

Re-posted with corrections to "Appendix C" - New Effective date is December 11, 2016

Specific Plan Procedures amended pursuant to LAMC Sec. 13B.4. of Ch. 1A in  
accordance with Ordinance No. 187,930

**PARAMOUNT PICTURES SPECIFIC PLAN**  
**City of Los Angeles**

Ordinance No. 184539

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**September 2016**

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**Exhibit E: Paramount Pictures Historic District and RKO Historic District Map**

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**ORDINANCE NO. \_\_\_\_\_**

An ordinance establishing a Specific Plan, known as the Paramount Pictures Specific Plan, for future development of the Paramount Pictures property, an approximately 62-acre site comprised of the main studio property, generally bounded by Melrose Avenue to the south, Gower Street to the west, a cemetery to the north and Van Ness Avenue to the east, and six surrounding properties. The main studio property and four of the surrounding properties north of Melrose Avenue are located within the Hollywood Community Plan area and two surrounding properties south of Melrose Avenue are located in the Wilshire Community Plan area, in Los Angeles, California.

**WHEREAS**, the City of Los Angeles Municipal Code does not have a zoning designation that can address the unique characteristics of a major studio/entertainment site;

**WHEREAS**, Paramount Pictures needs to modernize its facilities to meet the anticipated future demand of the movie, television and entertainment industry and contribute to the preservation of Hollywood as the international focus of the entertainment industry;

**WHEREAS**, the entertainment industry is facing significant technological and other changes, many of which are not fully known, including competition from other states and countries, which requires long-term flexibility in land use and planning;

**WHEREAS**, a clear and consistent set of principles and guidelines, such as those established by this Specific Plan, provide a level of certainty that all interested parties may rely upon for future development to meet the anticipated future demands of the movie, television and entertainment industry, while remaining mindful of the Specific Plan Area's historic resources and neighbors;

**WHEREAS**, Paramount Pictures seeks to create a wide range of jobs and enhance its ability to stay competitive in the increasingly complex entertainment industry, while maximizing its contributions to the local and regional economy;

**WHEREAS**, Paramount Pictures has evolved over time to its current footprint of approximately 62 acres such that a patchwork of requirements, conditions and approvals apply to various portions of the property, and a Specific Plan will provide a clear cohesive framework that applies to the entire property, unifies the different portions of property, integrates the mix of uses and maximizes synergies and efficiencies between people, uses and facilities, such that all interested parties may understand and rely on the Specific Plan;

**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

**WHEREAS**, 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: AUTHORITY AND SCOPE**

### **Section 1.1. ESTABLISHMENT OF THE PARAMOUNT PICTURES SPECIFIC PLAN.**

- A. A Specific Plan is a regulatory land use ordinance, which controls or provides a framework for the systematic implementation of the General Plan of the City of Los Angeles (City). The Paramount Pictures Specific Plan is hereby established and is applicable to that area of the City shown within the heavy dashed lines on the Paramount Pictures Specific Plan Boundary Map shown on Exhibit A. The legal description of the boundaries of the Paramount Pictures Specific Plan Boundaries Legal Description is set forth in Exhibit B.
- B. In order to regulate the use of property as provided for in this Specific Plan, the Specific Plan is divided into seven Planning Areas that are designated as follows: Main Lot; Lemon Grove Lot (Parcels A, B, C, and D); South Bronson Lot; Windsor Lot; Camerford Lot; Waring Lot; and Gregory Lot (Parcels A and B). The location and boundaries of these Planning Areas are shown on the Paramount Pictures Specific Plan Planning Areas Map shown on Exhibit C.

### **Section 1.2. RELATIONSHIP TO THE LOS ANGELES GENERAL PLAN.**

The Los Angeles General Plan is a comprehensive long-range policy document that guides the physical development of the City. The General Plan includes certain state-mandated elements related to land use, circulation, housing, conservation, open space, noise, and safety. Whereas the General Plan is a broad policy document, this Specific Plan is a policy statement and implementation tool to cover a defined planning area. A specific plan must be consistent with the General Plan by furthering the objectives and policies of the General Plan, and not obstruct their attainment, pursuant to California Government Code Section 65454. This Specific Plan is intended to detail and foster the General Plan's development policies, systematically implement the General Plan, and contain defined standards and development criteria that supplement those of the General Plan.

### **Section 1.3. RELATIONSHIP TO THE COMMUNITY PLAN.**

A community plan is a focused planning policy document that designates the distribution of types, amounts and location of land uses for a particular area of the City. The Hollywood Community Plan and Wilshire Community Plan are two of 35 Community Plans that comprise the Land Use element of the Los Angeles General Plan. The Hollywood Community Plan is applicable to the Main Lot; Lemon Grove Lot; Camerford Lot; Waring Lot; and Gregory Lot of the Specific Plan Area. The Wilshire Community Plan is applicable to the South Bronson Lot and Windsor Lot of the Specific Plan Area. The Hollywood Community Plan and Wilshire Community Plan are consistent with the objectives and policies of the General Plan. The Specific Plan is a more focused regulatory document that is consistent with both Community Plans and the General Plan and reflects the unique constraints and opportunities of the Specific Plan Area. The Specific Plan creates a regulatory framework that accounts for the special needs of the

Specific Plan Area and the surrounding community and allows flexibility for adapting to future changes that could occur in the entertainment industry.

#### Section 1.4. RELATIONSHIP TO CEQA.

Pursuant to the California Environmental Quality Act (CEQA), the Paramount Pictures Master Plan Project Environmental Impact Report (City Case No. ENV-2011-2460-EIR) was prepared for the Paramount Pictures Master Plan, which includes the implementation of this Specific Plan. The Paramount Pictures Master Plan Project Environmental Impact Report (EIR) (State Clearinghouse No. 2011101035) identifies potential effects on the environment of the Paramount Pictures Specific Plan and sets forth mitigation measures to lessen those potential impacts.

#### Section 1.5. RELATIONSHIP TO THE LOS ANGELES MUNICIPAL AND ADMINISTRATIVE CODES.

- A. The regulations of this Specific Plan are in addition to those set forth in the Los Angeles Municipal Code (Municipal Code), including planning, zoning and subdivision provisions of Chapter 1 of the Municipal Code, the Los Angeles Administrative Code (Administrative Code), and any other relevant ordinances; and do not convey any rights not otherwise granted under the provisions and procedures contained in Chapter 1 and other relevant ordinances, except as specifically provided for herein.
- B. Whenever provisions of this Specific Plan differ from, either in being more restrictive or less restrictive than, provisions contained in the Municipal Code or the Administrative Code as of the date of adoption of this Specific Plan, or other relevant ordinances, this Specific Plan shall prevail and supersede those other provisions. Whenever this Specific Plan is silent, the provisions of the Municipal Code, Administrative Code or other relevant ordinances shall apply.
- C. The regulations contained within this Specific Plan regarding Floor Area, maximum densities and yards shall supersede any such regulations within Chapter 1 of the Municipal Code.
- D. Without limiting the above paragraphs, the regulations and procedures in this Specific Plan shall supersede and serve as a substitute ordinance for the following provisions of the Municipal Code, as may be amended from time to time:
  - 1. Site Plan Review. Section 16.05.
  - 2. Major Development Project. Section 12.24.U.14.
  - 3. Transitional Height. Sections 12.21.1.A.10 and 12.24.X.22.
  - 4. Height and Floor Area Limitations. Section 12.21.1.A and 12.21.4.
  - 5. Motion Picture Studio Stage Heights. Section 12.21.1.B.1.

6. Parking Requirements. Section 12.21.A.4 through Section 12.21.A.6.
7. Reduced or Shared Parking. Sections 12.24.X.17, 12.24.X.19 and 12.24.X.20.
8. Signage Regulations. Section 12.21.A.7.
9. Transportation Demand Management and Trip Reduction Measures. Sections 12.26.J.
10. Alcoholic Beverage Sales and Service Regulations. Sections 12.21.A.10, 12.21.A.14, 12.24.W.1, 12.24.X.2.
11. Historic Buildings and Guidelines. Section 12.24.X.12 and Los Angeles Administrative Code Section 22.171, et seq.
12. Notification of Demolition. Section 91.106.4.5.4
13. Studio Production and Filming. Sections 12.24.U.15 and 12.24.X.23.
14. Green Building Program. Section 16.10.
15. Ground Floor Restaurant Requirements. Sections 12.12.2, 12.13.A, 12.14.A, and 12.24.W.
16. Child Care Facilities. Sections 12.24.W.51 and 12.24.X.24.
17. Wireless Telecommunications Facilities Regulations. Sections 12.21.A.20, 12.21.A.21, and 12.24.W.49.
18. Area, Yard and Setback requirements. Section 12.21.C.
19. Mini-Shopping Center and Commercial Corner Development Regulations. Section 12.22.A.23 and Section 12.24.W.27.
20. Fences and Walls. Section 12.22.C.20(f).

#### Section 1.6. RELATIONSHIP TO EXISTING USES.

The Paramount Pictures Specific Plan creates a regulatory framework for long-term development of the Specific Plan Area. The Specific Plan also recognizes, however, that Existing Uses/Facilities within the Specific Plan Area may continue as the development permitted by this Specific Plan is implemented. Existing Uses/Facilities shall be permitted to continue within the Specific Plan Area.

## **SECTION 2: PARAMOUNT PICTURES SPECIFIC PLAN OVERVIEW**

### **Section 2.1. PURPOSES AND GOALS.**

The purpose and goals of this Specific Plan are to:

- A. Provide regulatory controls and incentives for the systematic and incremental execution of those portions of the Community Plans 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 to provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for the uses;
- D. Provide continued development of the site as a major studio/entertainment institution, in conformance with the goals and objectives of local and regional plans and policies;
- E. Permit the removal, renovation, replacement and construction of Stage, Production Office, Support, Office, Retail, and parking facilities to meet the evolving needs of both the entertainment industry and the surrounding community;
- F. Establish a set of general procedures by which the City can verify that proposed projects substantially comply with all regulations in the Paramount Pictures Specific Plan;
- G. Allow net new Floor Area within the Specific Plan Area as set forth in Table A of this Specific Plan and including changes of Floor Area by land use category, as may be permitted pursuant to Land Use Exchanges as set forth in Section 3.4 of this Specific Plan;
- H. Preserve the overall historic integrity of the Specific Plan Area consistent with the requirements of this Specific Plan.

### **Section 2.2. SPECIFIC PLAN SETTING AND DEVELOPMENT OVERVIEW.**

- A. The Specific Plan Area is approximately 62 acres, comprised of Paramount Pictures' main studio property and six surrounding properties, and is located in the Hollywood area of the City. The Specific Plan is divided into seven Planning Areas that are designated as follows: Main Lot; Lemon Grove Lot; South Bronson Lot; Windsor Lot; Camerford Lot; Waring Lot; and Gregory Lot. The Main Lot is generally bounded by Melrose Avenue to the south, Gower Street to the west, a cemetery to the north and Van Ness Avenue to the east. The Lemon

Grove Lot is located on the east side of Van Ness Avenue, north of Lemon Grove Avenue; the South Bronson Lot is located on the south side of Melrose Avenue at Bronson Avenue; the Windsor Lot is located on the south side of Melrose Avenue at Windsor Boulevard; the Camerford Lot is located on the west side of Gower Street at Camerford Avenue; the Waring Lot is located on the west side of Gower Street at Waring Avenue; and the Gregory Lot is located on the west side of Gower Street at Gregory Avenue.

- B. At the time of approval of this Specific Plan, development in the Specific Plan Area totals approximately 1.85 million square feet of floor area which includes approximately 362,100 square feet of Stage, 586,000 square feet of Support Uses, 332,300 square feet of Production Office, 546,300 square feet of Office, and 22,000 square feet of Retail.
- C. The proposed Project associated with this Specific Plan includes, with demolition of certain existing facilities, 21,000 square feet of net new Floor Area for Stage Uses, 635,500 square feet of net new Floor Area for Production Office Uses, 638,100 square feet of net new Floor Area for Office Uses, 89,200 square feet of net new Floor Area for Retail Uses, 1,900 square feet of net new Floor Area for Support Uses, and associated parking. With 536,600 square feet of proposed demolition of existing facilities, the total net new Floor Area is 1,385,700 square feet. This Specific Plan also allows for the ability to exchange permitted land uses through the Land Use Exchange procedure.

Section 2.3. **DEFINITIONS.** The following words, whenever used in this Specific Plan, shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in the Los Angeles Municipal Code.

**Administrative Clearance.** A ministerial process to determine compliance of a Project with all applicable provisions of the Specific Plan, as issued by the Director, pursuant to Section 3.2 of this Specific Plan.

**Alcohol Use Approval.** A ministerial process to determine compliance of an establishment seeking approval after the effective date of this Specific Plan of the right to sell and/or serve alcoholic beverages with all applicable provisions of this Specific Plan, pursuant to Section 6 of this Specific Plan.

**Ancillary Lots.** The Lemon Grove Lot, South Bronson Lot, Windsor Lot, Camerford Lot, Waring Lot, and Gregory Lot are collectively referred to as the Ancillary Lots.

**Applicant.** Any person or entity submitting an application for an Administrative Clearance, Modification of Administrative Clearance, Alcohol Use Approval, Project Permit Compliance (for Land Use Exchange), or Director's Interpretation.

**Base Camp.** Arrangement of mobile facilities (trucks, generators, support vehicles, etc.) related to Production Activities.



**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.

**Child Care Facility.** A facility in which non-residential care is provided for children under 16 years of age, including infant care, day care, preschool care, before and after school care and child development facilities.

**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 WiFi, 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 shall also include 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.

**Contributing Building.** A building or resource identified as a “contributor” to the potential Paramount Pictures Historic District or potential RKO Studios Historic District in the Paramount Pictures Historic Assessment Technical Report (August 2015) included in Appendix F of the Draft EIR and as noted on Table B of this Specific Plan.

**Director.** The Director of the City Planning Department or his or her successor or designee.

**Existing Uses/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.

**Floor Area.** The area in square feet confined within the interior face of the exterior walls of a building, but not including the area of the following: exterior walls; stairways; shafts; light courts; rooms housing building-operating equipment, machinery, recycling or waste management equipment or machinery; parking areas with associated driveways and ramps and areas incidental thereto; basement storage areas; outdoor eating areas (covered or uncovered); bicycle parking (covered or uncovered); trellis structures; outdoor production areas; production trailers; and Sets/Façades.

**Height.** The vertical distance above grade measured to the highest point of the building or structure or roof structure or parapet wall, whichever is highest. For purposes of measuring Height, roof structures shall not include roof top equipment (including without



limitation elevator lobbies, stairwells, operational and maintenance equipment, and heating, ventilation and air conditioning equipment), architectural elements, visual screening elements, landscaping and thematic elements.

**Height Allowance.** A specified Height in which building(s) within designated areas may exceed the maximum Height of the Height Zone up to the maximum stated Height for the Height Allowance as set forth in Section 5.1 of this Specific Plan and shown on the Paramount Pictures Specific Plan Height Zone Map, Exhibit D.

**Height Zone.** A specific limitation on building and structure Heights within the Specific Plan as identified on the Paramount Pictures Specific Plan Height Zone Map as shown on Exhibit D and pursuant to Section 5 of this Specific Plan.

**Historic Districts.** The Paramount Pictures Historic District and the RKO Studios Historic District.

**Historic Preservation Professional.** A professional who meets the applicable Secretary of the Interior's Professional Qualifications standards.

**Historic Resources Preservation Plan.** The Paramount Pictures Historic Resources Preservation Plan, dated July 2016, prepared by Levin & Associates, Architects, and Rios Clementi Hale Studios and included as Appendix B of this Specific Plan.

**Infrastructure.** Public or private infrastructure as an ancillary use to support development within the Specific Plan Area, including, but not limited to, water and sewer facilities, water reservoirs, gas, cable, water and electrical generation and transmission facilities and cooling towers.

**KCAL Building.** The building located at 5515 Melrose Avenue, and identified as Building 922 on Exhibit E.

**Land Use Categories.** Those five general categories of land uses within the Specific Plan Area as set forth in Table A of Section 3.3 of this Specific Plan. The five Land Use Categories are: Stage, Production Office, Support, Office and Retail.

**Land Use Exchange.** The ability to exchange a defined amount of square feet for one type of use (e.g. Office use) to a defined amount of square feet for a different use (e.g. Stage use), based on an equivalency factor and subject to a Project Permit Compliance (for Land Use exchange) review, as set forth in Section 3.4 of this Specific Plan.

**Non-Contributing Building.** A building or resource not identified as a contributor to the potential Paramount Pictures Historic District or potential RKO Studios Historic District in the Paramount Pictures Historic Assessment Technical Report (August 2015) included in Appendix F of the Draft EIR and as noted on Table B of this Specific Plan.

**Office.** A Land Use Category that includes all office uses other than Production Office, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, general commercial, professional, executive,

business, and administration. Office 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.

**Paramount Pictures Historic District.** That area identified as the potential Paramount Pictures Historic District in the Paramount Pictures Historic Assessment Technical Report (August 2015) included in Appendix F of the Draft EIR and shown on Exhibit E of this Specific Plan.

