the facade or exterior architectural features, having

material effects on a Preserved Building's contribution to the historic character of the Historic Studio Area, but excluding maintenance and repairs, as determined by an Historic Preservation Expert.

**"Ancillary Support Use"** means Studio Use facilities designed to provide consumer services on the Studio Property and to reduce the need for off-site vehicle trips during business hours. Ancillary Support Uses include, but are not limited to, those facilities primarily used for food services, banking services, hair salons, physical fitness, child care, commuter transportation, security, and the sale of sundries, studio merchandise and memorabilia if these uses are designed and operated to be available for employees and visitors, but are not available to the general public.

**"Common Property Line"** means any and all portions of the property line between the lot at the corner of Galaxy Way and Avenue of the Stars, currently occupied by a hotel, and the Studio Property.

**"Contributing Building"** means a building listed as a Preserved Building as shown on Table 3 herein, or as a Contributing Building for which demolition is permitted as shown on Table 4 herein.

**"Cumulative Automobile Trip Generation Potential"** (CATGP) means the cumulative total daily Trips generated by all Projects on lots within Specific Plan Area A for which building permits are issued subsequent to

December 25, 1981, which total shall be calculated utilizing the factors contained in the following table:

Office Commercial:            14 Trips/1,000 sq. ft.  
   of Floor Area

Retail Commercial:            35 Trips/1,000 sq. ft.  
   of Floor Area

Hotel:                            10 Trips/Guest Room  
(Including Residential  
Hotels)

Residential:                    7.55 Trips/Dwelling Unit

"**Floor Area**" means the total square footage of a building in Specific Plan Area A as described in Section 12.21.2 of the LAMC.

"**Gross Square Feet**" means the area in Specific Plan Area B as measured to the exterior finished surface of a structure, but excluding: enclosed areas for parking (such as parking structures or garages); mechanical, electrical or communications areas that are underground, within a mechanical penthouse or not enclosed in a structure (including, but not limited to, mechanical distribution tunnels, liquid storage tanks, or mechanical or electrical switch gear); satellite antennas; exterior areas (including courtyards, terraces, balconies, patios,



soffits, exterior stairways, walkways, corridors and exterior storage areas); and vehicles which conform to the California State Vehicle Act and which are licensed to operate on public streets and highways. Gross Square Feet shall include trailers listed in Table 2 herein.

**"Historic Preservation Expert"** means a person who has a graduate degree in architectural history or architecture, and at least three years of experience working as an historic preservation professional, and who is retained by the property owner in consultation with the Department of City Planning.

**"Historic Studio Area"** means that portion of the Studio Property designated as Studio Development Areas 6 and 8 in Figure 1 herein.

**"Map"** means the map contained in Section 1 of this Ordinance.

**"Material Construction"** means the construction of more than 40,000 cumulative net new or replacement Gross Square Feet of Studio Use facilities on the Studio Property.

**"Mitigation Monitoring Program"** means the mitigation monitoring program implemented for the Fox Studio Historic Preservation and Expansion Project, and which is contained in Council File No. 93-0909.

**"Office Commercial"** includes all commercial activities within Specific Plan Area A not included in 'Retail Commercial' as defined herein.

"Patio" means an outdoor area adjacent to a building which is wholly or partially surrounded by walls and which is open to the sky.

"Phase 1" means the period during which building permits may be issued for the Studio Property for development which generates not more than 11,500 Average Daily Trips. Average Daily Trips shall be calculated as set forth in the Trip Cap Monitoring Program set forth in Appendix 1.

"Phase 2" means the period after Phase 1 during which building permits may be issued for the Studio Property for development which generates not more than 14,310 Average Daily Trips. Average Daily Trips shall be calculated as set forth in the Trip Cap Monitoring Program set forth in Appendix 1.

"Phase 3" means the period after Phase 2 during which building permits may be issued for the Studio Property for development which generates not more than 15,646 Daily Trips. Daily Trips shall be calculated as set forth in the Trip Cap Monitoring Program set forth in Appendix 1.

"Preserved Building" means a building located in the Historic Studio Area and which is listed as a Preserved Building in Table 3.

"Project" means any building, structure or addition to any building or structure constructed in whole or in part on a lot within Specific Plan Area A, excluding any construction or renovation activity which does not add Trips to those generated by the building or structure.

"Project" also means a change of use which increases the number of Trips generated by any building or structure.

**"Project, Studio"** means the construction or replacement of a maximum total of 1,895,000 Gross Square Feet of Studio Use facilities in Specific Plan Area B, including the development of a maximum of 771,000 Gross Square Feet of Studio Use facilities; the construction of above grade, subterranean and/or surface parking structures; and the demolition and replacement of a maximum of 507,000 Gross Square Feet of existing facilities, for uses pursuant to the limitations of this Specific Plan.

**"Residential Hotel"** means a hotel in Specific Plan Area A as defined in Section 12.03 of the LAMC.

**"Retail Commercial"** means those activities in Specific Plan Area A where goods are displayed, sold or serviced.

**"Specific Plan"** means the Century City South Specific Plan, as amended by this Ordinance.

**"Studio Development Area"** means a designated area within the Studio Property as shown in Figure 1 herein.

**"Studio Office Use"** means Studio Use facilities in which the occupants conduct their primary work activity at a desk or non-technical work station, either within a private office or in an open area, together with facilities used for office-related support functions including, but not limited to, conference rooms, reception and waiting rooms, files, copying, coffee rooms and toilet

rooms, and which are not otherwise designated for Studio Production/Post-Production Use, Support Use or Ancillary Support Use.

**"Studio Operations"** means activities related to the physical production (on sound stages, outdoor sets, television facilities and other locations, but excluding construction of the Studio Project), recording, broadcasting, transmission or editing (including special effects and music) of motion pictures, television and radio programming, video recordings, audio recordings, publications and any evolution of the foregoing, including maintenance and repair and construction of sets or related structures used in production which are not buildings intended for permanent occupancy.

**"Studio Production/Post-Production Use"** means Studio Use facilities primarily used for (1) filming, video and audio taping, recording, publication or transmission, visual and/or aural special effects; and (2) processing, screening, editing or otherwise converting films, video or audio tapes, or other material into products for sale, licensing, transmission or distribution.

**"Studio Property"** means the 53-acre site at 10201 West Pico Boulevard, located on the west side of Avenue of the Stars, between Olympic and Pico Boulevard in West Los Angeles and identified on the Map as Specific Plan Area B.

**"Studio Use"** means facilities primarily used for the acquisition, creation, development, production (on sound

stages, outdoor sets, television facilities and other locations), reproduction, recording, transmission, reception, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, distribution and other exploitation of visual, print and/or aural works, products, services, rights and communications. Examples of such works include, but are not limited to, motion pictures, television and radio programming, video recordings, audio recordings, publications and any evolution of the foregoing, as well as the management and administration thereof. Studio Use facilities include those designated for Studio Office Use, Studio Production/Post-Production Use, Support Use, Ancillary Support Use, and related parking. Studio Use shall not include the printing of books, magazines, newspapers or other materials except as otherwise related to Studio Use.

**"Studio Zone"** means the Century City South Studio Zone, designated as Specific Plan Area B on the Map.

**"Support Use"** means Studio Use facilities primarily used for storage, utilities, central heating and cooling, set manufacturing, and equipment maintenance and repair.

**"Trip"** with respect to Specific Plan Area A means an arrival at or departure from a building or structure by a motor vehicle. With respect to Specific Plan Area B, Trip means an arrival at or departure from the Studio Property by a motor vehicle. The number of Trips generated by any Project in Specific Plan Area A shall be calculated

utilizing the table set forth in the definition of CATGP above.

**"Trips, Actual"** means Daily Trips, A.M. Peak Hour Trips and P.M. Peak Hour Trips.

**"Trips, Allowable"** means the maximum number of vehicle trips permitted on average daily, daily, a.m. peak hours and p.m. peak hour bases, as those terms are defined in Section 3 of Appendix 1, "Trip Cap Monitoring Program."

**"Trips, A.M. and P.M. Peak Hour"** means vehicle trips during the one-hour period between 8 a.m. and 9 a.m. and between 5 p.m. and 6 p.m., respectively, measured in accordance with Appendix 1, "Trip Cap Monitoring Program."

**"Trips, Average Daily"** means Daily Trips averaged over a reporting period for all weekdays (Monday through Friday).

**"Trips, Daily"** means vehicle trips, measured in accordance with Appendix 1, "Trip Cap Monitoring Program," over 24 hours on a 5-day week basis (Monday through Friday).

#### **Sec. 5. Prohibition.**

The Department of Building and Safety shall not issue building permits for any Project or Studio Project until the Director of Planning, or his or her designee, has certified in writing that the Project or Studio Project conforms to the requirements of the Specific Plan.

**Sec. 6. Regulations.**

A. Area A. The following regulations are applicable to Specific Plan Area A:

1. Phasing of Development. Development of the property in Specific Plan Area A shall be accomplished in phases in accordance with the usual subdivision procedures as set forth in Chapter 1, Article 7 of the LAMC. Construction of each phase shall include simultaneous construction of that portion of the streets shown on the Map which is contiguous to the property being developed and construction of other public facilities as may be required in connection with the subdivision approval.