**Planning Area.** The Specific Plan Area is divided into seven Planning Areas that have specific design regulations, pursuant to Section 5 of this Specific Plan. These Planning Areas are designated as follows: Main Lot; Lemon Grove Lot (Parcels A, B, C and D); South Bronson Lot; Windsor Lot; Camerford Lot; Waring Lot; and Gregory Lot (Parcels A and B) as shown on the Paramount Pictures Specific Plan Planning Areas Map on Exhibit C.

**Preservation.** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

**Production Activity.** Indoor or outdoor activities in conjunction with the creation, development, production (on sound stages, Set/Façade, studios, stages, television facilities and other indoor and outdoor locations), 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. Examples of such activities include, but are 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, as well as the maintenance and repair and construction of Sets/Façades or related structures used in production which are not buildings intended for permanent occupancy.

**Production Office.** A Land Use Category that includes those uses associated with Production Activity in which the occupants conduct their primary work activity at a desk or work station, either within a private office or in an open area, and which use is related directly to Production Activities. Production Office includes related office uses, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, general commercial, professional, executive, business, and administration. 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.

**Project.** The construction, erection, addition to or structural alteration or modification of any building or structure, or use of building or land, or change of use of a building or land located within the Specific Plan Area that requires the issuance of a grading permit, foundation permit, building permit or use of land permit, or the construction of or addition to a parking structure, after the effective date of this Specific Plan.

Set and Facades, which are temporary in nature shall not be considered Projects under this Specific Plan.

**Rehabilitation.** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Retail.** A Land Use Category that includes those uses where goods are displayed, sold and/or serviced, including studio tours and related activities.

**RKO Studios Historic District.** That area identified as the potential RKO Studios Historic District in the Paramount Pictures Historic Assessment Technical Report (August 2015) included in Appendix F of the Draft EIR and shown on Exhibit E of this Specific Plan.

**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.

**Signs.** See Signage Regulations, Section 9 of this Specific Plan, for Sign and Sign-related definitions.

**Special Events.** Temporary uses, such as charitable, cultural and civic events, premieres, festivals, receptions, corporate events, concerts, and weddings, including sound, lighting and other special effects associated with such uses.

**Specific Plan.** The Paramount Pictures Specific Plan, as defined in Ord. \_\_\_\_\_.

**Specific Plan Area.** The area regulated by this Specific Plan, as shown on Exhibit A.

**Stage.** A Land Use Category that includes buildings, structures, Sets/Façades, and facilities, including sound stages, used for Production Activities other than Production Office and Support.

**Support.** A Land Use Category primarily used for the support of Production Activities and employee services, including without limitation equipment facilities, wardrobe, lighting and grip, props, and storage (indoor and outdoor), utilities, central heating and cooling, Set/Façade manufacturing, mill shop, equipment maintenance and repair, transportation fueling, maintenance and repair, child care, gym, financial services and other similar uses.

**Thematic Element.** An object or structure not intended for occupancy, or portion thereof, freestanding or attached to any building or structure. Thematic Elements may include, but are not limited to, spheres, gateways, towers, sculptures, spires, special effect elements and architectural features. Thematic Elements may be an appurtenance to a building or structure or function as screening. A Thematic Element may be static or kinetic and may be internally or externally illuminated.

### **SECTION 3: LAND USE REGULATIONS**

#### **Section 3.1. PURPOSE AND INTENT.**

The land use regulations established by this Specific Plan specify the distribution, location and extent of the uses of land, including open space, within the Specific Plan Area.

#### **Section 3.2. ADMINISTRATIVE CLEARANCE.**

- A. Except as provided herein, no grading permit, foundation permit, building permit or use of land permit shall be issued for any Project on any lot located in whole or in part within the Specific Plan Area, unless the Director has issued an Administrative Clearance approval pursuant to the procedures set forth in this Section. In issuing an Administrative Clearance approval, the Director's review shall determine whether an individual Project is in compliance with the applicable regulations and guidelines which are set forth in this Specific Plan. The provisions of this Section shall replace the Project Permit Compliance and Modification of Project Permit Compliance provisions of Section 11.5.7.C and 11.5.7.D of the Municipal Code.
1. **Director's Authority.** The Director shall have the authority to review each Project for compliance with all applicable provisions of this Specific Plan, and, if in compliance, to grant an Administrative Clearance. No Administrative Clearance shall be approved unless the Project substantially complies with all applicable provisions of this Specific Plan.
  2. **Procedures.** The Director shall establish the appropriate forms and fees required for the Administrative Clearance application, which shall include a parking table as required in Section 8.1 B of this Specific Plan. The Administrative Clearance application shall be deemed complete within 14 days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 30 days of receipt of a complete application, the Director shall either approve the Administrative Clearance application or indicate how the application is not in substantial compliance with this Specific Plan. If the Director does not act within such 30-day period, the Administrative Clearance application shall be deemed approved. This 30-day period may be extended by the mutual consent of the Director and the Applicant. The decision of the Director shall be final and not

appealable. If the Director denies an application for an Administrative Clearance, the Director shall set forth the specific reasons for denial in a determination letter. Following a denial, the Applicant may file without prejudice at any time a new application for an Administrative Clearance with a revised Project addressing the Director's reasons for denial. Review of the new Administrative Clearance application shall be in accordance with this Section 3.2.A.

3. Ministerial Review. The Administrative Clearance shall be a ministerial review of the applicable provisions of this Specific Plan and determination of whether a Project complies with the applicable provisions of the Specific Plan.
- B. Building and Safety Review. The Department of Building and Safety shall issue no permit until the City Planning Department advises the Department of Building and Safety that it has verified compliance with the terms of CPC-2011-2462-DA, Development Agreement between the City of Los Angeles and the Paramount Pictures Corporation if applicable.
- C. Modification of Administrative Clearance. Once an Administrative Clearance has been approved for a Project, any subsequent proposed material modification to that Project and related Administrative Clearance shall require a review by the Director, who shall grant approval of the modification if he or she finds the modification complies with the Specific Plan.
1. Procedures. To materially modify an approved Project, an Applicant shall file an application pursuant to the application procedure set forth in Section 3.2.A above. The application shall include a description of the proposed modification.
- D. Exemptions and Exceptions. The procedures specified in this Section 3.2 shall not apply to any of the following uses and facilities, which shall be exempt from the Administrative Clearance requirements, as set forth in Section 3.2 of this Specific Plan:
1. Demolition, provided that the demolition is consistent with Section 4 of this Specific Plan.
  2. Infrastructure.
  3. Interior remodeling; the repair, replacement or modification of existing buildings or structures, or change of use of a building or land or relocation of existing uses that do not increase the Floor Area of the existing building or structure by more than 10 percent but not to exceed 10,000 square feet, provided that any modifications to structures are consistent with Section 4 of this Specific Plan.

4. New construction that does not exceed 5,000 square feet, provided that the new construction is consistent with Section 4 of this Specific Plan.
5. Exterior remodeling, for non-contributing buildings, provided that the exterior remodeling is consistent with Section 4 of this Specific Plan.
6. Production Activities.
7. Sets/Façades.
8. Special Events.
9. Temporary uses.
10. Rehabilitation or reconstruction of an existing building or structure, notwithstanding Municipal Code Section 12.23.A.4, which was damaged or destroyed by fire, flood, wind, earthquake, or other disaster or the public enemy.
11. Any demolition or construction for which a permit is required in order to comply with an order issued by the Department of Building and Safety to repair, replace, or demolish an unsafe or substandard condition.

### Section 3.3. LAND USE PLAN AND PERMITTED FLOOR AREA.

- A. General Descriptions. To allow new development, the Specific Plan is divided into seven Planning Areas designated as follows: Main Lot; Lemon Grove Lot (Parcels A, B, C, and D); South Bronson Lot; Windsor Lot; Camerford Lot; Waring Lot; and Gregory Lot (Parcels A and B) as shown on the Paramount Pictures Specific Plan Planning Areas Map, Exhibit C.
- B. Permitted Floor Area of Development. The permitted net new Floor Area shall be as set forth in Table A of this Specific Plan, and may be adjusted pursuant to Appendix A and the Land Use Exchange provisions of Section 3.4 of this Specific Plan.
- C. Existing Uses/Facilities.
  1. Any Existing Uses/Facilities may, without limitation, be continued, maintained, remodeled, or renovated for any reason, whether conforming or nonconforming with provisions of the Municipal Code and/or this Specific Plan.
  2. Any building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of equal Floor Area of the same Land Use Category, subject to Administrative Clearance as may be required pursuant to Section 3.2 of this Specific Plan.



3. Any existing building or structure, whether existing upon or after the effective date of this Specific Plan, may be demolished and replaced with a new building or structure of a different Land Use Category, subject to Administrative Clearance as may be required pursuant to Section 3.2, provided that such building or structure complies with the Land Use Exchange procedures in Section 3.4 of this Specific Plan if the new building or structure would result in exceeding the Total Permitted Floor Area of an individual Land Use Category, as stated in Table A below.

**Table A. Floor Area by Land Use Category.**

<b>Land Use Category</b>	<b>Existing Floor Area (square feet)</b>	<b>Proposed Demolition<sup>2</sup> Floor Area (square feet)</b>	<b>Proposed Gross New Floor Area (square feet)</b>	<b>Net New<sup>3</sup> Floor Area (square feet)</b>	<b>Total Permitted<sup>2</sup> Floor Area (square feet)</b>
Stage	362,100	90,100	111,110	21,000	383,100
Production Office	332,300	86,800	722,300	635,500	967,800
Support	586,000	261,700	263,600	1,900	587,900
Office	596,300 <sup>1</sup>	95,200	733,300	638,100	1,234,400
Retail	22,000	2,800	92,000	89,200	111,200
<b>TOTAL</b>	<b>1,898,700</b>	<b>536,600</b>	<b>1,922,300</b>	<b>1,385,700</b>	<b>3,284,400</b>

<sup>1</sup> Includes 50,000 square feet of Interim Projects.

<sup>2</sup> See Section 3.3.C of this Specific Plan regarding demolition of existing buildings and structures.

<sup>3</sup> May be adjusted pursuant to Land Use Exchange procedure as set forth in Section 3.4 of this Specific Plan, but the Total Permitted Floor Area of all land uses shall not exceed 3,284,400 square feet.

#### Section 3.4. LAND USE EXCHANGE.

- A. Purpose. The Land Use Exchange procedure is established to provide development flexibility by permitting shifts of permitted Floor Area between certain Land Use Categories, as noted in Table A of this Specific Plan, over the life of this Specific Plan, while maintaining the intent and regulatory requirements of this Specific Plan. As noted in Table A of this Specific Plan, and Section 3.4.B below, the Total Permitted Floor Area by Land Use Category may exceed the square footages in Table A as a result of Land Use Exchanges, however, the Total Permitted Floor Area of 3,284,400 shall not be exceeded.
- B. Procedure. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any Project on any lot located in whole or in part within the Specific Plan Area which requires a Land Use Exchange unless the Director has issued a Project Permit Compliance Review approval pursuant to the procedures set forth in Municipal Code Section 11.5.7, except as amended herein, and fees paid in accordance with Sec. 19.01 J. of the Municipal Code. In issuing a Project Permit Compliance, the Director's review shall determine whether an individual Project is in compliance with those regulations, guidelines and mitigation measures which are set forth in this Specific Plan and the Mitigation Monitoring Program, Appendix C.
  - 1. The Applicant shall submit a Land Use Exchange analysis along with the master land use application, and a parking table as required in Section 8.1 B of this Specific Plan. The Land Use Exchange analysis shall include the following information:
    - a. A statement as to which Land Use Category's Total Permitted Floor Area set forth in Table A the Applicant wishes to draw against for the Land Use Exchange and the amount of the reduction of the selected Land Use Category Total Permitted Floor Area, based on the trip generation factors set forth in Appendix A.
    - b. An analysis demonstrating that the Project does not exceed the environmental impacts described in the Paramount Pictures Master Plan Environmental Impact Report (EIR) (EIR SCH No. 2011101035).
    - c. A description of how the Project is consistent with applicable provisions of this Specific Plan and a statement that the Project will comply with applicable mitigation measures in the Mitigation Monitoring Program, Appendix C.
  - 2. The Applicant shall submit a revised Table A reflecting the change in Net New Floor Area and Total Permitted Floor Area based on the Land Use Exchange.



3. The adjustment of Total Permitted Floor Area for the Production Office, Office and Retail Land Use Categories pursuant to the Land Use Exchange shall be limited as follows:
  - a. The Total Permitted Floor Area for Production Office shall not be increased by more than 15 percent of the Total Permitted Floor Area for Production Office set forth in Table A.
  - b. The Total Permitted Floor Area for Office shall not be increased by more than 15 percent of the Total Permitted Floor Area for Office set forth in Table A.
  - c. The Total Permitted Floor Area for Retail shall not be increased above the Total Permitted Floor Area for Retail set forth in Table A.
- C. Director's Review. Notwithstanding Section 11.5.7 of the Municipal Code, the Director's review of the Land Use Exchange analysis shall be limited to verifying that the proposed Project is within the environmental impacts described in the Paramount Pictures Master Plan EIR, as set forth in Section 3.4.B.1.b of this Specific Plan. The Director shall not impose additional conditions or mitigation measures on the Project. The time periods for review shall be the same as those set forth in Municipal Code Section 11.5.7.
- D. A Specific Plan Amendment shall not be required for the updated Table A stating the revised Floor Areas with the Land Use Exchange, provided the Land Use Exchange analysis demonstrates that the environmental impacts do not exceed the impacts stated in the Paramount Pictures Master Plan EIR, as set forth in Section 3.4.B.1.b of this Specific Plan.
- E. Limitation. If the Project would not be within the environmental impacts stated in the Paramount Pictures Master Plan EIR, as set forth in Section 3.4.B.1.b of this Specific Plan, then the Project Permit Compliance for the Land Use Exchange shall be disapproved, and additional analysis pursuant to CEQA shall be undertaken for the Project. The Director's determination shall not be appealable.
- F. Building and Safety Review. Upon approval of a Project Permit Compliance for a Land Use Exchange, the Department of Building and Safety shall issue no permit until the City Planning Department advises the Department of Building and Safety that it has verified compliance with the terms of CPC-2011-2462-DA, Development Agreement between the City of Los Angeles and the Paramount Pictures Corporation.

### Section 3.5. PERMITTED USES.

- A. **Main Lot.** The following uses and facilities shall be permitted within the Main Lot:

1. Auto repair and car washes.
2. Art galleries.
3. Audience shows.
4. Bakeries.
5. Bank or financial institutions.
6. Barber shops or beauty parlors.
7. Base Camps (see definition in Section 2.3).
8. Book or stationery stores.
9. Catering facilities.
10. Cellular Facilities (see definition in Section 2.3).
11. Ceremonies.
12. Child Care Facilities (see definition in Section 2.3).
13. Civic and charitable events.
14. Clothes cleaning, laundry, dry cleaning, and/or pressing establishments.
15. Clothing stores, including, but not limited to, tailor or wearing apparel shops.
16. Communications Facilities (see definition in Section 2.3).
17. Confectionary stores.
18. Construction trailers, for the duration of construction activities.
19. Custom dressmaking or millinery stores.
20. Dance rehearsal halls.
21. Drug stores and pharmacies.
22. Film, video, and other technology archives.
23. Fitness and spa facilities.
24. Florists.
25. Furniture sales.

26. Gift shops.
27. Grocery, fruit, or vegetable store.
28. Guard shacks.
29. Hardware or electric appliance stores.
30. Infrastructure (see definition in Section 2.3).
31. Interior decorating or upholstering shops.
32. Jewelry stores.
33. Kiosks.
34. Locksmiths.
35. Mail and/or parcel delivery services that include all activities such as storage, loading, and unloading.
36. Maintenance facilities/ storage facilities.
37. Medical offices (including emergency medical facilities).
38. Mills/ manufacturing.
39. Modular offices and trailers.
40. Motion picture, television and broadcast studios and related incidental uses that are located on a studio site, including but not limited to: Production Activity; indoor or outdoor stages; Sets and Façades; digital, film, video, audio, video game and media production; recording and broadcasting; sound labs; film editing; film video and audio processing; sets and props production; computer design; computer graphics; animation; and ancillary facilities related to those activities.
41. Museums (public or private) including indoor and outdoor exhibits, commercial or cultural.
42. Newsstands.
43. Offices (see definition in Section 2.3).
44. Outdoor sales of retail merchandise.
45. Paint shops and spray booths.
46. Parking, including surface, structured, and subterranean parking.

47. Photo shops/ Photographers.
48. Premieres.
49. Printing, publishing, or lithographing establishments.
50. Production Offices (see definition in Section 2.3).
51. Production trucks and trailers.
52. Promotional activities.
53. Restaurants, cafés, coffee shops, or dinner theaters, including outdoor/ sidewalk eating areas on the ground floor, patio area, or any other floor.
54. Retail (see definition in Section 2.3).
55. Screenings and screening rooms.
56. Second-hand stores or consignment shops except pawnshops, if all activities other than incidental storage are conducted wholly within a completely enclosed building.
57. Set/Façade (see definition in Section 2.3).
58. Signs (see Section 9).
59. Special Events (see definition in Section 2.3).
60. Stages (see definition in Section 2.3).
61. Studio tours and related visitor activities.
62. Support (see definition in Section 2.3).
63. Temporary uses.
64. Theaters, including without limitation, dinner theaters and showcase theaters.
65. Trailers.
66. Transportation facilities and fuel storage.
67. Similar uses as determined appropriate by the Director.

B. **Ancillary Lots.** The following uses and facilities shall be permitted within the Ancillary Lots, other than Parcels C and D of the Lemon Grove Lot:

1. Auto repair and car washes located within a garage structure and limited to the use of employees, guests and visitors of the property owner.
2. Art galleries.
3. Bakeries.
4. Bank or financial institutions.
5. Barber shops or beauty parlors.
6. Base Camps (see definition in Section 2.3).
7. Book or stationery stores.
8. Catering facilities.
9. Cellular Facilities (see definition in Section 2.3).
10. Ceremonies, limited to support activities, including but not limited to parking, catering, and similar activities, for ceremonies conducted on the Main Lot.
11. Child Care Facilities (see definition in Section 2.3).
12. Civic and charitable events, limited to support activities, including but not limited to parking, catering, and similar activities, for civic and charitable events conducted on the Main Lot.
13. Clothes cleaning, laundry, dry cleaning, and/or pressing establishments.
14. Clothing stores, including, but not limited to, tailor or wearing apparel shops.
15. Communications Facilities (see definition in Section 2.3).
16. Confectionary stores.
17. Construction trailers, for the duration of construction activities.
18. Custom dressmaking or millinery stores.
19. Dance rehearsal halls.
20. Drug stores and pharmacies.
21. Film, video, and other technology archives.
22. Fitness and spa facilities.

23. Florists.
24. Furniture sales.
25. Gift shops.
26. Grocery, fruit, or vegetable stores.
27. Guard shacks.
28. Hardware or electric appliance stores.
29. Infrastructure (see definition in Section 2.3).
30. Interior decorating or upholstering shops.
31. Jewelry stores.
32. Kiosks.
33. Locksmiths.
34. Mail and/or parcel delivery services that include all activities such as storage, loading, and unloading.
35. Maintenance facilities/storage facilities, which are enclosed.
36. Medical offices (including emergency medical facilities).
37. Modular offices and trailers.
38. Motion picture, television and broadcast studios and related incidental uses that are located on a studio site, including but not limited to: Production Activity; indoor or outdoor stages; Sets and Façades; digital, film, video, audio, video game and media production; recording and broadcasting; sound labs; film editing; film video and audio processing; sets and props production; computer design; computer graphics; animation; and ancillary facilities related to those activities.
39. Museums (public or private) including indoor and outdoor exhibits, commercial or cultural.
40. Newsstands.
41. Offices (see definition in Section 2.3).
42. Parking, including surface, structured, and subterranean parking.
43. Photo shops/Photographers.

44. Premieres, limited to support activities, including but not limited to parking, catering, and similar activities, for Premieres conducted on the Main Lot.
45. Printing, publishing, or lithographing establishments.
46. Production Offices (see definition in Section 2.3).
47. Production trucks and trailers.
48. Promotional activities, limited to support activities, including but not limited to parking, catering, and similar activities, for promotional activities conducted on the Main Lot.
49. Restaurants, cafés, coffee shops, or dinner theaters, including outdoor/sidewalk eating areas on the ground floor, patio area, or any other floor.
50. Retail (see definition in Section 2.3).
51. Screenings and screening rooms.
52. Second-hand stores or consignment shops except pawnshops, if all activities other than incidental storage are conducted wholly within a completely enclosed building.
53. Set/Façade (see definition in Section 2.3).
54. Signs (see Section 9).
55. Special Events (see definition in Section 2.3), limited to support activities, including but not limited to parking, catering, and similar activities, for special events conducted on the Main Lot.
56. Stages (see definition in Section 2.3).
57. Studio tours and related visitor activities.
58. Support (see definition in Section 2.3).
59. Temporary uses.
60. Theaters, including without limitation, dinner theaters and showcase theaters.
61. Trailers.
62. Transportation facilities.

63. Similar uses as determined appropriate by the Director.
- C. **Lemon Grove Ancillary Lot:** Parcels C and D. The following uses and facilities shall be permitted within Parcels C and D of the Lemon Grove Lot:
1. Temporary Sets and Façades (see definition in Section 2.3).
  2. Filming in accordance with the City of Los Angeles film permitting process. The notification process shall be provided in dual language of English and Spanish.
  3. Temporary modular offices.
  4. Storage, which shall be screened from pedestrian view.

#### **SECTION 4: HISTORIC PRESERVATION REGULATIONS**

- A. This Section regulates the Preservation, Rehabilitation, including alteration, and demolition of historic resources, and the construction of new structures on the Main Lot within the Specific Plan Area as they relate to historic resources. The requirements of this Section 4 of the Specific Plan and the Historic Resources Preservation Plan, attached hereto as Appendix B, and any cultural resources Mitigation Measures set forth in the adopted Mitigation Monitoring Program for the Paramount Pictures Master Plan, Appendix C, shall be the exclusive historic preservation requirements applicable to the Specific Plan Area.
- B. **Non-Contributing Buildings.** The demolition of Non-Contributing Buildings is permitted and no written verification from a Historic Preservation Professional is required. Prior to the issuance of a building permit for the exterior alteration of a Non-Contributing Building within the Main Lot, the Applicant shall submit to the City Department of Building and Safety written verification from a Historic Preservation Professional of compliance with the provisions of the Historic Resources Preservation Plan related to new construction within the Main Lot.
- C. **Contributing Buildings.** Prior to the issuance of a building permit for the exterior alteration or exterior Preservation of any Contributing Building within the potential Paramount Pictures Historic District or RKO Studios Historic District, the Applicant shall submit to the Director written verification from a Historic Preservation Professional of compliance with the applicable provisions of the Historic Resources Preservation Plan. The Director shall review the written verification in consultation with the Office of Historic Resources.
- D. **KCAL Building.** Prior to the issuance of a building permit for the exterior alteration of the KCAL Building, the Applicant shall submit to the Director written verification from a Historic Preservation Professional of compliance with the applicable provisions of the Historic Resources Preservation Plan. The Director shall review the written verification in consultation with the Office of Historic Resources.



- E. Interior Modifications. The Preservation or Rehabilitation, including alteration, of the interior of any Non-Contributing or Contributing Building is permitted and no written verification from a Historic Preservation Professional is required.
- F. New Construction. Prior to the issuance of a building permit for the construction of new structures (not including Sets/Façades) within the Main Lot, the Applicant shall submit to the Director written verification from a Historic Preservation Professional of compliance with the provisions of the Historic Resources Preservation Plan related to new construction within the Main Lot. The Director shall review the written verification in consultation with the Office of Historic Resources.
- G. Demolition of Contributing Buildings.
  - 1. Demolition of structures identified for removal on Table B of this Specific Plan is permitted and no written verification from a Historic Preservation Professional is required.
  - 2. Any proposed modification to Table B of this Specific Plan shall require submittal to the Director, in consultation with the Office of Historic Resources, of written verification from a Historic Preservation Professional that the modification complies with the following:
    - a. The retention of 60% of the applicable Historic District's Contributors, and;
    - b. A minimum of one example of each historic property type identified in Section 4 of the Historic Resources Preservation Plan, Appendix B, is retained in the applicable Historic District in order to maintain the integrity of the Historic District and;
    - c. Major historic circulation patterns are retained in a north/south and east/west orientation, and the relationship of the Historic District resources to Production Park and Lucy Park are retained, in order to maintain the integrity of the Historic District.
  - 3. The Director shall grant approval of the modification of Table B of this Specific Plan if he or she finds, in consultation with the Office of Historic Resources, the modification complies with the requirements in 4.G.2 above. If the proposed modification would not meet the requirements of Section 4.G.2, the modification shall be subject to additional applicable analysis pursuant to CEQA, and consultation with the Office of Historic Resources, prior to a determination regarding the modification.
  - 4. Prior to the demolition of Stage 21, the Applicant shall use commercially reasonable efforts to remove the globe feature from the existing structure. The Applicant shall submit a relocation and preservation plan, which shall include information regarding the temporary storage of the globe

feature, details on the necessary restoration to be undertaken, information on the new location and installation of the globe feature, and the proposed timeline beginning from removal of the globe feature, estimated time for restoration, and estimated time for relocation. The Applicant shall submit a relocation and preservation plan 30 days prior to the demolition of Stage 21. The Applicant will have a Historic Preservation Professional onsite to observe the removal of the globe feature, and the globe feature shall be stored in a manner to allow for its future re-use. Following demolition of Stage 21 and completion of a new structure at the intersection of Melrose Avenue and Gower Street, the Applicant shall use commercially reasonable efforts to reinstall the globe feature on the new structure. The globe feature shall be reinstalled at a location and height which are substantially similar to the globe feature's existing location and height. However, the relocated globe feature may be set back farther from the intersection of Melrose Avenue and Gower Street than the existing location, and the new height may correspond with the applicable height zone for the portion of the property on which the new building is located, provided that visibility of the globe feature from the intersection is substantially similar to the existing visibility of the globe feature from the intersection.

**Table B: Paramount Pictures Historic District  
and RKO Studios Historic District Contributing Buildings**

**Paramount Pictures Historic District**

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
203	Set Lighting Warehouse	Contributor	X
205	Charles Bluhdorn Building	Contributor	
206	Stage 1	Contributor	X
207	Stage 2	Contributor	X
208	Edith Head	Contributor	X
209	Stage 4	Contributor	
210	Milland	Contributor	
211	Hospital	Contributor	

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
212	Power House #1	Contributor	
213	Property Building	Contributor	
214	Cabinet Shop	Contributor	
215	Freeman	Non-contributor	Partial demolition
217	Sumner Redstone	Contributor	
221	Dressing Room	Contributor	
222	Preston Sturges	Contributor	
223	Stage 3 & Film Shipping	Contributor	
224	Stage 5	Contributor	X
225	Stage 6	Contributor	
225	Stage 7	Contributor	
226	Hans Dreier Building	Contributor	
226	Stage 9	Contributor	
226	Stage 8	Contributor	
230	Machine Room	Non-contributor	X
232	Set Lighting & Grip	Contributor	X
238	Stage 15	Contributor	
245	A.C. Lyles Building	Non-contributor	X
248	Sherry Lansing Theater & Film Vault	Contributor	
249	Studio Gym	Contributor	X
250	Foley / Security	Contributor	X

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
250	Stage 11	Contributor	X
250	Stage 12	Contributor	X
250	Stage 14	Contributor	
251	Barney Balaban	Contributor	X
253	Production Storage	Contributor	X
255	Film Vault #5	Contributor	X
256	Ernst Lubitsch / Lubitsch Annex	Contributor	
257	Marathon Mill / Manufacturing / Special Effects	Contributor	
260	B.P. Schulberg	Contributor	
261	Cecil B. DeMille	Contributor	
263	Hal Wallis	Contributor	X
264	Editorial / Staff Shop / Paint & Sign Shop	Non-contributor	X
272	Lumber Yard / Lumber Storage	Non-contributor	X
273	Stage 16	Contributor	
275	Stage 17	Contributor	
275	Stage 18	Contributor	
276	Power House #2	Contributor	
278	Set Lighting & Grip Storage	Contributor	X
285	Jerry Lewis Annex	Contributor	X
286	Jerry Lewis	Contributor	X
298	Assembly Stage	Contributor	

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
325	Marathon Substation	Non-contributor	X
329	Production Offices (Modular)	Non-contributor	X
351	Post- Production Building	Non-contributor	
352	Production Park	Contributor	
	Bronson Gate	Contributor	

# **RKO Studios Historic District**

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
101	Maurice Chevalier	Contributor	
102	Josef Von Sternberg	Contributor	
102	Stage 23	Contributor	
103	Bob Hope	Contributor	
104	Stage 24 & 24A	Contributor	
105	Jesse Lasky	Contributor	
106	Lucy Bungalow	Contributor	
106	Stage 25	Contributor	
107	Clara Bow	Contributor	
108	Gower Mill (South)	Contributor	
109	Gower Mill North (formerly Transportation)	Contributor	
110	Power House #3	Contributor	X
116	Maintenance Paint/Pyramid Scenic	Contributor	X
141	Stage 26, Studio A	Contributor	
142	Billy Wilder	Contributor	
146	Lucille Ball	Contributor	
147	Power House #4	Contributor	
149	Commissary/ Cafeteria	Non-contributor	
154	Stage 29	Contributor	

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
154	Stage 30	Contributor	
154	Stage 31	Contributor	
154	Stage 32	Contributor	
157	Water Tower	Contributor	
158	Stage 27	Contributor	
158	Stage 28	Contributor	
160	Gloria Swanson	Contributor	
163	Facilities Mill	Contributor	X
165	Gary Cooper	Contributor	X
166	Mae West	Contributor	
167	W.C. Fields	Contributor	
171	Scene Dock	Non-contributor	X
172	Stage 19	Contributor	X
172	Stage 20	Contributor	X
172	Stage 21	Contributor	X
173	Carole Lombard	Contributor	X
175	Film Vault #4	Contributor	X
177	Facilities Supply Center	Non-contributor	X
178	William S. Hart	Contributor	
179	Fleischer Brothers	Contributor	X

<b>Building Number</b>	<b>Common/ Current Name</b>	<b>Category</b>	<b>Proposed for Demolition</b>
180	Dressing Rooms	Contributor	
184	Marx Brothers	Contributor	
190	B Annex 1	Contributor	X
191	B Annex 2	Contributor	X
192	Company Store	Non-contributor	X
195	Marlene Dietrich	Contributor	X
196	North Gower Gate	Contributor	
353	Lucy Park	Contributor	

## **SECTION 5: DESIGN REGULATIONS**

### **Section 5.1. DESIGNATION OF HEIGHT ZONES.**

- A. **Height Zones.** Within the Specific Plan Area, 6 height zones are designated that establish the maximum permitted Heights of buildings and structures as shown on the Height Zone Map, Exhibit D. The Height Zones are designated as follows:
  1. 45-feet
  2. 55-feet
  3. 60-feet
  4. 75-feet with 2 Height Allowances
  5. 75-feet with 2 Height Allowances
  6. 135-feet
- B. **Height Allowances.** Within the Specific Plan Area there are 4 Height Allowances as set forth below and shown on the Height Zone Map, Exhibit D.
  1. In the 75-foot Height Zone on the southern portion of the Main Lot, there shall be one Height Allowance up to a maximum of 150 feet in Height with no more than 30,000 square feet of total building floorplate(s) utilizing the Height Allowance, and one Height Allowance up to a



maximum of 135 feet in Height with no more than 30,000 square feet of total building floorplate(s) utilizing the Height Allowance.

2. In the 75-foot Height Zone on the northern portion of the Main Lot, there shall be two Height Allowances up to a maximum of 95 feet in Height with no more than 40,000 square foot of total building floorplate(s) utilizing each Height Allowance.
3. Existing Buildings/Structures. Buildings or structures which exist prior to the effective date of this Specific Plan shall be permitted to exceed the Height Zone in which the building is located up to its existing Height. In the event of any damage or destruction to the building(s) or structure(s), it may be rebuilt up to the Height that existed as of the effective date of this Specific Plan. Any additions in excess of 10% of the Floor Area of the building(s) or structure(s) shall be subject to the Height Zone requirements of the Specific Plan.

#### Section 5.2. MAIN LOT DESIGN REGULATIONS.

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Screening. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Main Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments, other structures, or other measures approved by the Director.
- C. Setbacks. No setbacks are required.
- D. Roof-top Parking.
  1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.
  2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

#### Section 5.3. LEMON GROVE LOT DESIGN REGULATIONS.

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Lemon Grove Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include

vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.

C. Setbacks.

1. For Parcel A, no setbacks are required.
2. For Parcel B, as shown on Exhibit C, a 5 foot setback shall be provided from the eastern, northern and southern property line.
3. For Parcel C, as shown on Exhibit C, a 5 foot setback shall be provided from the eastern, northern and southern property line.
4. For Parcel D, as shown on Exhibit C, a 5 foot setback shall be provided from the eastern, northern, western, and southern property line.
5. All required setbacks shall be attractively landscaped with a combination of trees, shrubs and groundcover and shall be maintained by the property owner, or its successor.

D. Parcels C and D Fencing and Maintenance. Chain link fencing and barbed wire shall be prohibited. Decorative fencing may be permitted up to a height of 10 feet. During the time period these parcels remain vacant, they shall be maintained in a clean and well-kept manner including, repair of broken walls, removal of graffiti, and improved with either low maintenance landscaping, hardscape or a combination of both.