2. Uses and Densities. The total allowable uses and densities for all phases shall comply with the following:

(a) C2 Zoned Areas. The total number of Trips generated by all Projects within all C2 zoned areas shall not exceed a CATGP of 9,100 Trips.

(b) R4 Zoned Areas. The total number of Trips generated by all Projects within the R4 zoned area located north of Olympic Boulevard shall not exceed a CATGP of 1,090 Trips.

(c) Residential Hotel.

(1) Permitted. Only one residential hotel, containing not more than 375 guest

rooms, shall be permitted to be constructed in the residentially zoned areas. This residential hotel shall be situated on a legally subdivided lot at the southwest corner of the intersection of Galaxy Way and Avenue of the Stars, which lot shall be no greater than 2.7 net acres in size. The residential hotel may contain ancillary hotel facilities (such as laundry, storage, accounting, lobby, front desk, cashier, corridor, mechanical and similar areas); meeting rooms, not to exceed a cumulative capacity of 300 persons at 15 square feet of meeting room per person; incidental Retail Commercial facilities (other than restaurants, coffee shops and bars), not to exceed 7,500 square feet of Floor Area and which may be entered only from inside the building; and restaurants, coffee shops and bars, not to exceed a total combined capacity of 150 seats. Only one such eating establishment may be entered from the outside of the building. The Trip generation factor for hotels includes the Trip generation potential of guest rooms, ancillary hotel facilities and the above described incidental Retail Commercial facilities,



meeting rooms, restaurants, coffee shops and bars.

(2) Retail Commercial Facilities. The incidental Retail Commercial facilities permitted in the residential hotel shall be designed to serve primarily the guests of the residential hotel and may include such uses as: barber shop, beauty shop, health/sauna facility, florist, gift shop, travel and ticket agency, stationery store, tailor shop, chapel, book store, candy store, cigar store, clothes cleaning establishment, wearing apparel shop, drug store, fine arts store, jewelry store, news and magazine store, notions store, novelties store, photographer, and similar uses designed to serve primarily the guests of the residential hotel. An automobile service station may be included in the 7,500 square feet if it is located in the lower level of the residential hotel, provided that all activities of the service station are carried out wholly within an enclosed building pursuant to the requirements of LAMC Section 12.14 A 6.

(3) Signs. Notwithstanding any provision of the LAMC to the contrary, no sign advertising the above-described incidental Retail Commercial facilities may be visible from the outside of the building; signs visible from the outside of the building advertising the hotel itself (except for one sign identifying the address thereof) may not exceed a combined total of 100 square feet in area; no such individual sign may exceed 50 square feet in area. Signs visible from the outside of the building advertising any restaurants, coffee shops and bars may not exceed a combined total of 50 square feet in area, and no such individual sign may exceed 20 square feet in area. No sign may extend above the roof line of the building, nor may any sign include any blinking or flashing components. All signs shall be architecturally integrated with the facade of the building.

(4) Parking. Notwithstanding any provision of the LAMC to the contrary, in addition to the parking requirements set forth in the Code for the guest rooms, incidental Retail Commercial facilities, meeting rooms and restaurants, coffee

shops or bars, one half (½) additional parking space per guest room shall be provided. These additional parking spaces shall be made available to full-time and part-time employees of the residential hotel, restaurants, bars, coffee shops and incidental Retail Commercial facilities at no charge. Parking spaces provided within the residential hotel or on the residential hotel site may be tandem parking, provided that attendants are available to park vehicles at all times when the tandem parking is open for use.

(5) Dwelling Units. In the event that dwelling units, rather than a residential hotel, are constructed on the lot, such units shall generate no more than 1,133 Trips.

(d) Uses Excluded. Notwithstanding any provision of the LAMC to the contrary, no club (not associated with a homeowner association), hospital, lodge or sanitorium may be permitted on any residentially zoned lot within Specific Plan Area A.

(e) Trip Credits. If, on a lot within Specific Plan Area A, a Project, or a portion thereof, for which a Building permit was issued subsequent to December 25, 1981, is demolished,

or if the use of the Project, or portion thereof, is changed and the Trips generated by the Project are thereby reduced, the number of Trips generated by the previous use may be used for a Project. These replacement Trips shall not be included in the CATGP.

(f) CATGP. Notwithstanding any provision of this Ordinance to the contrary, when calculating CATGP for Projects within Specific Plan Area A, the Floor Area contained within additions or alterations to existing buildings or other Projects, where the cumulative Trips of all such additions, alterations or other Projects on a single lot do not exceed 35, shall not be included.

3. Setbacks. No building may be erected within the 25 foot setback along Avenue of the Stars.

4. Shadows. Each Project shall be arranged and designed in a way to reasonably assure that it does not cast shadows for a period of more than two hours between the hours of 8:00 a.m. and 8:00 p.m., upon any single-family detached residence located easterly of Century Park East or westerly of Century Park West. Compliance with this subsection shall be verified by the Director of Planning or his or her designee in writing prior to the issuance of any building permit.

5. Transfer of Development Rights. Trips may be transferred from any lot within Specific Plan Area A to any other lot within Specific Plan Area A or to any lot within the area governed by the Century City North Specific Plan, subject to the following restrictions and the other provisions of this Ordinance.

(a) No Trip may be transferred if it has previously been utilized on or transferred from the transferor site; provided, however, if a Project, or portion thereof, is demolished, or the use thereof is changed, thereby reducing the number of Trips utilized, all or part of the Trips attributable thereto may be transferred from the transferor site.

(b) Trips which have been transferred but not utilized on the transferee site may be transferred to any other lot from the transferor site within Specific Plan Area A.

(c) Not more than 5,000 Trips may be transferred from Specific Plan Area A to the area governed by the Century City North Specific Plan.

(d) Any transfer of Trips, conforming to the provisions of this section, shall be evidenced by a recorded document, signed by the transferor in a form designed to run with the land and satisfactory to the City Attorney,

which document shall restrict the Trips applicable to future Projects on the transferor site.

B. Area B. The following regulations are applicable to Specific Plan Area B:

1. The Studio Zone has been established pursuant to the provisions of Section 12.04 of the LAMC.

(a) The Studio Zone is applicable to that area of the City of Los Angeles designated as Specific Plan Area B on the Map. In addition to the use requirements set forth in this subdivision, buildings, structures and land within the Studio Zone shall be subject to the requirements of this subsection B. and to the other applicable requirements of this Specific Plan.

(b) LAMC Sections 16.05 and 12.24 B 1(aa) are not applicable in the Studio Zone.

(c) Permitted Uses. No building, structure or land shall be used, and no building or structure shall be constructed, altered, relocated, enlarged or maintained, except for the following Studio Uses.

(1) Studio Office Uses.

(2) Studio Production/Post-Production Uses.

(3) Support Uses.

(4) Ancillary Support Uses.

(5) Parking related to the uses described above.

(d) Prohibited Uses. The following uses shall be prohibited:

(1) Helicopter landings, including those for television camera crews, news reporting crews or executive travel purposes, except those required for emergency operations, such as fire, police and medical emergencies.

(2) Public (i.e., other than by invitation) tours of the Studio Property.

(3) Retail uses open to the public other than those permitted in Section 6 B 1(c) herein.

(4) Commercial office uses other than those permitted in Section 6 B 1(c) herein.

2. Maximum Allowable Gross Square Feet.

(a) Studio Use. The maximum total Gross Square Feet of Studio Use facilities on the Studio Property shall not exceed 1,895,000 Gross Square Feet. This total allows a maximum of 771,000 Gross Square Feet of new Studio Use facilities and the demolition and replacement of 507,000 Gross Square Feet of existing studio facilities. Subject to the provisions of

Section 6 B 11, the Specific Plan also provides for demolition and additional replacement of Preserved Buildings.

(b) Studio Office Use. The maximum total Gross Square Feet of Studio Office Use facilities shall not exceed 934,000 Gross Square Feet.

(c) Studio Development Areas. The Studio Zone is divided into nine Studio Development Areas, as shown in Figure 1 and Table 1. The maximum Gross Square Feet and maximum number of parking spaces for each Studio Development Area are shown in Table 1. The existing Gross Square Feet by Studio Development Area and type of use for each building are shown in Table 2.

(d) Calculation of Gross Square Feet. Prior to the issuance of a building permit, the property owner shall provide a calculation of the Gross Square Feet for each building for which the permit has been applied to the Department of Building and Safety. All calculations in Specific Plan Area B shall be based on Gross Square Feet.

3. Phasing of Development. The Studio Property shall be developed in three Phases: Phase 1, Phase 2 and Phase 3. The property owner may develop a maximum total of 275,000 Gross Square Feet of new Studio Office Use facilities in Phase 1, a



maximum combined total of 449,000 Gross Square Feet of new Studio Office Use facilities in Phases 1 and 2, and a maximum combined total of 222,000 Gross Square Feet of new non-Studio Office Use facilities in Phases 1 and 2. In addition to the prescribed Phase 1 and 2 maximum Gross Square Feet for non-Studio Office Use facilities, the property owner may, in its discretion, elect to construct non-Studio Office Use facilities in Phases 1 and 2 in lieu of Studio Office Use facilities up to the prescribed maximum Gross Square Feet for Studio Use facilities. Development of new Studio Office Use facilities in Phase 3 shall be subject to discretionary approval and possible further environmental review and shall be limited to a maximum total of 100,000 Gross Square Feet. The procedures and standards for the discretionary approval shall be the same as those set forth for conditional uses in LAMC Section 12.24 B.