E. Parking Structures (Above-grade).

1. Parcel B. The ground floor of any parking structures constructed on Parcel B may have a vertical clearance to match the vertical clearance of the existing parking structure on Parcel A of the Lemon Grove Lot.
2. Parcel B. Two percent (2%) of the parking provided in a newly constructed parking structure shall be electric ready and twenty percent (20%) of the parking provided shall be wired for future electric use.
3. Prior to the issuance of a building permit for construction of a parking structure on Parcel B, the Applicant shall provide the Director of Planning a figure indicating the location of replacement Base Camp parking within the Specific Plan Area for Base Camps parked on Parcel B, if any.

F. Roof-top Parking.

1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.

2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

Section 5.4. SOUTH BRONSON LOT DESIGN REGULATIONS.

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Screening. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the South Bronson Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.
- C. Setbacks. A 10 foot setback shall be provided from the southern property line.
  1. The 10 foot setback shall be landscaped. Plans for the landscaping shall be submitted to the Urban Design Studio for review prior to the issuance of a building permit for the parking structure. All landscaping shall be maintained by the property owner, or its successor.
- D. Parking Structures (Above-grade).
  1. The south façade of the parking structure, except for openings that may be required for access, shall be enclosed.
  2. The south, east, west and north façade of the parking structures shall include architectural styles or techniques that enhance the visual compatibility of the parking structures with the surrounding structures, which architectural styles or techniques may include façade articulation; landscaping, including vegetated or living walls, and/or vertical gardens; and/or use of compatible building materials and colors. Plans for the design elements of the parking structures shall be submitted to the Urban Design Studio for review prior to the issuance of a building permit.
  3. Two percent (2%) of the parking provided in a newly constructed parking structure shall be electric ready and twenty percent (20%) of the parking provided shall be wired for future electric use.
- E. Roof-top Parking.
  1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.
  2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

- F. Vehicular Access. Vehicular access to new buildings constructed within the South Bronson Lot shall be designed so as to discourage vehicles entering or exiting the South Bronson Lot from travelling to/from the south.

Section 5.5. WINDSOR LOT DESIGN REGULATIONS.

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Screening. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Windsor Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.
- C. Setbacks. A 10 foot setback shall be provided from the southern property line.
  - 1. The 10 foot setback shall be landscaped. Plans for the landscaping setback shall be submitted to the Urban Design Studio for review prior to the issuance of a building permit for the parking structure. All landscaping shall be maintained by the property owner, or its successor.
- D. Parking Structures (Above-grade).
  - 1. The south façade of the parking structure, except for openings that may be required for access, shall be enclosed.
  - 2. The south, east, west and north façade of the parking structures shall include architectural styles or techniques that enhance the visual compatibility of the parking structures with the surrounding structures, which architectural styles or techniques may include façade articulation; landscaping; including vegetated and living walls, and or and/or use of compatible building materials and colors. Plans for the design elements of the parking structures shall be submitted to the Urban Design Studio for review prior to the issuance of a building permit.
  - 3. Two percent (2%) of the parking provided in a newly constructed parking structure shall be electric ready and twenty percent (20%) of the parking provided shall be wired for future electric use.
- E. Roof-top Parking.
  - 1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.
  - 2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

- F. Vehicular Access. Vehicular access to new buildings constructed within the Windsor Lot shall be designed so as to discourage vehicles entering or exiting the Windsor Lot from travelling to/from the south.

Section 5.6. CAMERFORD LOT DESIGN REGULATIONS.

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Screening. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Camerford Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.
- C. Setbacks. A 5 foot setback shall be provided from the western property line.
- D. Roof-top Parking.
  - 1. Lighting. Projects that have roof-top parking shall shield the light sources on the rooftop level so as to direct the lighting on-site.
  - 2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

Section 5.7. WARING LOT DESIGN REGULATIONS.

- A. Height. The existing parking structure is within the Heights noted in the Height Zone Map, Exhibit D. Any new building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Waring Lot shall screen such roof-top equipment and outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.
- C. Setbacks. No setbacks are required.
- D. Roof-top Parking.
  - 1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.
  - 2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

**Section 5.8. GREGORY LOT DESIGN REGULATIONS.**

- A. Height. New building construction shall not exceed those Heights as set forth in the Height Zone Map, Exhibit D.
- B. Screening. Projects that have roof-top equipment or outdoor storage that is visible from public pedestrian locations within 500 feet of the perimeter of the Gregory Lot shall screen such roof-top equipment or outdoor storage areas to minimize its view from the public pedestrian locations. Screening devices may include vegetated walls, fences, trellises, graphic treatments or other measures approved by the Director.
- C. Setbacks.
  - 1. For Parcel A, a 5 foot setback shall be provided from the western property line.
  - 2. For Parcel B, a 5 foot setback shall be provided from the northern and western property line.
- D. Roof-top Parking.
  - 1. Lighting. Projects that have roof-top parking shall shield the light sources on the roof-top level so as to direct the lighting on-site.
  - 2. Screening. The roof-top parking level shall include a parapet wall of at least 3.5 feet.

**SECTION 6: ALCOHOL SALES**

**Section 6.1. REGULATIONS FOR THE ON-SITE SALES, SERVICE AND CONSUMPTION OF ALCOHOL.**

- A. The sale and service of alcoholic beverages for on-site sale, service and consumption shall be permitted within the Main Lot, Windsor Lot, and South Bronson Lot of the Specific Plan Area. 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. Existing Establishments/Uses. Existing establishments/uses for the on-site sales, service and consumption of a full line of alcoholic beverages are authorized to continue subject to their existing approvals until such authorizations expire or are otherwise terminated. Nothing herein shall prohibit an existing establishment from obtaining an Alcohol Use Approval pursuant to Sections 6.1.C or 6.2 below.
- C. New Establishments/Uses. New establishments/uses for the on-site sales, service and consumption of a full line of alcoholic beverages shall be subject to the following requirements.

1. Establishments. A maximum of six new 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 restaurants, cafés, and dinner theaters.
  2. Alcohol Use Approval Procedure. 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 the existing alcohol permits for the Specific Plan Area. Each establishment subject to Section 6.1.C shall apply to the Director for an Alcohol Use Approval following the same procedure as an Administrative Clearance, 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 particular 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 shall follow the same procedure as required for an Administrative Clearance, except that the Director's review shall be limited to the review of the Alcohol Use Approval applications for substantial compliance with the conditions listed in Section 6.1.D below.
  3. An application to exceed the maximum number of establishments permitted by this Section 6.1.C shall require a conditional use permit pursuant to the Section 12.24.W.1 or Section 12.24.X.2 of the Municipal Code. Neither a Specific Plan Exception nor a Specific Plan Amendment pursuant to Section 10 shall be required.
- D. Conditions. The following conditions shall apply for all alcohol sales and service for on-site consumption.
1. The sale and service of alcoholic beverages shall be limited to on-site consumption only.
  2. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
  3. Electronic age verification device(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed on the premises, maintained in an operational condition, and all establishment employees shall be instructed in their use.
  4. Each employee of said establishment/permittee who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, ABC-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within



30 days of the opening of the establishment, or within 30 days after the start of employment, whichever applies. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Director.

5. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon the request of any peace officer, employee of the State Department of Alcoholic Beverage Control, or the Los Angeles Department of City Planning.
6. Restaurants, Cafés and Dinner Theaters.
  - a. Hours of sales. Alcoholic beverages may be sold /served during the following hours: 7 days a week, 8:00 a.m. - 2:00 a.m. All alcoholic beverage service and sales shall cease thirty minutes prior to closing of the establishment.
  - b. For restaurants, the premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods.
  - c. Sales of alcoholic beverages shall only be made from an area where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
  - d. A restaurant, café or dinner theater shall be considered a single permit and shall be permitted to sell a full line of alcoholic beverages from more than one bar or lounge within a restaurant, café or dinner theater establishment.
7. Theaters.
  - a. Hours of sales. Alcoholic beverages may be sold and/or served during the following hours: 7 days a week, 10:00 a.m. - 2:00 a.m. All alcoholic beverage service and sales shall cease thirty minutes prior to closing of the establishment.
  - b. Alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.
  - c. The sale of distilled spirits by the bottle for same day or future consumption shall be prohibited.
  - d. A theater shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages from more than one bar or lounge within the theater establishment.



8. Main Lot Special Events.

- a. The Main Lot shall be considered a single establishment with a single permit and shall be permitted to sell a full line of alcoholic beverages within the boundaries of the Main Lot during Special Events, including but not limited to premieres, receptions, civic, corporate and charitable events.
  - b. Hours of sales. Alcoholic beverages may be sold and/or served during the following hours: 7 days a week, 10:00 a.m. - 2:00 a.m. There shall be no limitation on the amount of Special Events with alcohol service.
  - c. Alcoholic beverages may be sold, dispensed and consumed in the presence of persons under 21 years of age.
  - d. Portable service bars may be used.
  - e. Sales and/or service of alcoholic beverages for consumption outside the boundaries of the Main Lot shall be prohibited.
- E. Revocation. If the conditions of Section 6.1 have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the real property affected at a time and place fixed by the City and show cause why the use permitted by this Section should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 12.24.Z of the Municipal Code.

Section 6.2. REGULATIONS FOR THE OFF-SITE SALES, SERVICE AND CONSUMPTION OF ALCOHOL.

- A. The sale and service of alcoholic beverages for off-site consumption shall be permitted within the Main Lot, Windsor Lot, and South Bronson Lot of the Specific Plan Area. Establishments that sell alcoholic beverages for off-site consumption shall obtain, as required, licenses or permits from the State of Department of Alcoholic Beverage Control (ABC).
- B. Existing Establishments/Uses. Existing establishments/uses for the sale and service of alcoholic beverages for off-site consumption are authorized to continue subject to their existing approvals until such authorizations expire or are otherwise terminated. Nothing herein shall prohibit an existing establishment from obtaining an Alcohol Use Approval pursuant to Section 6.1.C or 6.2 below.
- C. The sale of a full line of alcoholic beverages for off-site consumption shall be subject to the following requirements.
  - 1. Establishments. A maximum of two new establishments shall be allowed for the sale of a full line of alcoholic beverages for off-site consumption.

In addition to the off-site sales, tastings shall be permitted in such establishments.

2. **Alcohol Use Approval Procedure.** 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 the existing alcohol permits for the Specific Plan Area. Each establishment subject to Section 6.2.C shall apply to the Director for an Alcohol Use Approval, following the same procedure as an Administrative Clearance, 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 particular 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 Clearance, except that the Director's review shall be limited to review of Alcohol Use Approval applications for substantial compliance with the conditions listed in Section 6.2.D below.
3. An application to exceed the maximum number of establishments permitted by this Section 6.2.C shall require a conditional use permit pursuant to the Section 12.24.W.1 or Section 12.24.X.2 of the Municipal Code. Neither a Specific Plan Exception nor a Specific Plan Amendment pursuant to Section 10 shall be required.

D. **Conditions.** The following conditions shall apply for all alcohol sales for off-site consumption.

1. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
2. Electronic age verification devices(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed on the premises and maintained in an operational condition and all establishment employees shall be instructed in their use.
3. Each employee of said establishment/permit who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, ABC-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of establishment or within 30 days after the start of employment, whichever applies. This training shall be renewed each year by all employees who serve and /or sell alcoholic beverages. A

record of the completion of this training program shall be maintained on the premises and shall be presented upon the request of the Director.

4. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request of the peace officer, employee of the State Department of Alcoholic Beverage Control, or the City's Planning Department.
  5. Hours of sales. Alcoholic beverages may be sold seven days a week, between the hours of 8:00 a.m. and 2:00 a.m.
- E. Revocation. If the conditions of Section 6.2 have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the real property affected to appear at a time and place fixed by the City and show cause why the use permitted by this Section should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 12.24.Z of the Municipal Code.

**Section 6.3. 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.

**SECTION 7: CHILD CARE FACILITIES**

Section 7.1. GENERAL REQUIREMENTS. There are two Child Care Facilities existing within the Specific Plan Area as of the effective date of this Specific Plan. The existing Child Care Facilities are permitted to continue operation in accordance with applicable conditions set forth in this Specific Plan. In addition, expanded and new Child Care Facilities shall be permitted within the Specific Plan Area in accordance with the conditions set forth in this Section. The maximum permitted enrollment for Child Care Facilities within the Specific Plan Area shall not exceed 250 children at any one time.

**Section 7.2. CONDITIONS FOR CHILD CARE FACILITIES LOCATED WITHIN MAIN LOT.**

- A. There shall be no overnight lodging of children.
- B. Operation of the Child Care Facility shall comply with the applicable regulations of the State of California, including without limitation all licensing requirements.
- C. The Child Care Facility shall provide an off-public-street pick-up/drop-off queuing area for the facility.
- D. Parking for new Child Care Facilities shall be provided as set forth in Section 8 of this Specific Plan.

**Section 7.3. CONDITIONS FOR CHILD CARE FACILITIES WITHIN ANCILLARY LOTS.**

- A. A Child Care Facility within the Ancillary Lots may operate between the hours of 6 a.m. to 7 p.m., except for teacher preparation, building and grounds maintenance or special events intended for parent participation. There shall be no overnight lodging of children.
- B. Operation of the Child Care Facility shall comply with the applicable regulations of the State of California, including without limitation all licensing requirements.
- C. New Child Care Facilities shall provide an off-public-street pick-up/drop-off queuing area for the facility, except that white loading and unloading zones fronting Ancillary Lots shall continue to be used for such purposes.
- D. The use of a bell system, outdoor public address system, or similar acoustical devices, other than an emergency address system, is prohibited.
- E. Parking for New Child Care Facilities shall be provided as set forth in Section 8 of this Specific Plan.

**SECTION 8: PARKING REGULATIONS**

**Section 8.1. GENERAL REQUIREMENTS.**

- A. Parking for Projects which are subject to this Specific Plan shall be provided in accordance with the requirements of this Section.
- B. Prior to the issuance of the first Administrative Clearance approval 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 Clearance submittal, the Applicant shall provide a table summarizing the existing parking and any changes in parking required pursuant to this Section and proposed by the Project.

**Section 8.2. PARKING REQUIREMENTS.**

Automobile parking requirements for the following uses shall be as follows:

- A. Stage. 1.0 parking spaces for each 1,000 square feet of Floor Area shall be provided.
- B. Production Office. 3.0 parking spaces for each 1,000 square feet of Floor Area shall be provided.
- C. Support. 1.0 spaces for each 1,000 square feet of Floor Area shall be provided.

- D. Office. 3.0 parking spaces for each 1,000 square feet of Floor Area shall be provided.
- E. Retail. Within the Main Lot, no parking spaces shall be required. Within the Ancillary Lots, 4.0 parking spaces for each 1,000 square feet of Floor Area shall be provided.
- F. Non-Occupiable structures, such as Sets/Façades and kiosks and parking/entry facilities, such as guard shacks. No parking space shall be required.
- G. Child Care Facilities. Within the Main Lot, no parking spaces shall be provided. Within the Ancillary Lots, 1.0 spaces for each 1,000 square feet of Floor Area shall be provided.
- H. For uses not listed above, parking space requirements shall be as set forth in Section 12.21.A.4 of the Municipal Code.

Section 8.3. MODIFICATIONS TO MINIMUM PARKING REQUIRED.

- A. The parking requirements listed in Section 8.2 of this Section may be modified for reduced or shared parking between two or more uses within the Specific Plan Area if the Director determines that a lower total number of parking spaces would provide adequate parking for these uses. A reduced/shared parking plan shall not be required for special events or temporary uses, which may utilize shared parking with other uses as needed on a temporary basis. An application for and consideration of a reduced/shared parking plan shall be processed pursuant to the following requirements:
  - 1. Contents of Reduced/Shared Parking Plan. The reduced/shared parking plan shall contain the following information:
    - i. An analysis of parking demand. This analysis shall be conducted by a registered traffic engineer on an hourly basis, from 6:00 a.m. to 12:00 a.m., on a weekday and a weekend day or by other means acceptable to the Director;
    - ii. A description of the portion(s) of the Specific Plan Area or facilities subject to the reduced/shared parking plan;
    - iii. A description of the uses, hours of operation, parking requirements, and allocation of parking spaces which demonstrates that adequate parking for each use will be available, taking into account their hours of operation; and
    - iv. A description of the characteristics of the affected uses and/or special programs which will reduce the need for the required number of parking spaces, which may include the availability of alternative transportation modes.

2. Review. The reduced/shared parking plan application shall be deemed complete within ten days of submittal unless the Director advises the Applicant in writing that the application is considered incomplete and the specific reasons therefore. Within 30 calendar days of receipt of a complete application for a reduced/shared parking plan, the Director shall approve the reduced/shared parking plan application or indicate how the proposed reduced/shared parking plan would not provide adequate parking. This time period may be extended by the mutual consent of the Applicant and Director. If the Director does not act within such 30-day period, the reduced/shared parking plan application shall be deemed approved. The decision of the Director shall be final and not appealable. The Director shall grant a reduced/shared parking plan request if he/she determines that:
  - i. The peak hours of operations are different or other operational characteristics warrant such a reduction; and
  - ii. The joint use or shared parking shall not create a negative parking impact on the surrounding City streets.

#### Section 8.4. LOCATION OF PARKING.

- A. Parking required for Projects hereunder may be located at any location within the Specific Plan Area, or outside the boundaries of the Specific Plan Area upon submittal of an off-site parking agreement or covenant satisfactory to the Director. Such off-site parking agreement or covenant shall be provided to the Director for review when an Applicant seeks to rely on off-site parking outside the boundaries of the Specific Plan Area.
- B. Parking within the Specific Plan Area which is displaced by temporary production filming and related activities may be provided on-site by such measures as tandem or valet (see Section 8.5) or on a site outside the boundaries of the Specific Plan Area. If such relocated parking is outside the boundaries of the Specific Plan Area and further than 750 feet from the Specific Plan Area, a shuttle or similar means of transportation shall be provided to transport individuals between the temporary relocated parking site and the Specific Plan Area.

#### Section 8.5. TANDEM AND VALET PARKING.

Vehicles may be parked in tandem or by valet, provided that attendants to move vehicles are available at the times the parking area using tandem or valet parking is open for use. If the attendant requirement is met, each tandem or valet stall shall constitute the number of parking spaces equivalent to the number of cars it can accommodate.

**Section 8.6. PARKING FOR EXISTING USES/FACILITIES.**

- A. Any Existing Uses/Facilities may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.
1. Alterations or Modifications. Such Existing Uses/Facilities shall not be required to provide additional parking in connection with alternations or modifications to such uses, buildings or structures provided that such alterations or modifications do not increase the Floor Area by greater than 10 percent or 1,000 square feet, whichever is less. In the event that the alteration or modification increases the Floor Area by greater than 10 percent or 1,000 square feet, additional parking for the increased Floor Area shall be provided as required by this Specific Plan.
  2. Damage or Destruction. In the event of any damage or destruction to an Existing Use/Facility such Existing Uses/Facility may be rebuilt to the Floor Area existing as of the effective date of this Specific Plan without providing any additional parking in excess of that provided by such uses or buildings as of the effective date of this Specific Plan.

**Section 8.7. CREDIT FOR PARKING PROVIDED.**

In the event that a use or building is demolished, removed, or repurposed, the amount of parking that was provided for such use or building shall be credited and considered surplus parking. Such surplus parking may be allocated to satisfy the parking requirements for new uses or buildings as developed in accordance with this Specific Plan.

**SECTION 9: SIGNAGE REGULATIONS**

Section 9.1. Signs shall be permitted in the Specific Plan Area in accordance with the sign regulations set forth in this Section 9.

**Section 9.2. PURPOSES.**

These Sign Regulations are intended to:

- A. Support and enhance the vitality of the Hollywood entertainment industry;
- B. Reinforce and enhance the studio entertainment character of the Specific Plan Area;
- C. Enable the regulation of Signs in order to:
  1. Ensure that new Signs are responsive to and integrated with the aesthetic character of the structures on which they are located, and



are positioned in a manner that is compatible both architecturally and relative to other signage within the Specific Plan Area;

2. Encourage creative, well-designed Signs that are part of an integrated development that contribute in a positive way to the visual environment in the Specific Plan Area and Hollywood;
3. Minimize potential traffic hazards and protect public safety;
4. Allow unique and vibrant signage that incorporate new technologies and will enhance the Specific Plan Area as a world class entertainment studio.

### Section 9.3. APPLICATION OF REGULATIONS.

These Sign Regulations are in addition to those set forth in the planning and zoning provisions of the Municipal Code. Wherever the regulations in these Sign Regulations contain provisions that establish regulations for Sign types, Sign height, Sign Area, number of Signs, Sign dimensions, Sign content or other time, place or manner regulations that are different from, more restrictive than or more permissive than the Municipal Code would allow, these Sign Regulations shall prevail.

### Section 9.4. DEFINITIONS.

Whenever the following terms are used in the regulations herein, they shall be construed as defined in this Section. Words and phrases not defined here shall be construed as defined in Sections 12.03 and Article 4.4 of the Municipal Code.

**AERIAL VIEW SIGN:** A Sign that is applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky.

**ARCHITECTURAL LEDGE SIGN:** A Sign with individual channel letters, numbers and/or a pre-fabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural projection.

**AWNING SIGN:** A Sign displayed on a canopy that projects over a deck, door or window of a building.

**BANNER SIGN:** A Sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a light fixture, pole, building or structure.

**BILLBOARD:** A Sign on one or more poles or columns that:

1. is four feet or greater in height as measured from the natural or finished grade, whichever is higher, to the bottom of the Sign; and
2. is structurally separate from an existing building or other improvement on a lot; and/or



3. is supported by an independent footing inside an existing building or other improvement on a lot extending through the roof of the supporting structure; and/or
4. is supporting a Sign panel that is attached to the pole(s), post(s), or column(s) and that may be cantilevered over a building or structure on the lot.

**BUILDING FRONTAGE:** The projection of the exterior building walls upon the street used for street frontage.

**CAN SIGN:** A Sign whose text, logos and/or symbols are placed on the face of an enclosed cabinet.

**CAPTIVE BALLOON SIGN:** An object inflated with hot air or lighter-than-air gas that is tethered to the ground or a structure.

**CHANNEL LETTER SIGN:** A Sign consisting of multi-dimensional, individually cut letters, numbers or figures, illuminated or un-illuminated, which are affixed to a building or structure.

**DIGITAL DISPLAY:** A Sign face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

**DIRECTOR:** The Director of City Planning, or his or her successor or designee.

**HANGING SIGN:** A type of Sign with individual channel letters and/or a pre-fabricated image that is suspended from a horizontal architectural ledge or projection, or from the ceiling of an architectural recess.

**INTERIOR SIGN:** Any Sign that is: (a) within an interior courtyard, interior concourse or interior plaza of a building that is not visible from the street, public right-of-way, or publicly accessible plaza adjacent to a public right-of-way, except for incidental views of that sign from those locations, or (b) immediately adjacent to a building on the premises and viewed primarily from grade by pedestrians within the Specific Plan Area.

**MARQUEE SIGN:** A Sign that is located on a marquee or a permanent roof structure attached to and supported by a building.

**MONUMENT SIGN:** A freestanding Sign that is erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom of the Sign, and that has a horizontal dimension equal to or greater than its vertical dimension.

**MURAL SIGN:** A Sign that is painted on or applied to and made integral with a wall.

**OFF-SITE SIGN:** A Sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the Sign is located. For purposes of these Sign Regulations, the premises shall include all properties within the Specific Plan Area.

**ON-SITE SIGN:** A Sign that is other than an Off-site Sign.

**PILLAR SIGN:** A freestanding Sign that is mounted directly on the ground, consisting of rectangular Sign faces or a sculptural themed shape, with a vertical dimension equal to or greater than the horizontal dimension.

**POLE SIGN:** A freestanding Sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a Monument Sign.

**PROJECTED IMAGE SIGN:** An image projected on the face of a delineated wall or screen from a distant electronic device, such that the image does not originate from the plane of the wall.

**PROJECTING SIGN:** A Sign, other than a Wall Sign, that is attached to a building and projects outward from the building with one or more Sign faces approximately perpendicular to the face of the building.

**ROOF SIGN:** A Sign erected upon a roof of a building.

**SANDWICH BOARD SIGN:** A portable Sign consisting of two Sign faces that connect at the top and extend outward at the bottom of the Sign.

**SCROLLING DIGITAL DISPLAY:** A type of Digital Display that contains a message composed only of individual letters on a neutral field.

**SIGN:** Any whole or part of a display board, wall, screen or object, used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.

**SIGN AREA:** An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines, which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing. Background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:

1. Wall Signs having no discernible boundary shall have the areas between letters, words intended to be read together and any device intended to draw attention to the Sign message included in any computation of surface area.
2. For spherical, cylindrical or other three-dimensional Signs the area of the Sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction.

**SUPERGRAPHIC SIGN:** A Sign printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eyebolts and/or other materials or methods, and which does not comply with the following provisions of the Municipal Code: Sections 14.4.10; 14.4.16; 14.4.17; 14.4.18; and/or 14.4.20.

**TEMPORARY CONSTRUCTION WALL:** A wooden fence or wooden barrier that provides protection for pedestrians and is erected and maintained on the perimeter of a construction or demolition site pursuant to Sections 3303 and 3306 of the California Building Code.

**TEMPORARY SIGN:** A Sign that is to be maintained for a limited duration, not to exceed 30 days, including paper Signs and other Signs that are not permanently affixed to the ground or building.

**VACANT PROPERTY:** A lot that does not contain an occupied building or economic use (economic use includes surface parking lots).

**WALL SIGN:** Any Sign attached to, painted on or erected against the wall of a building or structure, with the exposed face of the Sign in a plane approximately parallel to the plane of the wall.

**WINDOW SIGN:** Any Sign, except for a Supergraphic Sign, that is attached to, affixed to, leaning against, or otherwise placed within six feet of a window or door in a manner so that the Sign is visible from outside the building.

#### Section 9.5. PROCEDURAL REQUIREMENTS.

- A. **Building Permits.** The Department of Building and Safety (LADBS) shall not issue a permit for a Sign, a Sign structure, Sign illumination, or alteration of an existing Sign unless the Sign complies with: (1) the regulations set forth herein as determined by the Director and (2) relevant requirements of the Municipal Code.
- B. **Director Sign Off Required.** LADBS shall require a Director sign off on the sign permit application. The Director shall Sign off on the permit application if it complies with all the applicable Sign requirements of the regulations herein and the Municipal Code.
- C. **Request for Adjustments from Regulations.** The Director shall have the authority to grant adjustments or modifications through an Administrative Clearance to the Standards for Specific Types of Signs related to the individual Sign Area or the individual Sign dimensions.
- D. **Request for Exceptions from Regulations.** The City Planning Commission shall have initial decision-making authority for granting other exceptions from the provisions of the regulations herein. An applicant requesting an exception from the provisions of the regulations herein shall utilize the procedures for a Specific Plan Exception set forth in Section 11.5.7 F of the Municipal Code. In granting an exception, the City Planning Commission shall make all of the following findings, in lieu of the findings set forth in Section 11.5.7. F.2 of the Municipal Code:

1. Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions, due to unique physical or topographic circumstances;
2. Strict compliance would deprive the applicant of privileges enjoyed by owners of similarly zoned property; and
3. An exception would not constitute a grant of special privilege.

In addition to the limitations imposed by Section 11.5.7 of the Municipal Code, no exception may be granted from Section 9.6.A below, or from the regulations governing Off-site Signs herein.

#### Section 9.6. GENERAL REQUIREMENTS.

- A. **General Requirements of the Municipal Code.** Unless specified herein to the contrary, the general Sign requirements set forth in the Municipal Code shall apply to these Sign Regulations for construction permits, plans, design and construction, materials, street address numbers, identification, maintenance, prohibited locations, and Sign illumination. Interior Signs shall be exempt from these sign regulations so long as they remain within the definition of Interior Signs.
- B. **Prohibited Signs.** The following Signs shall be prohibited in the specific Sub-districts as set forth below, except for Signs permitted as Interior Signs:
  1. Aerial View Signs in all Sub-districts except Sub-districts 1, 2, 3, 4 and 5.
  2. Billboards in all Sub-districts except Sub-districts 7 and 8.
  3. Can Signs in all Sub-districts.
  4. Captive Balloon Signs in all Sub-districts.
  5. Digital Display Signs in all Sub-districts.
  6. Mural Signs in Sub-districts 6, 7, 8, 9, 10 and 11.
  7. Off-site Signs in all Sub-districts except Sub-districts 7 and 8.
  8. Projected Image Signs in all Sub-districts.
  9. Roof Signs in all Sub-districts.
  10. Sandwich Board Signs in all Sub-districts.
  11. Scrolling Digital Displays in all Sub-districts.
  12. Supergraphic Signs in all Sub-districts.

13. Signs for which a permit is required on Vacant Property in all Sub-districts.
14. Signs covering exterior doors and windows (whether operable or inoperable), rescue windows or other openings that serve habitable floor area, except for Window Signs permitted pursuant to the regulations herein.
15. Any Sign not specifically authorized by the regulations herein or the Code.

C. **Sign Sub-Districts.** The Specific Plan Area is divided into Sign Sub-districts, as shown in Exhibit F. The purpose of the Sign Sub-districts is to address the relationship and compatibility between signage and the uses surrounding each Sub-district.

1. Main Lot – Gower Edge.
2. Main Lot – Melrose Edge.
3. Main Lot – Van Ness Edge.
4. Main Lot – Northern Edge.
5. Main Lot – Internal.
6. Lemon Grove Lot.
7. South Bronson Lot.
8. Windsor Lot.
9. Camerford Lot.
10. Waring Lot.
11. Gregory Lot.

D. **Vertical Sign Zones.** The Specific Plan Area is also divided into two Vertical Sign Zones within the Main Lot (Sign Sub-districts 1-5). The purpose of the Vertical Sign Zones is to address different Sign viewing distances. The Vertical Sign Zones are as follows:

1. Level 1. This Vertical Sign Zone is applicable to all Signs located from 0 to 60 feet above grade.
2. Level 2. This Vertical Sign Zone is applicable to all Signs located above 60 feet from grade.

- E. **Permitted Signs.** Signs defined in Section 9.4 above, which are not defined or otherwise allowed by the Municipal Code, shall be permitted within the Specific Plan provided such Signs comply with the regulations set forth herein.
- F. **Permitted Number of Signs, Sign Area, Sign Type, and Sign Height.** Wherever the regulations herein pertaining to maximum permitted number of Signs, Sign Area, Sign type and Sign height are different from, more restrictive than or more permissive than the Municipal Code would allow, these Sign Regulations shall prevail. Signs may only be placed in the Sub-districts as set forth below, and as further limited by the requirements for specific Sign types as set forth in Section 9.7 below.
1. **Maximum Permitted Sign Area (By Sub-district).** The maximum permitted combined Sign Area in a Sub-district for all Signs shall be as set forth in Table C below. All Signs in a Sub-district shall be included in the calculation of maximum permitted combined Sign Area except for the following Signs:
    - a. Aerial View Signs.
    - b. Interior Signs.
    - c. Mural Signs, provided that the square footage of the components composed of letters or logos shall be included in the calculation of total Sign Area.
    - d. Temporary Signs.
    - e. Signs that are part of the historic resources interpretive program required under the Mitigation Monitoring and Report Program, Appendix C, shall not count toward the total Sign Area limitation set forth in Table C and there shall be no limitation on the total Sign Area for such interpretative Signs.

**Table C – Maximum Sign Area**

<b>Sign Sub-District</b>	<b>Maximum Total Sign Area</b>
<b>1. Main Lot – Gower</b>	<b>1,000 square feet</b>
<b>2. Main Lot – Melrose</b>	<b>12,000 square feet</b>
<b>3. Main Lot – Van Ness</b>	<b>800 square feet</b>
<b>4. Main Lot – Northern Edge</b>	<b>400 square feet</b>
<b>5. Main Lot – Internal</b>	<b>15,000 square feet</b>
<b>6. Lemon Grove Lot</b>	<b>200 square feet</b>
<b>7. South Bronson Lot</b>	<b>2,800 square feet</b>
<b>8. Windsor Lot</b>	<b>2,500 square feet</b>

<b>9. Camerford Lot</b>	<b>600 square feet</b>
<b>10. Waring Lot</b>	<b>100 square feet</b>
<b>11. Gregory Lot</b>	<b>1,000 square feet</b>

2. **Permitted Sign Types by Vertical Sign Zone on the Main Lot (Sign Sub-districts 1-5).** Notwithstanding any provision in the Municipal Code to the contrary, the following Signs in Table D below are the only Sign types permitted within Sub-districts 1-5.