Once the following requirements have been met, Phase 2 shall be deemed to have commenced:

(a) Physical street and intersection improvements as required by Mitigation Monitoring Program measure N.a.

(b) ATSAC improvements (Los Angeles) as required by Mitigation Monitoring Program measures N.b.1., 2. and 3.

(c) ATSAC improvements (Beverly Hills) required by Mitigation Monitoring Program measures N.c.1. and 2.

(d) Neighborhood Protection Plan as required by Mitigation Monitoring Program measure N.d.7.

(e) Implementation of Trip Cap Monitoring Program as required by Mitigation Monitoring Program measure N.d.4. and as set forth in Appendix 1.

(f) Certification to the Department of Transportation that at least 50 percent of the vehicles transporting full-time permanent employees employed by the property owner at the Studio Property utilize the Galaxy Way access and/or the Olympic Boulevard entrance as required by Mitigation Monitoring Program measure P.5.

(g) Requirements regarding modification of access to the Studio Property as required by Mitigation Monitoring Program measures P.1. and 2., as applicable.

(h) Compliance with the requirements of the Trip Cap Monitoring Program for Phase 1, set forth in Appendix 1, including without limitation, compliance with the Average Daily Trip limit of 11,500 Trips, the A.M. Peak Hour Trip limit of 1,531 Trips, the P.M. Peak Hour

Trip limit of 1,019 Trips and the Daily Trip limit of 15,646 Trips (subject to permitted overages as defined in the Trip Cap Monitoring Program) for two consecutive six-month reporting periods.

Once the following requirements have been met, the property owner may apply for approval of development in Phase 3:

(a) Physical street and intersection improvements as required by Mitigation Monitoring Program measure N.a.

(b) Modification of access requirements to the Studio Property as required by Mitigation Monitoring Program measures P.1. and 6., as applicable.

(c) Compliance with the requirements of the Trip Cap Monitoring Program for Phase 2, set forth in Appendix 1, including without limitation, compliance with the Average Daily Trip limit of 14,310 Trips, the A.M. Peak Hour Trip limit of 1,531 Trips, the P.M. Peak Hour Trip limit of 1,019 Trips and the Daily Trip limit of 15,646 Trips (subject to permitted overages as defined in the Trip Cap Monitoring Program) for two consecutive six-month reporting periods.

4. Height Limits. No building shall be constructed, enlarged or maintained which exceeds

the number of stories or the height limits specified herein. The maximum height above existing grade of new buildings, measured in accordance with LAMC Section 12.21.2, exclusive of roof structures, except where specifically provided otherwise, shall be limited in each Studio Development Area as follows:

Area 1: Five stories or 75 feet, whichever is less.

Area 2: The maximum elevation of the proposed parking structure or any other building or structure shall not exceed a height of 335 feet above mean sea level, including perimeter parapets on the roof of the structure. Perimeter parapets shall be a minimum of four feet, six inches high. Building heights above mean sea level shall be inclusive of all rooftop structures with the following exception: the property owner shall be permitted to construct one elevator penthouse not to exceed a height of 364 feet above mean sea level. The elevator penthouse footprint shall not exceed 1,200 Gross Square Feet. The elevator penthouse shall be located in

the southwest quadrant of the Studio Development Area 2 parking structure.

Area 3: Three stories or 45 feet, whichever is less.

Area 4: For portions of buildings located 25 feet or less measured in any direction from the Common Property Line, the maximum height, (inclusive of all rooftop structures) shall not exceed 312 feet above mean sea level with a landscaped buffer on top of the structure; for portions of buildings located between 25 and 50 feet measured in any direction from the Common Property Line, the maximum height (inclusive of all rooftop structures) shall not exceed 335 above mean sea level; for portions of buildings located 50 feet or more measured in any direction from the Common Property Line, the maximum height shall not exceed 365 feet above mean sea level, but otherwise shall be measured according to Section 12.21.2 of the LAMC.

Area 5: One story or 15 feet, whichever is less, for portions of buildings located between

15 and 30 feet from the western Studio Property line; two stories or 30 feet, whichever is less, for portions of buildings located between 30 and 45 feet from the Studio Property line; and three stories or 45 feet, whichever is less, for portions of buildings located 45 feet or more from the western Studio Property line.

Area 6: Four stories or 60 feet, whichever is less.

Area 7: Four stories or 60 feet, whichever is less.

Area 8: Four stories or 60 feet, whichever is less; provided that within 150 feet of the western Studio Property line, the height limitations of Area 5 shall apply.

Area 9: For portions of buildings located 25 feet or less from the Common Property Line, the maximum height shall not exceed 312 feet above mean sea level; for portions of buildings located between 25 and 45 feet from the Common Property Line, the maximum height shall not exceed 330 feet above

mean sea level; for portions of buildings located between 45 and 70 feet from the Common Property Line, the maximum height shall not exceed 340 feet above mean sea level; and for portions of buildings located 70 feet or more from the Common Property line, the maximum height shall not exceed 350 feet above mean sea level.

5. Minimum Building Setbacks. No Building shall be constructed, nor shall any existing building be enlarged, unless the following minimum building setback (the distance between the property line of the Studio Property and the nearest exterior wall of a building) requirements are provided and maintained in connection with such building or enlargement.

Avenue of the Stars: a minimum of 25 feet after any necessary street dedications. Provided, however, within 35 feet of the intersection of Avenue of the Stars and Pico Boulevard, the minimum setback shall be 35 feet.

Pico Boulevard: a minimum of 25 feet in Studio Development Areas 1 and 8, and a minimum of 10 feet in Studio Development Area 3. Provided, however, within 35 feet of the intersection of Avenue of the Stars and Pico Boulevard, the minimum setback shall be 35 feet.

Western Studio Property Line: a minimum of 15 feet in Development Area 3, and a minimum of 20 feet in Studio Development Areas 5 and 8. Provided, however, that a wall may be constructed and/or maintained at the western Studio Property line. Any demolition and reconstruction of structures requiring a building permit shall observe the same setback requirements.



Olympic Boulevard: a minimum of 40 feet, as determined by the Department of City Planning.

Common Property Line: All portions of the proposed parking structure in Studio Development Area 2 greater than 312 feet above mean sea level shall be set back from the Common Property Line as follows:

Eight feet immediately adjacent to the north end of the Hotel pool.

21 feet at the south end of Studio Development Area 2.

A distance determined by a straight line connecting the two points in the setback provisions above for the area between the north end of the Hotel pool and the south end of Studio Development Area 2.

No setback is required from the north end of Studio Development Area 2 to the northern end of the Hotel Pool.

6. Parking.

(a) New Parking Spaces. In addition to existing parking facilities, the property owner shall provide above grade, subterranean and/or surface parking in connection with and at the time of construction of each new building. The minimum number of on-site parking spaces serving the Studio Property for both new and existing buildings shall be as follows:

(1) At least 3 spaces per 1,000 Gross Square Feet of new Studio Office Use facilities.

(2) At least 1.6 spaces per 1,000 Gross Square Feet of new Studio Production/Post-Production Use, Support Use and Ancillary Support Use facilities.

(b) Maximum Number of Parking Spaces. The total number of parking spaces on the Studio Property shall not exceed 4,500, and the location and type of parking spaces provided must conform with the limitations set forth in Table 1.

(c) Reduced Parking. The property owner may apply for approval of reduced parking requirements as a result of, or in connection with, the implementation of traffic demand management policies pursuant to the procedures provided in LAMC Section 12.21 A 4 (y) or Section 12.27 J.

7. Transportation Requirements.

(a) Trip Cap Monitoring Program. Prior to the issuance of a building permit for a building which would cause Studio Office Use facilities to reach or exceed 50,000 cumulative net new Gross Square Feet, the property owner shall implement the Trip Cap Monitoring Program described more fully in Appendix 1, "Trip Cap Monitoring Program."

(b) Trip Transfer Prohibited. The transfer of Actual or Allowable Trips between the Studio Property and other sites shall be prohibited.

(c) Transportation Demand Management Plan. The property owner shall submit to the Department of Transportation for its approval and implement a Transportation Demand Management ("TDM") Plan which is in substantial conformance with the TDM Plan program elements set forth in Appendix 2, "Transportation Demand Management Plan Program Elements." Compliance

with the Allowable Trip limitations of the Trip Cap Monitoring Program shall be deemed compliance with the TDM Plan.

(d) Access. Vehicular access to the Studio Property shall be as follows:

(1) The existing access at Pico Boulevard and Motor Avenue shall be closed prior to the end of Phase 2; provided, however, in the event the Department of Transportation implements a through-traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this closure shall not be required;

(2) The Avenue of the Stars and Emyrean Way access shall be opened prior to the end of Phase 3;

(3) The Galaxy Way access shall be improved prior to the end of Phase 1;

(4) Access at Pico Boulevard near the westerly end of the Studio Property (the "Pico West" access) shall be opened prior to the end of Phase 2; provided, however, in the event the Department of Transportation implements a through-

traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this opening shall not be required; and

(5) The entrance at Olympic Boulevard for ingress only for passenger vehicles eastbound on Olympic Boulevard shall be opened prior to the issuance of a building permit which would cause Average Daily Trips at the Studio Property to exceed 11,500 Trips.

(e) Transportation Improvements. The property owner shall comply with the improvements listed in Appendix 3.

(f) Review by Department of Transportation.

(1) Prior to the issuance of a building permit for Material Construction, the schematic plans for Studio Property access and driveways shall be reviewed by the Department of Transportation to assure compliance with applicable ordinances and regulations.

(2) Prior to the start of Phase 2, the property owner shall certify to the

Department of Transportation that at least 50 percent of the vehicles transporting full-time permanent employees employed by the property owner at the Studio Property utilize the Galaxy Way access and/or the Olympic Boulevard entrance.

8. Landscaping.

(a) General Requirements. Open areas not used for streets, walkways or driveways or vehicle parking which are visible off-site at street level shall be landscaped prior to the start of Phase 3. Those areas adjacent to new Studio Project buildings and structures which face public streets shall be landscaped in connection with the new construction in accordance with a landscaping plan, which includes a schedule for implementation of the landscaping, prepared by a licensed architect or landscape architect.

(b) Intersection of Avenue of the Stars and Pico Boulevard. Prior to the issuance of a building permit which will cause Average Daily Trips at the Studio Property to exceed 11,500, the plan for landscaping along Avenue of the Stars and Pico Boulevard shall be submitted to the Director of City Planning for review and approval. The landscaping plan shall provide for a park-like area at the intersection of

Avenue of the Stars and Pico Boulevard approximately 35 by 35 feet in size. The landscaping for such intersection shall include mature trees and other plant materials and may, at the property owner's sole discretion, include without limitation hardscape elements such as walkways, low walls, art work, fountains or similar elements.

(c) Studio Development Area 2. Landscape planters shall be incorporated into parapets at the parking Structure edge closest to the Common Property Line and into all exposed parapet edges running parallel to the Common Property Line, within a distance of 150 feet of the Common Property Line. Landscaped islands shall be provided on the rooftop parking area at a frequency of approximately one per 3,600 square feet.

(d) Studio Development Area 4. A landscaped buffer shall be provided on top of new buildings or structures within 25 feet measured in any direction from the Common Property Line. If no new buildings or structures are built within 25 feet of the Common Property Line, no landscaping shall be required.

9. Billboards. No billboards shall be permitted at or adjacent to the perimeter of the

Studio Property, except that billboards which are related to the Studio Use of the Studio Property shall be permitted on the Olympic and Pico Boulevard sides of the Studio Property.

10. Antennas. Any new earth-to-satellite dishes added at the Studio Property shall have microwave radiation leakage characteristics (based on power and directivity) which are less than 10 microwatts per square centimeter on the ground at the perimeter of the Studio Property or at any Structure beyond the perimeter of the Studio Property. The transmission shall not be directed at any point on the ground or at any structure. After the first new earth-to-satellite dish has been installed and placed in operation at the Studio Property, the property owner shall, within 90 days and annually thereafter, submit to the Planning Department a certification that the standards described herein have been met. Such certification shall be prepared by an independent engineering firm retained by the property owner which shall monitor all earth-to-satellite dishes on the Studio Property while operating at full power. The property owner shall provide landscaping on the Studio Property sufficient to shield the new earth-to-satellite dishes from the view of adjacent streets.



11. Historic Preservation.

(a) Applicable Law. This section regulates the Alteration, preservation, relocation or demolition of Preserved Buildings, the demolition of Contributing Buildings, and the construction of new structures, with respect to their effect within and upon the Historic Studio Area. The requirements of this Section and the Historic Preservation Plan shall be the exclusive historic preservation requirements applicable to the Studio Zone. The requirements of Section 91.0303(e) of the LAMC, and any other provisions governing the Alteration, relocation or demolition of Preserved Buildings adopted pursuant to the California Environmental Quality Act, and Sections 22.120 et seq. of the Los Angeles Administrative Code, and any other provisions governing the nomination and designation of City historic monuments, shall not apply in the Studio Zone unless otherwise expressly stated in this Specific Plan.

(b) Historic Preservation Plan. Prior to issuance of a Studio Project building permit, the property owner shall begin implementation of an Historic Preservation Plan prepared by an Historic Preservation Expert in accordance with the requirements of the Mitigation Monitoring

Plan. The Historic Preservation Plan shall provide appropriate guidance for the Alteration, preservation or relocation of Preserved Buildings, standards for demolition of Preserved and Contributing Buildings, and criteria for new construction, in order to maintain the character of the Historic Studio Area. Prior to the issuance of a Studio Project building permit, the property owner shall submit a copy of the Historic Preservation Plan to the Department of Building and Safety.

(c) Mitigation Monitoring Program. Prior to the issuance of a building or demolition permit, the property owner shall comply with the applicable requirements set forth in the Mitigation Monitoring Program for new construction, the demolition of a Contributing Building, or the Alteration, preservation, relocation or demolition of a Preserved Building.

## 12. Exterior Lighting.

(a) Lighting Plan. A lighting plan for each new building shall be prepared to ensure that on-site exterior lighting does not shed more than three footcandles upon neighboring residences and hotel rooms. The lighting plan

shall be reviewed for compliance with this requirement by the Department of City Planning.

(b) Outdoor Lighting. New outdoor lighting at the perimeter of the Studio Property, other than for signs or billboards along Pico Boulevard, shall be limited to that required for safety, security, highlighting and landscaping as determined by the Department of City Planning.

(c) Parking Structures. Parking structures adjacent to and facing the perimeter of the Studio Property shall be designed to shield public areas and/or adjacent structures on abutting properties from direct glare of automobile headlights as determined by the Department of Building and Safety.

13. Audience Participation Control. The sale or distribution on the Studio Property of tickets for the viewing of the production of television programs shall be prohibited. General audiences (excluding employees of the property owner, their families and guests) attending television programs shall be transported to and from the Studio Property in high-occupancy vehicles (buses, vans, etc.) on routes previously approved by the Department of Transportation. General audience parking on-site shall be prohibited.

14. Screening of Equipment on Roofs. All roof-mounted mechanical equipment and/or duct work, excluding satellite or microwave antennae dishes, shall be screened from ground and horizontal plane views outside the Studio Property as determined by the Department of City Planning. Mechanical equipment on the rooftops of new structures within Studio Development Areas 2 and 9, and mechanical equipment on the rooftops of new structures within 150 feet of the Common Property Line of Studio Development Area 4, shall be screened from the view of Hotel guests at and above street level.

15. Underground Utilities. To the extent physically feasible, all new distribution lines shall be installed underground. The Rules for Electric Service of the Department of Water and Power shall be used to determine the appropriate installation of new distribution lines.

**Sec. 7. Administration.**

A. Area A. The Department of City Planning shall maintain a record of the Trip allocations made pursuant to this Specific Plan, Trips utilized for Projects subsequent to December 25, 1981, Trips arising from demolition of any Project or portion thereof, Trips arising from a change of use of a Project or portion thereof (changing the Trips generated by such Project), any transfers of Trips between parcels within Specific

Plan Area A or to the area governed by the Century City North Specific Plan, any allocation of Trips to specific lots resulting from a subdivision, and such other records as may be necessary or desirable to provide an accurate and up-to-date account of the Trips available for use on any lot within Specific Plan Area A. Such records shall be available for public inspection. The Department of City Planning shall upon request of any property owner within Specific Plan Area A provide a certification of the number of Trips currently available to such property owner's lot. Any change in the number of Trips available to any lot or lots shall be evidenced in a recorded document in a form designed to run with the land and signed by the owner(s) of the lot or lots involved.

B. Area B.

1. The Department of City Planning shall monitor compliance with the maximum Gross Square Feet requirements of Section 6, B herein by maintaining an ongoing inventory of existing Gross Square Feet in the Studio Zone of Studio Office Use and non-Studio Office Use, and for each Studio Development Area, as provided in Tables 1 and 2. Prior to issuance of a building or demolition permit, the property owner shall submit an updated inventory of existing Gross Square Feet.

2. Prior to the issuance of a building permit, the Department of City Planning shall review its current inventory of Gross Square Feet and advise

the Department of Building and Safety whether the proposed building would be in compliance with the maximum allowable Gross Square Feet requirements of Section 6 B of this Specific Plan.

Sec. 8. **Interpretation.** Whenever any ambiguity or uncertainty related to the application of this Specific Plan to the Studio Zone exists so that it is difficult to determine the precise application of these provisions, the Director of Planning or his or her designee shall, upon application by the property owner, issue binding interpretations of the Specific Plan requirements consistent with the purpose and intent of this Specific Plan.