**Table D – Permitted Sign Types**

<b>Sign Sub-District</b>	<b>Vertical Sign Zone 1 (0' – 60')</b>	<b>Vertical Sign Zone 2 (+60')</b>
<b>1. Main Lot - Gower</b>	<b>Aerial View, Architectural Ledge, Awning, Banner, Channel Letter, Hanging, Interior, Marquee, Monument, Mural, Pillar, Pole, Projecting, Temporary, Wall, Window</b>	<b>Aerial View, Channel Letter, Projecting, Wall, Interior, Mural and Temporary</b>
<b>2. Main Lot - Melrose</b>	<b>Aerial View, Architectural Ledge, Awning, Banner, Channel Letter, Hanging, Interior, Marquee, Monument, Mural, Pillar, Pole, Projecting, Temporary, Wall, Window</b>	<b>Aerial View, Channel Letter, Projecting, Wall, Interior, Mural and Temporary</b>
<b>3. Main Lot – Van Ness</b>	<b>Aerial View, Architectural Ledge, Awning, Banner, Channel Letter, Hanging, Interior, Marquee, Monument, Mural, Pillar, Pole, Projecting, Temporary, Wall, Window</b>	<b>Aerial View, Channel Letter, Projecting, Wall, Interior, Mural and Temporary</b>
<b>4. Main Lot – Northern Edge</b>	<b>Aerial View, Architectural Ledge, Channel Letter, Interior, Mural, Pillar, Pole, Projecting, Temporary, Wall, Window</b>	<b>Aerial View, Channel Letter, Projecting, Wall, Interior and Temporary</b>
<b>5. Main Lot – Internal</b>	<b>Aerial View, Architectural Ledge, Awning, Banner, Channel Letter, Hanging, Interior, Marquee, Monument, Mural, Pillar, Pole, Projecting, Temporary, Wall, Window</b>	<b>Aerial View, Channel Letter, Projecting, Wall, Interior, Mural, and Temporary</b>



- G. **Existing Signs.** Signs and/or Sign support structures that are existing on the effective date of these regulations shall be permitted to continue and shall not be required to comply with these regulations, but shall comply with the Municipal Code related to the construction, installation and maintenance of Sign structures. Signs that are existing on the effective date of these regulations shall count toward the maximum sign area permitted by this Specific Plan.
- H. **Replacement of Existing Off-site Signs.** Each existing Off-site Sign may be replaced. Sub-district 7 has one existing, double-sided Off-site Billboard Sign of 600 total square feet. Sub-district 8 has one existing, double-sided Off-site Billboard Sign of 600 total square feet. These existing Off-site Billboard Signs may be replaced with new Off-site Signs within Sub-districts 7 and/or 8, with any Sign type permitted in that Sub-district, up to a total of 1,200 square feet.
- I. **Backs of Signs.** All Signs which are located within 500 feet of the Specific Plan boundary and which are oriented so as to expose the unimproved back of the Sign toward a location outside of the Paramount Pictures Specific Plan shall be improved or screened with landscaping or other aesthetic treatment(s) to buffer the view of the back of the Sign.
- J. **Illumination.** Except for Temporary Signs, which may not be illuminated, all Signs within the Specific Plan may be illuminated by either internal or external means. The illumination regulations set forth in the Municipal Code, including but not limited to Section 93.0117, shall apply. Methods of signage illumination may include electric lamps, such as neon tubes; fiber optics; incandescent lamps; LED; LCD; cathode ray tubes exposed directly to view; shielded spot lights and wall wash fixtures.
- K. **Visual Maintenance.** All Signs shall be maintained to meet the following criteria at all times:
1. The building and ground area around the Signs shall be properly maintained. All unused mounting structures, hardware, and wall perforation from any abandoned Sign shall be removed and building surfaces shall be restored to their original condition.
  2. All Signage copy shall be properly maintained and kept free from damage and other unsightly conditions, including graffiti.
  3. All Sign structures shall be kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.
  4. Razor wire, barbed wire, concertina wire, or other barriers preventing unauthorized access to any Sign, if any, shall be hidden from public view.
  5. The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling, or when marred or damaged by graffiti.



6. No access platform, ladder, or other service appurtenance, visible from the sidewalk, street, or public right-of-way, shall be installed or attached to any Sign structure.
  7. Existing Signs that are no longer serving the current tenants, including support structures, shall be removed and the building façades originally covered by the Signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.
- L. **Signs Within More Than One Vertical Sign Zone.** Signs may be located in more than one Vertical Sign Zone, provided that the requirements contained herein are met for each portion of the Sign contained in each of the Vertical Sign Zones.
- M. **Hazard Review.** Signs that adhere to the regulations outlined herein shall be exempted from the Hazard Determination review procedures in Section 14.4.5 of the Municipal Code. All Signs shall continue to be subject to Caltrans approval, where applicable.
- N. **Alterations, Repairs or Rehabilitation.** Every existing Sign or Sign structure shall be allowed to continue and be altered, repaired or maintained. The alternation, repair or rehabilitation of an existing Sign or Sign structure shall not increase the Sign Area or height or materially change the location or orientation of the Sign.
- O. **Materials.** The materials, construction, application, location and installation of any Sign shall be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code.

#### Section 9.7. STANDARDS FOR SPECIFIC TYPES OF SIGNS.

- A. **Aerial View Signs.** Aerial View Signs shall be permitted in Sub-district 1, 2, 3, 4 and 5. Aerial View Signs may not be viewable from any public right of way and may not be illuminated. Aerial View Signs shall not count toward the total Sign Area limitations set forth in Table C herein.
- B. **Architectural Ledge Signs.**
1. **General.**
    - a. Individual letters, numbers or logos no more than 24" in height may stand atop or be suspended from a ledge.
    - b. Solid panels and Can Signs are not permitted as Architectural Ledge Signs.
    - c. The Sign shall be oriented so that the message, graphic, or symbol on the Sign is approximately parallel with the façade of the structure to which the Sign is attached.

2. **Location.**

- a. An Architectural Ledge Sign shall only be located over a pedestrian or vehicle entranceway or window on the ground floor of a building; and
- b. An Architectural Ledge Sign may be located on an architectural ledge, canopy or overhang provided all structural code requirements are met.

3. **Dimensions.**

- a. **Height.** The bottom of the ledge on which an Architectural Ledge Sign is located shall be at least eight feet above the natural or finished grade as measured vertically. The bottommost portion of a Sign suspended from an architectural ledge shall be at least eight feet above the natural or finished grade as measured vertically.
- b. **Length.** A ledge that is constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 15 feet in length as measured horizontally.
- c. **Suspension.** Supports that are constructed for the purpose of supporting an Architectural Ledge Sign may not exceed 24 inches in height as measured vertically from the top of the letter or symbol to the bottom of the supporting architectural appurtenance, nor may those supports exceed eight inches in width as measured horizontally.

C. **Awning Signs.** Awning Signs shall comply with Section 14.4.19 of the Municipal Code.

D. **Banner Signs.** Banners shall be permitted in Sub-districts 1, 2, 3 and 5 subject to the following restrictions.

- 1. **Maximum Number/Area of Signs.** There shall be a maximum of two double-sided Signs per light fixture or pole.
- 2. **Location.** Banner Signs shall be located at and between entrances to the Main Lot or along internal streets or paseos.
- 3. **Sign Area.** The Sign Area for an individual Banner Sign shall not exceed 24 square feet per face.

E. **Channel Letter Signs.**

- 1. **Maximum Number of Signs.** There shall be no limitation on the number of Channel Letter Signs.

2. **Sign Area.** The Sign Area for an individual Channel Letter Sign shall not exceed 500 square feet.

**F. Hanging Signs.**

1. **General.**
  - a. A Hanging Sign shall consist of individual letters or numbers no taller than 24 inches, or an icon no taller than 24 inches. Such letters, numbers, or Logo shall be suspended from a ledge.
  - b. Solid panels are not permitted as Hanging Signs.
  - c. Hanging Signs shall be oriented so that the message, graphic, or symbol on the Sign is approximately parallel with the facade of the structure to which the Sign is affixed.
  - d. No message, graphic or symbol shall be located on that portion of a Hanging Sign that is perpendicular to the facade of the structure to which the Sign is affixed.
2. **Dimensions.** The lowest portion of a suspended Hanging Sign shall be at least eight feet above the natural or finished grade as measured vertically.
3. **Projection.** A ledge designed to support a Hanging Sign may project a maximum of three feet from the face of the building where the Sign is located.

**G. Interior Signs.**

1. **General.**
  - a. Interior Signs may be On-Site or Off-site Signs.
  - b. Notwithstanding the limitations established in these regulations, Interior Signs may be any type of Sign installation.
2. **Maximum Number of Signs.** There is no limitation on the number of Interior Signs permitted in the Specific Plan.
3. **Sign Area.** There is no limitation on the Sign Area for an individual Interior Sign and no limitation on the total Sign Area for all Interior Signs. Interior Signs shall not count toward the total Sign Area limitations set forth in Table C herein.

- H. Marquee Signs.** Signs located on any marquee shall be affixed to and shall not extend above or below the structure comprising the marquee. Cloth or banner Signs or drop-

roll curtains may be suspended below the exterior of the marquee and may extend within seven feet and six inches of the natural or finished grade as measured vertically.

**I. Monument Signs.**

1. **General.** Monument Signs shall be limited to On-Site Signs.
2. **Maximum Number of Signs.** A maximum of one Monument Sign per face of a building and a maximum of four Monument Signs per building are permitted.
3. **Sign Area.** Monument Signs shall have a horizontal dimension equal to or greater than their vertical dimension.
4. **Sign Height.** The bottom of Monument Signs shall be raised no more than 12 inches above finished grade and the top of the Monument Sign shall be no more than eight feet in height above grade.

**J. Mural Signs.** Mural Signs shall be permitted in Sub-districts 1, 2, 3, 4 and 5 notwithstanding Section 14.4.4.B.10 of the Municipal Code. Mural Signs may include lettering and a logo identifying the name of a business or building within the Specific Plan Area provided that the square footage of such components of the Mural Sign comprised of lettering or logo shall be included in the calculation of the total Sign Area limitations set forth in Table C herein.

**K. Pillar Signs.**

1. **Maximum Number of Signs.** There is no limitation on the number of Pillar Signs permitted.
2. **Sign Area.** Pillar Signs shall have a horizontal dimension that does not exceed 25 percent of the length of the vertical dimension.
  - a. In Sub-districts 1, 2, 3, 4, and 5, the Sign Area for an individual Pillar Sign shall not exceed 300 square feet.
  - b. In Sub-districts 6, 7, 8, 9, 10, and 11, the Sign Area for an individual Pillar Sign shall not exceed 100 square feet.
3. **Location.** Pillar Signs shall be set back at least 10 feet from the intersection of a driveway and the public right-of-way and shall not interfere with or present a hazard to pedestrian or vehicular traffic.
4. **Landscaping Requirements.** Landscaping shall be provided at the base of the supporting structure equal to twice the area of the largest face of the Pillar Sign.

#### **L. Pole Signs.**

1. **Maximum Number of Signs.** There is no limitation on the number of Pole Signs permitted.
2. **Sign Area.** The Sign Area for an individual Pole Sign shall be limited to 200 square feet, with no limitation on the total Sign Area for all Pole Signs.

#### **M. Projecting Signs.**

1. **General.** No text, message or logo shall be allowed on that portion of a Projecting Sign that is parallel to the Face of the Building.
2. **Maximum Number of Signs.** There is no limitation on the number of Projecting Signs permitted.
3. **Extension Above The Roof.** A Projecting Sign may extend above the top of the wall or roof parapet of a building face but the extension shall not exceed 30 percent of the total vertical height of the projecting Sign. In no event shall a Projecting Sign extend higher than 150 feet from grade.
4. **Projection From The Building Face.** The planes of Projecting Sign faces, which are located within the same plane of a single building, shall be parallel to one another unless approved as a design element of a Project Permit Compliance review.
5. **Sign Height.**
  - a. A Projecting Sign shall not be located lower than eight feet above sidewalk grade nearest the Sign.
  - b. A Projecting Sign shall not exceed 80 feet in height as measured vertically from the bottom of the Sign to the top of the Sign.
  - c. The width of the Sign face of a Projecting Sign that is perpendicular to the building shall not exceed 20 percent of the overall height of the Sign and in no event shall exceed six feet. This measurement does not include the dimensions of the Sign's supporting structure.
  - d. No portion of a Projecting Sign that is parallel to the face of the building shall exceed two feet in width.
6. **Location.** A Projecting Sign shall generally align with major building elements such as cornices, string courses, window banding, or vertical changes in material or texture.

**N. Temporary Signs.**

1. **General.** Unless otherwise specified herein, a Temporary Sign shall comply with Section 14.4.16 of the Municipal Code.
2. **Maximum Number of Signs.** There is no limitation on the number of Temporary Signs permitted.
3. **Sign Area.** The Sign Area for an individual Temporary Sign shall not exceed 125 square feet. Temporary Signs shall not count toward the total Sign Area limitations set forth in Table C herein.

**O. Temporary Signs on Temporary Construction Walls.** Temporary Signs on Temporary Construction Walls shall comply with Sections 14.4.17.A-E of the Municipal Code. Temporary Signs on Temporary Construction Walls may be On-Site or Off-site Signs.

**P. Wall Signs.**

1. **Sign Area.** The Sign Area for an individual Wall Signs shall not exceed 600 square feet.

**Q. Window Signs.**

1. **General.** Window Signs shall be limited to On-site Signs.
2. **Maximum Number of Signs.** There is no limitation on the number of Window Signs permitted.
3. **Sign Area.**
  - a. The Sign Area of Window Signs shall be regulated by Sub-district.
    - (1) In Sub-districts 1, 2, 3, 4, and 5, the Sign Area for an individual Window Sign shall not exceed 300 square feet.
    - (2) In Sub-districts 6, 7, 8, 9, 10, and 11, the Sign Area for an individual Window Sign shall not exceed 100 square feet.
  - b. Window Signs located on or within six feet of the window plane, painted or attached, shall not exceed fifteen percent of the glassed area of the window in which the Window Sign is placed.

**SECTION 10: NOTIFICATION**

The Applicant shall provide a ten-day notice to property owners adjacent to the Ancillary Lots prior to the start of construction of new structures (excluding interior modifications) on those lots.

#### **SECTION 11: OTHER SPECIFIC PLAN PROCEDURES**

The procedures for adjustments, exceptions, amendments and interpretations to this Specific Plan shall follow the procedures set forth in Section 11.5.7.E-H of the Los Angeles Municipal Code, respectively, except that in all instances where the Area Planning Commission is referenced as the body with authority, the City Planning Commission, and not the Area Planning Commission, shall have the authority to act.

#### **SECTION 12: 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.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

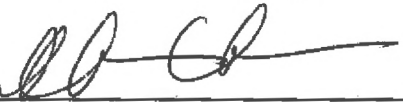
By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
for AMY BROTHERS  
Deputy City Attorney

Date 9.22.16

File No(s). CF 16-0876-S2

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

September 22, 2016

See attached report.

  
Vincent P. Bertoni, AICP  
Director of Planning 



## **APPENDIX A**

### **Appendix A: Trip Generation Factors**

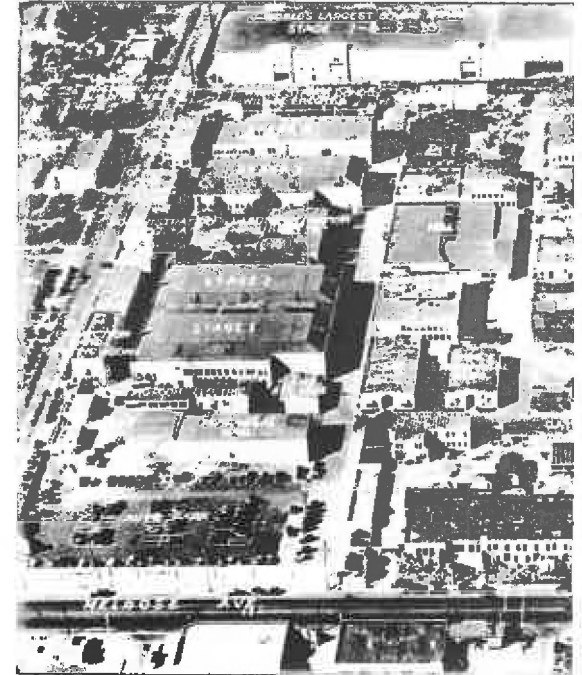
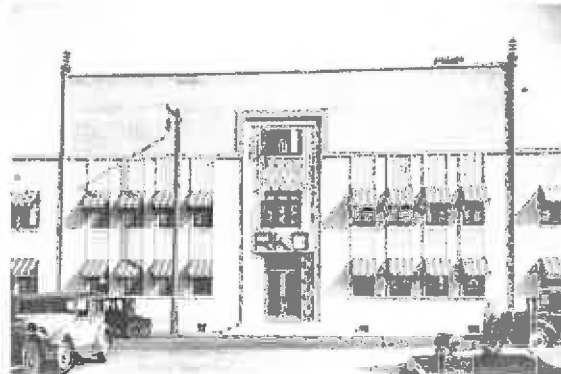
<b>From / To</b>	<b>Stage</b>	<b>Support</b>	<b>Production Office</b>	<b>Office</b>	<b>Retail</b>
<b>Stage</b>	1.00	0.75	0.80	0.45	0.19
<b>Support</b>	1.33	1.00	1.07	0.60	0.26
<b>Production Office</b>	1.24	0.94	1.00	0.56	0.24
<b>Office</b>	2.21	1.67	1.78	1.00	0.43
<b>Retail</b>	5.20	3.92	4.18	2.35	1.00

Numbers shown in this chart represent conversion factors for exchanging square footage from one land use to another, in order to maintain trip totals equivalent to, and not exceeding, those described in the EIR.