Sec. 9. **Owner Acknowledgement of Limitations.** Prior to issuance of a building permit, the owner(s) shall execute and record a covenant, in a form designed to run with the land and satisfactory to the City Attorney, containing the owner(s) acknowledgement of the contents and limitations of this Specific Plan.

Sec. 10. **Severability.** If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the

provisions and clauses of this Ordinance are declared to be severable.

**FIGURE 1**

**STUDIO DEVELOPMENT AREAS**

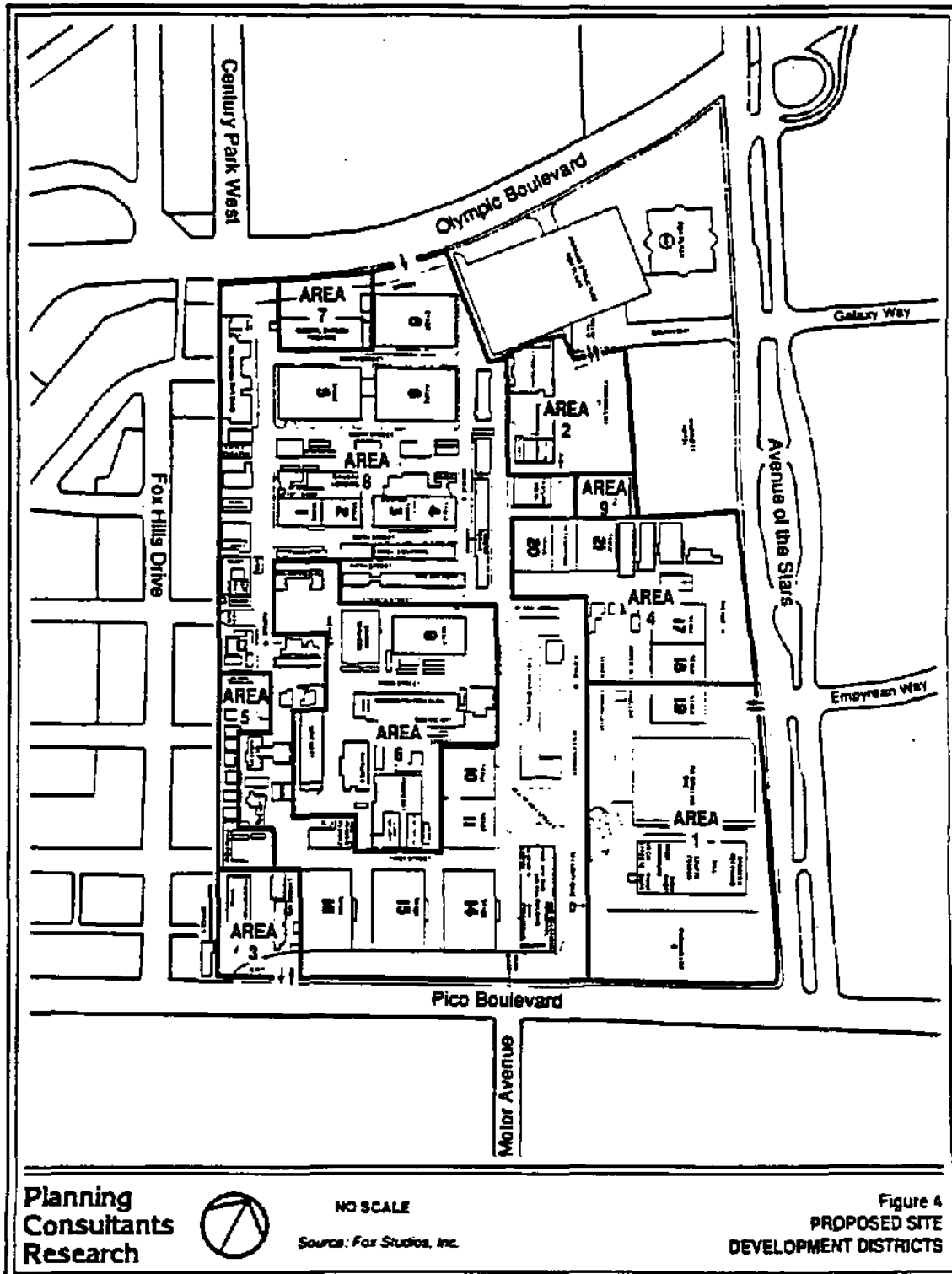




TABLE 1

GROSS SQUARE FEET AND PARKING SPACES  
BY STUDIO DEVELOPMENT AREA

<u>Studio Development Area</u>	<u>Existing Gross Square Feet</u>	<u>Maximum Gross Square Feet (1)</u>	<u>Maximum Parking Spaces (2)</u>
1	64,270	600,500	1,550
2	30,209	50,000	3,000
3	13,071	50,000	1,000
4	90,882	430,600	1,550
5	13,457	63,400	200
6	159,055	359,000	(3)
7	32,554	103,000	600
8	643,422	673,422	(3)
9	14,851	60,000	--
Trailers	<u>61,689</u>	--	--
Total Gross Square Feet	<u>1,123,460</u>		

Notes:

- (1) Although the maximum Gross Square Feet of development on the Studio Property shall not exceed 1,895,000, the property owner may develop each Studio Development Area subject to the square footage limitations for each Studio Development Area described above.
- (2) Although the maximum number of parking spaces on the Studio Property shall not exceed 4,500, the property owner may provide parking spaces anywhere on the Studio Property, subject to the limitations for each Studio Development Area described above and in Section 6.B.6. of this Specific Plan.
- (3) Existing parking may be retained, but no additional spaces may be provided.

TABLE 2

INVENTORY OF GROSS SQUARE FEET BY BUILDING AND TYPE OF USE

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
1	TELEVISION	24166	24166		8
2	LITTLE THEATER	3507		3507	8
3	TV PRODUCTION	3229	3229		8
4	MUSIC/ED BLDG	3150		3150	8
5	PROJECTION 2&3	4213		4213	8
6	EDITORIAL ANNEX	3002	2231	771	8
9	STAGE #6	30589		30589	8
10	FAN ROOMS	1680		1680	8
11	STAGE #5	30589		30589	8
12	ADMINISTRATION	37035	31277	5758	6
12A	PAYROLL ANNEX	4200	4200		6
14	FILM VAULTS	252		252	8
15	PLUMBING	1582		1582	2
16	POWER HOUSE NORTH	2562		2562	8
17	POWER HOUSE SOUTH	1344		1344	8
18	PROJECTION	4631		4631	8
19	CAMERA REPAIR	2867		2867	8
21	FANS	1365		1365	8
22	BOILERS/CHILLERS	3897		3897	8
23	PROJECTION RM "C"	1567		1567	8
24	FANS	1365		1365	8
25	SCORING/STAGE 1	10235		10235	8
26	CAMERA LOADING	10121		10121	8
27	STAGE #2	8395		8395	8
28	STAGE #3	7751	545	7206	8

TABLE 2, CONT'D.

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
29	FILM EDITING	12408	6333	6075	8
30	STAGE #4	7770		7770	8
31	TELEPHONE/INSURANCE	7670	2372	5298	8
32	CUTTING BLDG/PROD	24375		24375	8
38	"B" BLDG/PURCHASING	14583	10211	4372	8
39	STAGE #9	19551		19551	6
40	FAN ROOM	1575		1575	7
41	STUDIO SERVICES	13419	3014	10405	6
42	BUNGALOWS 9 & 10	3273	3273		8
43	BUNGALOW #5	1142	1142		5
45	BUNGALOW #12	989	989		8
49	BUNGALOW #7	1281	1281		8
50	BUNGALOW #6	1238	1238		5
51	GUARD HOUSE	317		317	8
52	PRINT SHOP/SCRIPT	5565		5565	8
53	FILM VAULT	1087		1087	8
54	"A" BUILDING	4666	4666		8
57	COMMISSARY/STORE	16800		16800	2
58	FEATURE PROD/WARDROBE	9609	2046	7563	2
59	FEATURE PRODUCTION	9802	9536	266	8
61	FILM VAULTS	785		785	6
69	HOSPITAL	1164		1164	8
71	BUNGALOW #1	305	305		8
72	BUNGALOW #2	509	509		8
73	BUNGALOW #3	423	423		8
75	BUNGALOW #4	335	335		8
76	BUNGALOW #11	353		353	8
77	PARK ROW	3347	3347		5
78	PRODUCTION BUNGALOW	4188	4188		6
79	LASKY BLDG & PROJ #9	3780	2371	1409	8

TABLE 2, CONT'D.

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
80	WRITERS BUILDING	13205	11478	1727	8
82	ELECTRICAL FIXTURES	8642		8642	6
85	STAGE #8	30589		30589	8
86	STARS BUILDING	9647	9647		8
88	EXECUTIVE BUILDING	86625	81396	5229	8
89	WILLIAM FOX BUILDING	100966	83273	17693	8
90	STAGE #14	28899		28899	8
92	STAGE #15	28899		28899	8
94	POWER PLANT #2	7010		7010	8
97	STAGE #16	28899		28899	8
98A	STAGE #10	18113		18113	8
98B	STAGE #11	18113		18113	8
203	NEW WRITERS BUILDING	5823	5823		6
205	PROCESS STORAGE	2344		2344	8
208	PUMP HOUSE	341		341	8
211	WARDROBE	2218		2218	2
214	WEIR BUILDING	5505	4295	1210	8
215	PRODUCTION BUNGALOW	3463	3463		6
216	EDITORIAL BUNGALOW	1176		1176	5
217	EDITORIAL BUNGALOW	1157		1157	5
218	EDITORIAL BUNGALOW	1157		1157	5
221	COOLING TOWER BLDG	1100		1100	8
222	MUSIC BUNGALOW	2035	2035		8
226	ZANUCK THEATRE	30979		30979	7
227	CORPORATE RECORDS	6187		6187	6
303	PRODUCERS BUILDING	1968	1968		4
307	CUTTING	1181		1181	5
310	GRIP DEPT	21808		21808	6
341	GREEN HOUSE	1890		1890	3
352	STAFF SHOP (PLASTER)	3150		3150	4

TABLE 2, CONT'D.

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
631	CRAFT CENTER	49419		49419	1
649	GARAGE	8319		8319	3
651	SET LIGHTING	19476		19476	4
652	LANDSCAPE	1602		1602	3
653	PROP & ELECTRICAL	33954		33954	6
655A	ACCESSORY BLDG 1	2601	2601		4
655	STAGE #17	16007		16007	4
656	STAGE #18	16027		16027	4
657	STAGE #19	14851		14851	1
658	STAGE #20	14851		14851	4
659	STAGE #21	14851		14851	4
660	STAGE #22	14851		14851	9
661	NURSERY SHED	1260		1260	3
662	EDITORIAL BUNGALOW	939		939	5
663	EDITORIAL BUNGALOW	936		936	5
664	CREDIT UNION	991		991	4
665	CREDIT UNION	960		960	4
666	EDITORIAL BUNGALOW	1184		1184	5
667	PICO APTS-TRANSP&CAST	4509	2295	2214	X
701	TRAILER	336	336		6
702	TRAILER	546	546		6
703	TRAILER	546	546		6
704	TRAILER	441	441		8
705	TRAILER	546		546	6
706	TRAILER	1562	1562		6

TABLE 2, CONT'D.

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
707	TRAILER	231		231	8
708	TRAILER	546	546		6
709	TRAILER	441	441		6
710	TRAILER	336		336	8
711	TRAILER	504		504	6
712	TRAILER	441	441		5
713	TRAILER	546	546		6
714	TRAILER	546	546		6
715	TRAILER	441	441		5
716	TRAILER	1512	1512		
721	TRAILER	1411	1411		8
727	TRAILER	1436	1436		8
728	TRAILER	546	546		8
729	TRAILER	1512	1512		8
730	TRAILER	2093	2093		8
731	TRAILER	655	655		6
732	TRAILER	3346	3346		8
742	TRAILER	252	252		8
743	TRAILER	5040	5040		4
745	TRAILER	2898	2898		4
746	TRAILER	3381	3381		8
747	TRAILER	6295	6295		4
748	TRAILER	1764	1764		7
749	TRAILER	2893	2893		8
750	TRAILER	1138	1138		4
751	TRAILER	840		840	8
752	TRAILER	6502	6502		4
755	TRAILER	712	712		6
756	TRAILER	712	712		8
757	TRAILER	1512	1512		8

TABLE 2, CONT'D.

<u>Bldg No.</u>	<u>Name</u>	<u>Gross Square Feet</u>	<u>Studio Office</u>	<u>Non-Studio Office</u>	<u>Studio Development Area</u>
758	TRAILER	756	756		5
761	TRAILER	1310	1310		8
762	TRAILER	655	655		8
Total Gross Square Feet		<u>1,123,460</u>	<u>384,813</u>	<u>738,647</u>	

TABLE 3

PRESERVED BUILDINGS

<u>Bldg. No.</u>	<u>Name</u>	<u>Building Type</u>
1	TELEVISION	OFFICE
2	LITTLE THEATRE	POST-PRODUCTION
3	TV PRODUCTION	PRE-PRODUCTION
4	MUSIC EDITORIAL	POST-PRODUCTION
5/6	PROJECTION	POST-PRODUCTION
9/10	STAGE 6 / FAN ROOM	STAGE
11	STAGE 5	STAGE
14	VAULT	STORAGE
16/17	POWER HOUSE	UTILITY
18/19	PROJECTION / CAMERA	STUDIO SERVICES
21	AIR CONDITIONING	UTILITY
22	HEATING & COOLING	UTILITY
23	PROJECTION ROOM C	POST-PRODUCTION
24	AIR COND. APPARATUS	UTILITY
25/26/27	STAGE 1	STAGE
28/29/30	STAGES 3 & 4	STAGE
31	COMMUNICATIONS	OFFICE
38	ART DEPARTMENT	ACTOR SERVICES
42	BUNGALOW 9	RESIDENCE
44	BUNGALOW 10	RESIDENCE
45	BUNGALOW 12	RESIDENCE
49	BUNGALOW 7	RESIDENCE
51	GUARD HOUSE	STUDIO SERVICES
52	SCRIPT	PRE-PRODUCTION
53	FILM VAULT	STORAGE
54	"A" BUILDING	ACTOR SERVICES
59	FEATURE PRODUCTION	ACTOR SERVICES
69	HOSPITAL	RESIDENCE
71/72	BUNGALOWS 1 / 2	RESIDENCE
73	BUNGALOW 3	RESIDENCE
75	BUNGALOW 4	RESIDENCE
76	BUNGALOW 11	RESIDENCE
78	PRODUCTION BUNGALOW	RESIDENCE



79	LASKY BUILDING	OFFICE
80	OLD WRITERS BUILDING	OFFICE
85	STAGE 8	STAGE
86	STARS BUILDING	ACTOR SERVICES
88	EXECUTIVE BUILDING	OFFICE
89	WILLIAM FOX BUILDING	PRE-PRODUCTION
90	STAGE 14	STAGE
92	STAGE 15	STAGE
94	POWER PLANT	UTILITY
97	STAGE 16	STAGE
98	STAGES 10 / 11	STAGE
214	WEIR BUILDING	OFFICE
221	COOLING TOWER	UTILITY

TABLE 4

CONTRIBUTING BUILDINGS FOR WHICH DEMOLITION IS PERMITTED

<u>Bldg. No.</u>	<u>Name</u>	<u>Building Type</u>
12	ADMINISTRATION	PRE-PRODUCTION
15	PLUMBING	STUDIO SERVICES
32	CUTTING BUILDING	POST-PRODUCTION
39/40	STAGE 9 / FAN ROOM	STAGE
41	STUDIO SERVICES	BARN
57	COMMISSARY	STUDIO SERVICES
61/68	FILM VAULT	STORAGE
77	PARK ROW	OFFICE
205	AIR CONDITIONING	UTILITY
216	EDITORIAL BUNGALOW	RESIDENCE
217	EDITORIAL BUNGALOW	RESIDENCE
218	EDITORIAL BUNGALOW	RESIDENCE
303/339	PRODUCERS BUILDING	OFFICE
307	PRODUCTION OFFICE	STORAGE

## APPENDIX 1

### TRIP CAP MONITORING PROGRAM

#### 1. Definitions

##### A. Actual Trips

Daily Trips, A.M. Peak Hour Trips and P.M. Peak Hour Trips.

##### B. Adjusted Trip Generation Factor

The trip generation factors for Studio Office Use and Studio non-Office Use, respectively, adjusted based on Average Daily Trips in the previous reporting period, in accordance with Section 9 herein.

##### C. A.M. and P.M. Peak Hour Trips

Vehicle trips during the one-hour period between 8 a.m. to 9 a.m. and from 5 p.m. to 6 p.m., respectively, measured in accordance with Section 5 herein.

##### D. Average Daily Trips

Daily Trips averaged over a reporting period for all weekdays (excluding weekends).

**E. Current Trip Generation Factor**

The trip generation factors for Studio Office Use and Studio non-Office Use, respectively, before adjustment in each reporting period based upon Average Daily Trips. Prior to preparation of the first Studio Traffic Monitoring Report, the Current Trip Generation Factors shall be 12.33 per 1,000 Gross Square Feet for Studio Office Use and 4.71 per 1,000 Gross Square Feet of non-Studio Office Use.

**F. Daily Trips**

Vehicle trips, measured in accordance with Section 5 herein, over 24 hours on a 5-day week basis (excluding weekends).

**G. Existing Projected Trips**

The number of vehicle trips expected to be generated by facilities existing at the time, determined by multiplying the Gross Square Feet of all existing occupied and unoccupied Studio Office Use and non-Studio Office Use, and the Gross Square Feet authorized by unexpired building permits, by the corresponding Current Trip Generation Factor.

**H. New Projected Trips**

The number of vehicle trips expected to be generated by construction of a Studio Project

building, determined by multiplying the Gross Square Feet of the proposed building by the corresponding Adjusted Trip Generation Factor.

I. Total Projected Trips

The sum of Existing Projected Trips and New Projected Trips.

J. Report

The Studio Traffic Monitoring Report, as described in Section 6 A herein.

2. Implementation of Trip Cap Monitoring Program

No later than the issuance of a building permit or permits that would result in the addition of 50,000 cumulative net new Gross Square Feet or more of Studio Office Use, the property owner shall implement this Trip Cap Monitoring Program.

The property owner and the Department of Transportation may agree from time to time upon modifications, changes and alternatives to this Trip Cap Monitoring Program, provided that the Allowable Trip limitations provided herein are effectively achieved.

**3. Allowable Trips**

The Allowable Trips within the Studio Zone shall be:

	Allowable Average Daily Trips*	Allowable Daily Trips*	Allowable A.M. Peak Hour Trips*	Allowable P.M. Peak Hour Trips*
Phase 1	11,500	15,646	1,531	1,019
Phase 2	14,310	15,646	1,531	1,019
Phase 3	N/A	15,646	1,531	1,019

\* The stated limitation may not be exceeded without penalties as provided in Section 6 herein.

**4. Redesignation of A.M. or P.M. Peak Hour**

The Department of Transportation may redesignate the a.m. and/or p.m. peak hour after implementation of the Trip Cap Monitoring Program pursuant to a schedule of a.m. and p.m. peak hour factors contained in the Council File No. 93-0909 by providing the property owner with one year's advance notice of the revised peak hour. If the Department of Transportation redesignates the a.m. and/or p.m. peak hour, then the corresponding peak hour Allowable Trip limitation shall be adjusted pursuant to the schedule provided in the Council File No. 93-0909. Redesignation shall not occur until at least four Reports, as described in Section 6 A below, have been completed and may not be changed more often than every three years.

5. Measurement of Actual Trips

A. Commencement of Measurement

The commencement of measurement of Daily Trips and A.M. and P.M. Peak Hour Trips shall be required on the first June 1 or December 1 following issuance of a building permit or permits that would result in the addition of 50,000 cumulative net new Gross Square Feet of Studio Office Use. Measurement of trips shall continue for each period thereafter.

B. Measurement of Vehicle Trips

Actual measurement of vehicle trips (by machine or electronically) shall be conducted 24 hours per day, 5 days per week, excluding weekends. All vehicles, including motorcycles, entering or exiting all Studio Property access points shall be counted with the following exceptions: Bicycles, scooters, mopeds, vehicles used by Studio Property security personnel, other two-wheeled motorized vehicles, electric carts and "off-highway vehicles," such as golf carts; construction-related vehicles (i.e., construction equipment, materials, delivery vehicles and construction employees' personal vehicles); and vehicles with more than two axles. Manual counts or other reliable procedures shall also be conducted periodically as the basis for calculating

the exclusions described herein. In each case, such exclusion shall equal the number of trips by excludable vehicles measured during manual monitoring multiplied by the proportion of the time period during which manual monitoring has been conducted to the corresponding time period for each category of Allowable Trips (i.e., 24 hours for Allowable Average Daily Trips or one hour for Allowable A.M. or P.M. Peak Hour Trips).

The property owner shall provide all necessary hardware and software for this Trip Cap Monitoring Program.

C. Minimum Reported Daily Trips

For purposes of calculating Average Daily Trips, if the number of Daily Trips measured for any 24-hour period is less than 8,000, the Daily Trips reported shall be deemed 8,000 Daily Trips, notwithstanding the actual number of vehicle trips counted that day. This provision, however, shall not apply to the first 20 24-hour weekday periods, up to ten 24-hour weekday periods per month, in any six-month reporting period during which the actual number of Trips counted is less than 8,000 Daily Trips. After the first such 20 24-hour weekday periods, or ten 24-hour weekday periods in one month, the number of Trips reported shall be 8,000,



or the actual number of trips measured, whichever is higher.

**D. The Department of Transportation Trip Counts**

The Department of Transportation may conduct its own trip counts in a reasonable time and manner so as not to interfere with the property owner's operations, consistent with the methodology described herein, in order to verify the accuracy of trip counts. The property owner shall fully cooperate with the City in the latter's monitoring effort including, but not limited to, permitting the placement of City-employed count personnel and trip monitoring devices at Studio Property access points.

**6. Monitoring and Enforcement**

**A. Studio Traffic Monitoring Report**

A Report shall be submitted by the property owner to the Department of Transportation and the Department of City Planning no later than 60 days following each measurement period. The Report shall be made available by the Department of Transportation to members of the public and other public agencies upon request. The Report shall be based upon traffic monitoring conducted during the previous reporting period.

The Report shall contain at least the following information:

- (1) Average Daily Trips, Daily Trips, and A.M. and P.M. Peak Hour Trips for the reporting period.
- (2) A comparison of Average Daily Trips, Daily Trips, and A.M. and P.M. Hour Trips with the corresponding level of Allowable Trips provided in Section 3 herein.
- (3) An inventory of the Gross Square Feet of all existing buildings, those for which a building permit has been issued, and those for which a demolition permit has been issued in the Studio Zone.
- (4) Data concerning ridesharing program utilization for the Studio Property (e.g., the number of operating vanpools, buspools, and carpools, and vehicle occupancy).
- (5) Adjustment of trip generation factors pursuant to Section 8 herein.

**B. Additional Trip Reduction Measures**

Within 90 days of notification by the Department of Transportation that any combination

of Daily Trips, A.M. Peak Hour Trips and/or P.M. Peak Hour Trips, as reported in the Report, have exceeded the applicable category of Allowable Trips on more than 20 days within a six-month period, or that Average Daily Trips have exceeded Allowable Average Daily Trips, the property owner shall, in consultation with the Department of Transportation, devise and implement additional measures designed to reduce vehicle trips to a level equal to or less than Allowable Trips. A report detailing such measures, and indicating how such measures will reduce Actual Trips to Allowable Trips shall be prepared by the property owner and filed with the Department of Transportation. For the purposes of this Trip Cap Monitoring Program, a single day is deemed to have been exceeded if Actual Trips exceed Allowable Trips in one, two or three categories (Daily Trips, A.M. Peak Hour Trips or P.M. Peak Hour Trips) on any given day.

C. Building Permit and Financial Penalties

If two consecutive Reports indicate that a combination of Daily Trips, A.M. Peak Hour Trips and/or P.M. Peak Hour Trips have exceeded the applicable category of Allowable Trips on more than 20 days within a six-month period during both reporting periods, or that Average Daily Trips have exceeded Allowable Average Daily Trips during both

reporting periods, each of the following provisions shall apply until a subsequent Report indicates that Actual Trips have not exceeded Allowable Trips in any of the categories for more than 20 exceedance days (Daily Trips, A.M. Peak Hour Trips and P.M. Peak Hour Trips), and that Average Daily Trips have not exceeded Allowable Average Daily Trips. For the purposes of this Trip Cap Monitoring Program, a single day is deemed to have been exceeded if Actual Trips exceed Allowable Trips in one, two or three categories (Daily Trips, A.M. Peak Hour Trips or P.M. Peak Hour Trips) on any given day.

- (1) No additional building permits for any new structures which would increase Total Projected Trips shall be issued. Building permits for activities which would not increase vehicle trips, such as for the replacement of demolished buildings, shall not be affected by this provision.
- (2) The property owner shall pay a financial penalty for violations in the second consecutive reporting period based upon the formula set forth in Section 7 herein. This penalty is based upon the estimated cost for placing a person in a rideshare program for

each trip that exceeds the corresponding category of Allowable Trips.

The fee shall be paid in cash or by check within 90 days of notification by the Department of Transportation that Trips have exceeded Allowable Trips for two consecutive reporting periods, and shall be deposited in the West Los Angeles Transportation Trust Fund. The fee shall be spent on mitigation measures which reduce trips in the Century City South Specific Plan area or the Century City North Specific Plan area.

7. Calculation of Financial Penalties

Step 1. The daily penalty for excess Actual Trips shall be calculated as follows:

Compare Actual Trips with each corresponding category of Allowable Trips. For each day that Actual Trips exceed Allowable Trips, excluding the first 20 days in each six-month period that each category of Actual Trips exceeds the applicable category of Allowable Trips, calculate a penalty for each category by multiplying the following amounts by the number of excess Actual Trips over the corresponding category of Allowable Trips as follows:

\$ 3.20 per excess Daily Trip

\$ 12.40 per excess A.M. Peak Hour Trip

\$ 12.40 per excess P.M. Peak Hour Trip

For each day, select the highest penalty calculated pursuant to the formula described above. The highest daily penalties shall be summed for the reporting period.

For successive violations of any category of Allowable Trips in consecutive six-month periods, excluding the first 20 days in each six-month period that Actual Trips exceed Allowable Trips, the penalty amounts shall be increased by multiplying the penalty listed above by the following factor, as follows:

First six-month period violation factor--no penalty

Second six-month period violation factor--1.00

Third six-month period violation factor--1.25

Fourth six-month period violation factor--1.75

Fifth six-month period violation factor--2.50

For further violations, the applicable factor shall be determined by adding to the prior six-month period violation factor the sum of .25 plus the difference between the two most recent six-month period violation factors. (For example, subtract

1.75, the fourth six-month period violation factor, from 2.50, the fifth six-month period violation factor, for a result of .75. Add .25 to .75, and add the result of 1.00 to the fifth six-month period violation factor, 2.50, to obtain the sixth six-month period violation factor of 3.50.)

The penalty amounts shall continue to be increased pursuant to the factors listed above for each successive period of violation until there is a subsequent six-month period of compliance with all categories of Allowable Trips. Thereafter, financial penalties for further noncompliance with Allowable Trips shall be determined, as described above, by applying the six-month period violation factors, beginning with the first six-month period violation factor, to the penalty amounts for each successive period of noncompliance.

Finally, determine the sum of all such daily penalties selected in the reporting period pursuant to this Step 1.

**Step 2. The penalty for violations of Average Daily Allowable Trips shall be calculated as follows:**

During each reporting period, multiply the excess of Average Daily Trips over Allowable Average

Daily Trips by \$ 400. For successive violations of Average Daily Allowable Trips in consecutive six-month periods, the penalty amount shall be adjusted in accordance with the steps provided in Step 1.

**Step 3. Determine Penalty to be Imposed.**

The property owner shall pay, in accordance with the procedures described in Section 6 C, the higher of the amounts calculated pursuant to Step 1 and Step 2.

**8. Reimbursement**

The property owner shall reimburse the actual reasonable costs, up to \$5,000 during each calendar year, incurred by the Department of Transportation, in reviewing the Report and for monitoring and conducting its own vehicle trip counts. The Department of Transportation shall submit a written request for reimbursement within 60 days after the close of the calendar year. Upon receipt of such written request for reimbursement, the property owner shall submit payment for such reimbursement within 60 days.

**9. Adjustment of Trip Generation Factors**

The issuance of building permits for new Studio Office Use and Studio non-Office Use shall depend upon whether such proposed construction will generate Total



Projected Trips that would exceed Phase 1 and Phase 2 Allowable Average Daily Trips. In Phase 3, such new construction may not generate trips that would exceed Allowable Daily Trips. Determination of Total Projected Trips shall be based upon trip generation factors adjusted for Actual Trips. If the addition of such new construction would generate trips that would exceed Allowable Trips, then the building permit shall not be issued.

To determine whether Total Projected Trips from existing and proposed construction would exceed the applicable Phase 1, 2 or 3 Allowable Trip limitations, the following formula shall be used:

**Step 1. Determine the Adjusted Trip Generation Factor:**

Trip Generation Factors for Studio Office Use and non-Studio Office Use shall be adjusted for each reporting period as follows:

(Average Daily Trips divided by Existing Projected Trips)

X

Current Trip Generation Factor

= Adjusted Trip Generation Factor

**Step 2. Determine New Projected Trips:**

(Gross Square Feet of proposed new construction

divided by 1,000)

X

Adjusted Trip Generation Factor

= New Projected Trips

**Step 3. Determine Total Projected Trips:**

Existing Projected Trips + New Projected Trips

= Total Projected Trips

**Step 4. Determine allowable Gross Square Feet of new construction:**

In Phase 1 and Phase 2, compare Allowable Average Daily Trips to Total Projected Trips. In Phase 3, compare Allowable Daily Trips to Total Projected Trips. If Total Projected Trips are more than the applicable category of Allowable Trips, then the building permit will not be issued for the proposed Gross Square Feet of new construction.

## APPENDIX 2

### TRANSPORTATION DEMAND MANAGEMENT PLAN PROGRAM ELEMENTS

The property owner shall submit to the Department of Transportation for its review and approval and implement a Transportation Demand Management ("TDM") Plan. The property owner reserves the right to make changes to the TDM Plan, as necessary, to achieve the best mix of TDM actions to meet commuting needs of employees. Compliance with the Allowable Trip limitations of the Trip Cap Monitoring Program shall be deemed compliance with the TDM Plan.

Some combination of the following TDM services and incentives may be offered to all employees of the property owner:

1. Marketing & Education Measures

- a. Employ one or more trained TDM staff persons on-site on a full-time basis.
- b. Encourage extensive rideshare participation through newsletters, bulletin boards and other similar methods.
- c. Track usage of each TDM incentive or service.

- d. Operate a "Commuter Store" at a visible, central location on the Studio Property.
- e. Utilize prizes and special events to maintain interest and encourage participation in the TDM Plan.
- f. Brief each new employee of the property owner on TDM Plan requirements.

2. On-Site Services Enhancements

- a. Make bus passes available for sale at the Commuter Store.
- b. Enhance and encourage utilization of on-site amenities.

3. Facility Improvements

- a. Establish convenient carpool and/or vanpool loading areas.
- b. Upgrade and expand bicycle racks, showers and lockers.
- c. Contribute to improvements of bike routes on access routes to the Studio Property.

- d. Add or upgrade bus stop facilities near the Studio Property.
- e. Seek improved bus service to the Studio Property, especially on north and south routes.
- f. Support the Department of Transportation express bus service by matching employee fares.

4. **Service Operation**

- a. Provide information regarding carpools, vanpools, public transit and bicycles to each employee of the property owner.
- b. Provide personalized assistance to facilitate employee participation in ridesharing.
- c. Expand the vanpool fleet.
- d. Operate a guaranteed ride home program ("GRH") for ridesharers only.
- e. Provide short-term auto rental ("STAR") service for midday trips.
- f. Participate in the operation of or contribute to the Century City Transportation Management

Association midday shuttle service in Beverly Hills.

5. **Alternative Work Arrangements**

- a. Allow employees to adjust work schedules to accommodate ridesharing arrangements.
- b. Establish staggered work hours to shift studio traffic out of peak commuter hours.
- c. Establish pilot telecommuting programs, such as work-at-home programs or a "telework center."

### APPENDIX 3

#### ACCESS MODIFICATIONS

No later than the issuance of a building permit for a Studio Project building which causes Average Daily Trips to exceed 11,500 trips, the property owner shall modify and narrow the raised-median islands on both the north and south legs of Avenue of the Stars at Galaxy Way. Avenue of the Stars shall be restriped to provide an additional left-turn lane in the northbound direction. The property owner shall widen the south side of Galaxy Way by two feet from Avenue of the Stars to a point approximately 240 feet westerly of the Avenue of the Stars centerline to provide a 32-foot half roadway width and 8-foot sidewalk within the existing 40-foot half right-of-way. The property owner shall prohibit eastbound and westbound through traffic by restriping Galaxy Way to provide one left-turn lane and one right-turn lane in the westbound direction, and dual left-turn lanes and one right-turn lane in the eastbound direction.

Prior to the end of Phase 3, the owner shall modify and narrow the raised median islands on both the north and south legs of Avenue of the Stars at Empyrean Way. The owner shall prohibit eastbound and westbound through traffic by restriping Empyrean Way to provide one left-turn lane and one right-turn lane in the westbound direction, and striping the access at Avenue of the Stars and Empyrean Way to provide one left-turn lane and one right-turn lane.

Prior to the end of Phase 2, and no later than the opening of the Pico West access, the property owner shall install dual left-turn lanes on Pico Boulevard at the Pico West access for eastbound traffic in conjunction with two-way left-turn channelization. This channelization shall allow adequate storage for those vehicles turning left into the Pico West access. In addition, it shall provide a storage area on Pico Boulevard for those vehicles making left turns onto or from Fox Hills Drive. Provided, however, that in the event the Department of Transportation implements a through-traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this improvement shall not be required.

The owner shall pay for the relocation of any Santa Monica Municipal Bus Lines bus stop facilities caused by the closure of the existing entrance at Pico Boulevard and Motor Avenue and the establishment of the Pico West access.

Except for emergencies, no vehicle or pedestrian access from the western boundary of the Studio Property shall be allowed.

At each vehicular access point, excluding the Pico West access and the Olympic Boulevard entrance, the owner shall provide separate pedestrian access.



Sec. 11. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the north entrance to the Hall of Administration in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that the forgoing ordinance was introduced at the meeting of the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at the meeting of JUN 23 1993 and was passed at its meeting of JUN 30 1993

Approved \_\_\_\_\_

JUN 30 1993

CITY CLERK

By \_\_\_\_\_

Raymond J. Cruz  
Deputy

Approved as to Form and Legality \_\_\_\_\_

June 23, 1993

James K. Hahn, City Attorney

Tom Bradley  
Mayor

By \_\_\_\_\_

Jeri L. Buzg

Deputy City Attorney

Pursuant to Sec. 97.8 of the City Charter,  
disapproval of this ordinance recommended  
for the City Planning Commission \_\_\_\_\_

JUN 22 1993

File No. \_\_\_\_\_

93-0909

See attached report

Caroline [Signature]  
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 168862, entitled: Amend the Century City South Specific Plan

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on JUN 30 1993, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on JUL 01 1993 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the north entrance to the Hall of Administration of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning JUL 01 1993 to and including AUG 10 1993.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 1<sup>st</sup> day of July 1993 at Los Angeles, California.

Maria C. Rico  
Deputy City Clerk

Effective Date: AUG 10 1993