## APPENDIX B

## APPENDIX: B PARAMOUNT PICTURES

HISTORIC RESOURCES PRESERVATION PLAN  
LEVIN & ASSOCIATES, ARCHITECTS  
RIOS CLEMENTI HALE STUDIOS



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## 1. INTRODUCTION

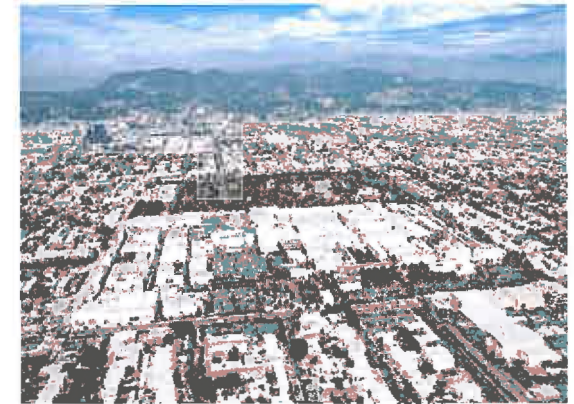
Paramount Pictures Corporation is proposing the Paramount Pictures Master Plan (the “Project”) that consists of improvements to Paramount Studios (the “Project Site”) in the Hollywood Community of the City of Los Angeles. The Paramount Studios property is comprised of the main studio property of approximately 56 acres (the “Main Lot”) and six surrounding properties of approximately 6 acres that provide additional parking to the studio (the “Ancillary Lots”). The Main Lot and Ancillary Lots comprise the Project Site, encompassing a total of approximately 62 acres. The Project involves the redevelopment of portions of the Project Site that primarily include surface parking and underutilized buildings with up to 1,385,700 square feet of net new studio-related uses, parking facilities, and new landscaped areas. These improvements would be implemented through a Specific Plan that would guide development within the Project Site through the year 2038.

Levin & Associates, Architects in association with Rios Clementi Hale Studios were retained to prepare a master plan for the Project. In connection with this master plan, Historic Resources Group, historic preservation consultants, evaluated the potential historic resources on the Paramount Pictures property. This evaluation was documented in the Paramount Pictures Historic Assessment Technical Report dated August 2015. The Paramount Pictures Historic Assessment Technical Report identified two potential historic districts on the Paramount Pictures Main Lot:

the potential *Paramount Pictures Historic District* and the potential *RKO Studios Historic District* (collectively, the “Historic Districts”). The Paramount Pictures Main Lot is located in Hollywood and is generally bounded by Van Ness Avenue on the east, Melrose Avenue on the south, Gower Street on the west, and a cemetery on the north. In addition to the two potential historic districts, the Paramount Pictures Historic Assessment Technical Report identified the KCAL Building on the Main Lot as a potential individual historic resource outside of the two potential Historic Districts.

(Figures 1 and 2)

Based on the evaluations and findings in the Paramount Pictures Historic Assessment Technical Report, Levin & Associates, Architects, has developed the Paramount Pictures Historic Resources Preservation Plan (“Historic Resources Preservation Plan” or “Preservation Plan”) for the rehabilitation and preservation of Contributing buildings (“Contributor/s”) within the Historic Districts and the 5515 Melrose Avenue (KCAL) building identified as a potential historic resource outside the Historic Districts, and for the construction of new structures on the Main Lot. This Historic Resources Preservation Plan applies to the exterior of Contributing buildings. Work to the interior of the Contributing and Non-Contributing buildings may be conducted without the review of a qualified historic preservation professional.



Paramount Pictures main lot is bounded by Melrose Avenue, Gower Street, Van Ness Avenue, and the Hollywood Forever Cemetery in Hollywood, CA

### 1A. PURPOSE AND GOALS

The purpose of the Historic Resources Preservation Plan is to ensure that the rehabilitation and preservation of Contributors to the Historic Districts and the KCAL building, and the construction of new structures on the Main Lot, is done in accordance with the Secretary of the Interior's Standards<sup>1</sup> and that eligibility for designation of both Historic Districts and the identified individual resource is maintained following implementation of the project. The entertainment industry is constantly evolving and integrating new technologies. The Historic Resources Preservation Plan is intended to allow the Contributors to continue to function as part of a productive, working studio by permitting the buildings to adapt to new technologies and media uses. The Preservation Plan addresses rehabilitation of and preservation of Historic District Contributors; and the construction of new structures on the Main Lot. The Historic Resources Preservation Plan will facilitate new uses in a manner appropriate to the Historic Districts, while maintaining productivity and use in the day-to-day operation of the studio.

The overall goals of the Historic Resources Preservation Plan are:

- Rehabilitate and maintain the identified Contributors to the RKO Studios and Paramount Pictures Historic Districts.

<sup>1</sup> "Secretary of the Interior's Standards and Guidelines: Professional Qualifications Standards," Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Washington, D.C.: Department of the Interior, National Park Service, September 29, 1983 and as amended prior to January 1, 2012. These requirements have been previously published in the Code of Federal Regulations, 36 CFR Part 61.  
[<http://www.nps.gov/tps/standards.htm>]  
[[http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)]

- Retain the character-defining features that contribute to the Historic Districts.
- Foster awareness of the studio as a historic resource.
- Establish context sensitivity for new construction on the Main Lot.
- Permit the continued studio use of the Contributors by adapting to new technologies and media uses.

The Historic Resources Preservation Plan should be read in the context of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.<sup>2</sup> Reference material including publications and "Preservation Briefs" published by the National Park Service are available to provide additional information regarding the Secretary of the Interior's Guidelines. Conformance with the Historic Resources Preservation Plan shall be interpreted by a qualified historic preservation professional who meets the applicable Secretary of the Interior's professional standards.



AERIAL - CIRCA 1930

Bison Archives

<sup>2</sup> Weeks, Kay D. and Anne E. Grimmer. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Washington, D.C., U.S. Department of the Interior, National Park Service, 1995.  
[[http://www.nps.gov/history/local-law/arch\\_stnds\\_8\\_2.htm#tech](http://www.nps.gov/history/local-law/arch_stnds_8_2.htm#tech)]

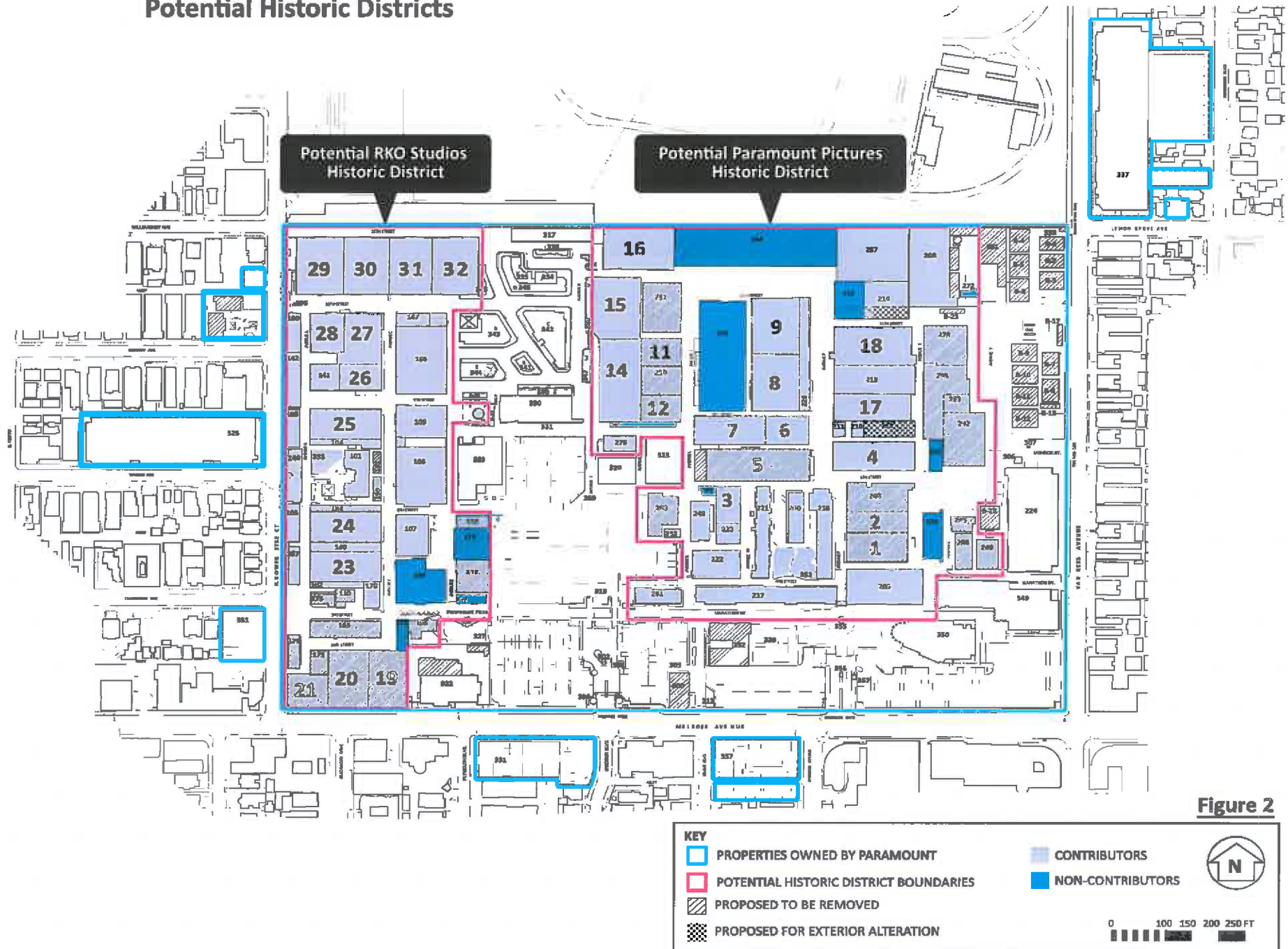


EXISTING SITE PLAN



Figure 1

# Potential Historic Districts



**Figure 2**



## 2. EXECUTIVE SUMMARY OF HISTORIC RESOURCES PRESERVATION PLAN

The Paramount Pictures Main Lot is representative of the history of movie and television production in Hollywood, California. Beginning with the collaboration of Paramount Pictures principals Jesse L. Lasky, Cecil B. DeMille, Samuel Goldwyn and Adolph Zukor in the creation of the film version of "The Squaw Man" in a rented barn in Hollywood about 1.5 miles from the present studio site in 1913, to the present day studio site, Paramount Pictures has been an integral part of the motion picture industry. The Main Lot encompasses the original Paramount Pictures property studio lot as well as the neighboring RKO Studios property, which was purchased by Paramount Pictures in 1967. Properties to the east of Stage 19 and south of Marathon Street were not originally part of these studios and were acquired by Paramount Pictures in the 1980s. The buildings and structures constructed on the Main Lot within the Paramount and RKO Studios properties from 1921 to 1967 are studio vernacular buildings and are identified by property type including: Actor Services, Administrative & Office, Entry Gates & Entry Points, Pre-Production & Studio Services, Post-Production Facilities, Stages, and Utility and Storage buildings. All are representative of the movie and television industry. These buildings and structures were often constructed to be used as sets with non-matching facades, doubling as diverse locations for movie making.

The Paramount Pictures Historic Assessment Technical Report identified two potential historic districts on the Main Lot: the potential Paramount Pictures Historic District and the potential RKO Studios Historic District. This Historic Resources Preservation Plan is

intended to guide Paramount Pictures in the rehabilitation and preservation of buildings identified as Contributors to the Historic Districts and the KCAL Building, consistent with the Secretary of the Interior's Standards for Rehabilitation, and to establish guidelines for new construction on the Main Lot.

### EXTERIOR MATERIALS AND FINISHES

Exterior materials and finishes should be properly maintained and replaced in-kind. Repair work on all finishes should comply with the Secretary of the Interior's recommendations.

### BUILDING COLOR DOCUMENTATION

Color sampling and analysis was performed on five buildings total in both Historic Districts. The results yielded a historic paint palette that may be used for the historic districts.

### WINDOWS

Windows modified from the original type should be replaced with windows that match the frame, sash profile and details, in either the original material or custom aluminum profiles.

### SECURITY GRILLES

Security grilles on Gower Street could be removed to allow for a renovated street elevation when alternative security systems are in place.

### ROOFING

Most historic roofs have been replaced throughout their life on the lot. Roofing should continue to adapt as energy conserving material becomes available. Accent roofs of red clay tile or asphalt shingles should remain, and red clay tile roofs should be excluded in new construction to differentiate from the Contributor.

### EXTERIOR LIGHTING

Exterior historic lighting is to be carefully refurbished and new exterior lighting should be standardized for better studio aesthetic and maintenance. Energy conserving fixtures and bulbs should be utilized.

### SITE AND BUILDING ENTRIES

Entries to the site and buildings can be accomplished in a contextual manner, by standardizing materials and railing design.

### GUIDELINES FOR NEW CONSTRUCTION WITHIN AND IN THE MAIN LOT

New construction should be designed to be contextual and sensitive as to not overshadow the contributing historic resources within and adjacent to Historic Districts.



MARATHON STREET - 1928

Bison Archives

### 3. HISTORIC DISTRICT CONTRIBUTORS

The following buildings, structures, and sites have been identified in the Paramount Pictures Historic Assessment Technical Report to be Contributors to the RKO Studios Historic District and the Paramount Pictures Historic District and are anticipated to be retained in the Paramount Pictures Master Plan. The criteria for visual characteristics of historic districts are defined by the National Park Service as:

*A geographically definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.*

#### RKO STUDIOS HISTORIC DISTRICT

Period of significance 1921 -1967

Building	Property Type
B-101 Chevalier	Administrative & Office
B-102 Von Sternberg	Administrative & Office
B-103 Hope	Administrative & Office
B-105 Lasky	Actor Services
B-106 Lucy Bungalow	Administrative & Office
B-107 Bow	Pre-Production & Studio Services
B-108 Gower Mill South	Utility & Storage
B-109 Gower Mill North	Actor Services
B-142 Wilder	Administrative & Office
B-146 Ball	Utility & Storage
B-147 Powerhouse #4	Utility & Storage
B-157 Water Tower	Actor Services
B-160 Swanson	Pre-Production & Studio Services
B-166 Mae West	Post-Production Facilities
B-167 W.C. Fields	Actor Services
B-178 Hart	Pre-Production & Studio Services
B-180 Dressing Rooms	Administrative & Office
B-184 Marx Bros.	Administrative & Office
B-196 North Gower	Entry Gates & Entry Points
Gate B-353 Lucy Park	Landscape/Open Space

#### Stages

Stage 23	Stage 28
Stage 24	Stage 29
Stage 25	Stage 30
Stage 26 & B-141 Studio A	Stage 31
Stage 27	Stage 32

#### PARAMOUNT PICTURES HISTORIC DISTRICT

Period of significance 1926-1948

Building	Property Type
B-205 Bluhdorn	Actor Services
B-210 Milland	Utility & Storage
B-211 Hospital	Pre-Production & Studio Services
B-212 Powerhouse #1	Utility & Storage
B-213 Property Building	Pre-Production & Studio Services
B-214 Cabinet Shop	Pre-Production & Studio Services
B-217 Redstone Building	Administrative & Office
B-221 Dressing Room	Actor Services
B-222 Sturges	Post-Production Facilities
B-226 Dreier	Actor Services
B-248 Sherry Lansing Theater	Post-Production Facilities
B-256 Lubitsch	Administrative & Office
B-257 Marathon Mill	Pre-Production & Studio Services
B-260 Schulberg	Administrative & Office
B-261 Demille	Administrative & Office
B-276 Powerhouse #2	Utility & Storage
B-298 Assembly Stage	Pre-Production & Studio Services
B-352 Production Park	Landscape/Open Space
Bronson Gate	Entry Gates & Entry Points

#### Stages

Stage 3	Stage	14
Stage 4	Stage	15
Stage 6	Stage	16
Stage 7	Stage	17
Stage 8	Stage 18	
Stage 9		

Note: The building numbering system is based on the numbering used by Paramount Pictures as of 2012.



MARATHON STREET 1936

Bison Archives



SCHULBERG

Bison Archives



BLUHDORN

Bison Archives

#### 4. OVERVIEW OF HISTORIC RESOURCES

The Paramount Pictures Main Lot includes two potential Historic Districts that are described in the Paramount Pictures Historic Assessment Technical Report as the RKO Studios Historic District and the Paramount Pictures Historic District. The boundaries for the proposed Historic Districts are shown on Figure 2. The period of significance for the RKO Studios Historic District is 1921 - 1967. The period of significance for the Paramount Pictures Historic District is 1926 - 1948.

The Historic Districts are defined by seven building/structure typologies and one site typology. Each is based on the historic uses of the buildings and structures during the periods of significance. Each of the building/structure typologies is composed of several architectural styles.

- Administrative & Office
- Pre-Production & Studio Services
- Post-Production Facilities
- Stages
- Utility & Storage
- Actor Services
- Entry Gates & Entry Points
- Landscape/Open Space

##### 4A. ADMINISTRATIVE & OFFICE

###### OVERVIEW

The Contributing Administrative & Office buildings in both the proposed RKO Studios and Paramount Pictures Historic Districts are designed in a variety of architectural styles with a varying degree of ornamentation. All have

exterior cement plaster facades with punched or recessed openings for doors and windows. These buildings function as office space, housing Paramount Pictures administrative and third party production employees working on the Main Lot. The highly ornamented 1926 Paramount Pictures Redstone building is located along the original Marathon Street, on one side of the iconic Paramount Bronson Gate. Also unique to the Main Lot are the Administrative and Office buildings along Gower Street that form a street edge and historically operated as the entrance to RKO Studios. These buildings are the interface between the studio and the neighborhood on the west side of the Main Lot. The Chevalier building, that served as RKO Studios' administrative building, is an example of a building typology specific to studio lots, where each facade or portion is composed in a different revival style to simulate different buildings. These buildings are used as convenient exterior sets.

###### PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTOR ADMINISTRATIVE AND OFFICE BUILDINGS:

B-217 Redstone Building, B-256 Lubitsch, B-260 Schulberg, B-261 Demille

###### RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR ADMINISTRATIVE AND OFFICE BUILDINGS:

B-101 Chevalier, B-102 Von Sternberg, B-103 Hope, B-105 Lasky, B-107 Bow, B-146 Ball, B-178 Hart

##### 4B. PRE-PRODUCTION & STUDIO SERVICES OVERVIEW

The Contributing Pre-Production and Studio Services buildings, including the Gower Mill South and the Assembly Stage, are industrial in nature, with cement plaster and/or metal siding facades. Clerestories and skylights provide natural light to illuminate large interior spaces. Large cargo doors provide for easy movement of materials.

###### PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTOR PRE-PRODUCTION & STUDIO SERVICES BUILDINGS:

B-211 Hospital, B-213 Property Building, B-214 Cabinet Shop, B-257 Marathon Mill, B-298 Assembly Stage

###### RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR PRE-PRODUCTION & STUDIO SERVICES BUILDINGS:

B-108 Gower Mill South, B- 166 Mae West, B-184 Marx Bros



PRE-PRODUCTION



#### 4C. POST-PRODUCTION FACILITIES

##### OVERVIEW

The Contributing Post-Production Facilities served the functions associated with film editing and film cutting, and include buildings such as W.C. Fields. These spaces accommodate multiple uses, and are most often cement plaster buildings with punched openings and operable windows.

PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTOR POST-PRODUCTION FACILITIES:  
B-222 Sturges, B-248 Sherry Lansing Theater

RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR POST-PRODUCTION FACILITIES:  
B-167 W.C. Fields

#### 4D. STAGES

##### OVERVIEW

The Contributing Stages are industrial buildings and unique to a studio lot. Stages are long span, high bay spaces. The Contributing stages in the Main Lot are clad in cement plaster/stucco and/or metal siding with large “elephant” doors to move equipment in and out easily. Very few windows are found in this typology for maximum environmental and acoustic control. These buildings are clearly identified by large numbers on their facades on the Main Lot.

PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTOR STAGES:  
Stage 3, Stage 4, Stage 6, Stage 7, Stage 8, Stage 9, Stage 14, Stage 15, Stage 16, Stage 17, Stage 18

RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR STAGES:

Stage 23, Stage 24, Stage 25, Stage 26, Stage 27, Stage 28, Stage 29, Stage 30, Stage 31, Stage 32

#### 4E. UTILITY & STORAGE

##### OVERVIEW

Contributing Utility & Storage buildings include storage, power stations, film vaults and the water tower. All were important to the self-sustaining function of the studios, but the buildings are the least architecturally delineated. The design of these buildings follow the function of the utility they provide. Most are clad in cement plaster with minimal detail, often with louvers for machinery ventilation.

PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTOR UTILITY AND STORAGE BUILDINGS:

B-210 Milland, B-212 Powerhouse #1, B-276 Powerhouse #2

RKO STUDIOS HISTORIC DISTRICT UTILITY AND STORAGE BUILDINGS:

B-109 Gower Mill North, B-147 Powerhouse #4, B-157 Water Tower

#### 4F. ACTOR SERVICES

##### OVERVIEW

Contributing Actor Services buildings include dressing rooms, wardrobe and make-up functions. These function as costume storage, costume fitting and make-up and are a continuing component of motion pictures today.



ACTOR SERVICES



POST PRODUCTION



STAGE

PARAMOUNT PICTURES HISTORIC DISTRICT  
CONTRIBUTOR ACTOR SERVICES BUILDINGS:  
B-205 Bluhdorn  
B-221 Dressing Room  
B-226 Dreier

RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR  
ACTOR SERVICES BUILDINGS:  
B-106 Lucy Bungalow, B-142 Wilder, B-160  
Swanson, B-180 Dressing Rooms

#### 4G. ENTRY GATES & ENTRY POINTS OVERVIEW

This property type encompasses historic entrances to Paramount Pictures and RKO Studios. It includes both physical structures that mark the major entrance points to the studios, as well as utilitarian entry points that are significant historically for their association with original access and circulation patterns of the Historic Districts. As seen from Melrose Avenue, the ornate wrought iron Bronson Gate is the iconic entry to the original Paramount Pictures. The Bronson Gate<sup>3</sup> is sited off of Marathon Street at the termination of Bronson Avenue (hence the name). Marathon Street was the boundary of the original Paramount Pictures lot and is now a pedestrian pathway. The Bronson Gate has been seen in many movie and television productions. The North Gower gate entry point as identified in the Historic Assessment Technical Report in the RKO Studios Historic District is significant as it was an access point to RKO Studios. It currently has a guard kiosk with wood arm and a gate that are not historically significant.

<sup>3</sup> It should be noted that the Melrose gate at Windsor Avenue is not original

PARAMOUNT PICTURES HISTORIC DISTRICT  
CONTRIBUTOR ENTRY GATE/ENTRY POINT:  
Bronson Gate

RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR  
ENTRY GATE/ENTRY POINT:  
North Gower Gate

#### 4H. LANDSCAPE / OPEN SPACE OVERVIEW

The Contributing Landscape/Open Space areas include two park spaces in the Paramount Pictures and RKO Studios Historic Districts. Production Park, located in the Paramount Pictures Historic District, is composed of a landscaped courtyard located between the Redstone, Dressing Room, Schulberg, and Lubitsch Buildings that date to the 1920s and 1930s. In the RKO Studios Historic District, Lucy Park is located immediately to the west of the Maurice Chevallier Building, which was the original administration building at RKO Studios. It created the "front lawn" between the original RKO Studios entrance on Gower Street and the administration building. Both Lucy Park and Production Park function as open space today. Both open spaces have lawn space, landscaped planters, and pedestrian pathways. At Lucy Park, the original brick walkway leading from the Lucy Bungalow remains.

PARAMOUNT PICTURES HISTORIC DISTRICT  
CONTRIBUTOR LANDSCAPE/OPEN SPACE:  
Production Park

RKO STUDIOS HISTORIC DISTRICT CONTRIBUTOR  
LANDSCAPE/OPEN SPACE:  
Lucy Park



PRODUCTION PARK



LUCY PARK



BRONSON GATE



## 5. GUIDELINES FOR REHABILITATION AND PRESERVATION OF CONTRIBUTORS WITHIN THE HISTORIC DISTRICTS

### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

This Historic Resources Preservation Plan, prepared for Paramount Pictures by Levin & Associates, Architects, should be read in the context of The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Preservation Plan addresses rehabilitation, including repair, alterations, and additions; and preservation, including maintenance and repair, of Contributors and the KCAL building; and the construction of new structures on the Main Lot. Conformance with this Historic Resources Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation shall be interpreted by a qualified historic preservation professional who meets the Secretary of the Interior's professional standards.

### 5A. GENERAL PRINCIPLES OF REHABILITATION

Rehabilitation is defined as "The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values".

Preservation is defined as "The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the

property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction."

The Paramount Pictures Historic Resources Preservation Plan, based on the Secretary of Interior's Standards for Rehabilitation, includes the following principles:

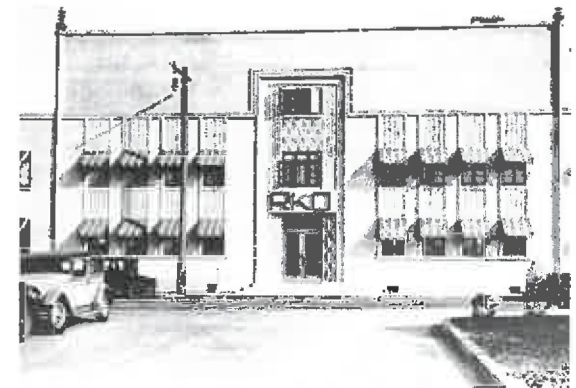
- Rehabilitation of buildings identified as Contributors should respect the historic significance and architectural character of the structure.
- The ability of the site to continue as a working studio is of the utmost importance and therefore this Preservation Plan shall be applied in a manner that provides for operational flexibility.
- Where new uses are required, existing Contributors should be adapted for re-use.

### Pre-Rehabilitation Assessment

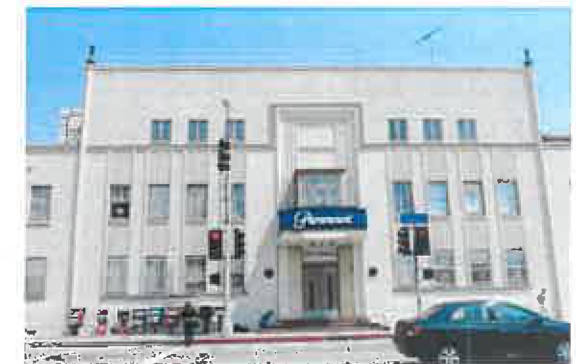
Prior to commencing rehabilitation or preservation on any identified Historic District Contributor, the following guidelines and procedures should be followed:

- Identify, retain and preserve features that are important in defining the overall character of a building. These features may include wall and surface materials, finishes, canopies, skylights, clearstories, awnings and decorative metals, railings, cornices, windows, doors, roofs, steps and cast stone/cast concrete.

- Evaluate the overall condition of the material to determine whether repairs to features are necessary.
- If necessary, obtain conservation and rehabilitation treatment specifications and methods for specific materials prior to commencing any work.



ORIGINAL RKO ENTRANCE - GOWER STREET



PRESENT DAY ENTRANCE - GOWER STREET ELEVATION



**5B. CHARACTER-DEFINING FEATURES**

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals:

- The preservation of historic materials
- The preservation of a building's distinguishing character

According to the National Park Service, "character" refers to all those visual aspects and physical features that comprise the appearance of a historic building, and are critical to maintaining a building's historic integrity. In general, character-defining features include the overall shape of the building, its materials, craftsmanship, and decorative details, and features, as well as the various aspects of its site and environment.<sup>4</sup>

In a historic district, these identified features are also examined within the overall context of a group of related resources. A historic district exhibits an "interrelationship of its resources, which can convey a visual sense of the overall historic environment."<sup>5</sup> Therefore, the individual character of the Contributors to the district are analyzed in terms of the overall setting of the district, any related landscape or hardscape features, circulation patterns, and the interrelationships of the individual resources. The character-defining features of the individual

buildings depend on their use. There is a range of character-defining features associated with the individual resources in the potential Historic Districts, and there is no homogenous architectural style or character trait found throughout. Overall character-defining features of both Historic Districts include:

- Overall character of the site as a working industrial complex;
- No homogenous architectural style, but instead buildings designed in a variety of architectural styles combined with those that are more utilitarian in nature;
- A central "administrative core" associated with each historic district;
- Representation of the variety of property types associated with historic motion picture studios;
- Grid street pattern accessed at specific entry points to the studio lots; and
- Open space including Lucy Park and Production Park.



CAST CONCRETE ADMINISTRATION BUILDING DETAIL



DRESSING ROOM (PARAMOUNT PICTURES HISTORIC DISTRICT)

<sup>4</sup> Nelson, Lee F. Preservation Brief 17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1988.

<sup>5</sup> Shrimpton, Rebecca H., ed. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: U.S. Department of the Interior, National Park Service, 1997.

**5C. EXTERIOR MATERIALS****EXTERIOR CEMENT PLASTER (STUCCO)****EXISTING CONDITIONS**

The exterior cement plaster (stucco) finish appears on all of the building typologies in both Historic Districts and the texture and finish varies slightly among buildings. The current condition of the exterior cement plaster also varies, but most Contributors reviewed have evidence of spalls at building corners and hairline cracks at window and door openings. Most all of the buildings have been repeatedly painted for decades leading to the softening of details, cornice lines and edges. The main conditions observed fall into the category of maintenance and repair. The rehabilitation goal is to conserve the exterior cement plaster by repairing it in place.

**GUIDELINES**

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with exterior cement plaster.

**GUIDELINES FOR REPAIR**

Most cement plaster deterioration is the result of water infiltration in the building from roof leaks, at window and or door openings and/or moisture penetrating through the foundation. The process to determine the repair approach should include the following:

- Determine the cause of the deterioration.
- Evaluate the extent of the repair, preserving the most plaster possible,

rather than wholesale replacement, but repair should not be visually obtrusive.

- Repair cement plaster by removing damaged material and patching with new cement plaster in-kind.
- Match new exterior cement plaster texture and finish to the existing.
- Complete repair by repainting the entire surface of the repaired area to match.

For hairline cracks in exterior cement plaster:

- Repair small cracks to avoid them becoming larger.

**GUIDELINES FOR CLEANING AND PAINT REMOVAL**

Success of cement plaster cleaning depends greatly on the texture of the cement plaster.

- Smoother plaster textures may be cleaned by scrubbing with natural bristle brushes and non-ionic detergents.
- Heavily textured cement plaster can be cleaned with low pressure water wash and supplemented with scrubbing using natural bristle brushes with non- ionic detergent.
- Paint can be removed using low- pressure water wash or chemically impregnated fibrous laminated paper.
- Sandblasting or any other abrasive cleaning method should not be used on cement plaster.
- Total paint removal is not recommended if not required to reveal lost architectural detail, to reach a stabilized substrate or toxic material removal for paint re-application.

For further information refer to publications from the National Park Service: Preservation Brief 22; Preservation and Repair of Historic Stucco [<http://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>]

**CEMENT PLASTER/STUCCO:**

Medium sand finish over hand troweled plaster underlayer leaves finish surface uneven.

**CEMENT PLASTER/STUCCO**

Medium sand finish, appears machine applied over uniform base material.

**SUSPECTED WATER DAMAGE OF CEMENT PLASTER****POOR CRACK REPAIR**



## EXTERIOR WOOD SIDING

### EXISTING CONDITIONS

Exterior wood siding is used on a few Pre-Production and Studio Services Buildings, such as the Gower Mill South.

### GUIDELINES

The goal is to conserve the wood siding by repairing it in place and have the repair appear as seamless as possible.

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with exterior wood siding:

- Evaluate the overall condition of the siding to determine the extent of the repair.
- Repair the wood siding by patching and piecing-in using preservation methods.
- Repair may include limited replacement in-kind and should not be visually obtrusive.
- If replacement is required, match existing in size, scale, profile, material and color.
- Sandblasting or any other abrasive cleaning method should not be used on wood siding.
- Paint or stain to match the original, covering entire surface of the repaired area.

## EXTERIOR METAL SIDING

### EXISTING CONDITIONS

Architectural metal siding is used in a utilitarian way as a building envelope on the Stages and Pre-Production Buildings. Both corrugated and pre-finished metal sidings are currently seen on the lot. The condition of the corrugated metal is unevenly corroded and patched.

### GUIDELINES

The goal is to conserve the metal siding by repairing it in place or to replace in-kind. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with exterior metal siding:

- Evaluate the overall condition of the metal siding to determine the extent of the repair.
- Repair or replace in-kind and match metal siding profile of the original.
- Sheet patching of the corrugated siding has been a technique that has been used and may continue.
- Evaluate the structural integrity of metal panels and repair/reattach if required.
- To clean, remove existing loose paint and coatings and clean siding with the gentlest means possible, wipe with denatured alcohol after cleaning.
- Sandblasting or any other abrasive cleaning method should not be used on metal siding.
- Apply an anti-corrosion protective coating after cleaning.
- If originally painted, paint to match.

For further information refer to publications from the National Park Service: Preservation Brief 6 for Dangers of Abrasive Cleaning to Historic Buildings. [<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>]  
Preservation Brief 10 for Exterior Paint Problems on Historic Wood Work. [<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>]



AVENUE 12 CIRCA 1930

Bison Archives



CORRUGATED METAL SIDING INDICATING PATCHING - AVENUE 12

### CAST STONE AND CAST CONCRETE EXISTING CONDITIONS

Cast stone and concrete are both used as exterior decorative features on several of the Contributors within the RKO Studios and Paramount Pictures Historic Districts. Cast concrete and stone are very similar in appearance, with cast concrete having a more open cellular appearance. For example, the 1926 Redstone building in the Paramount Pictures Historic District has cast concrete entry surround and details. The Bluhdorn building, also built in 1926, has cast stone details at its entry and decorative coins, surrounds and details on the facade. Cast stone and concrete are subject to deterioration.

The main concerns observed with cast stone and concrete within the Historic Districts is cracking, pitting and erosion of elements. Some cast elements appear to have a cement plaster finish.

### GUIDELINES

The goal of the cast stone conservation is to repair the material in place. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with cast stone or cast concrete:

- Evaluate the overall condition of the cast

stone or cast concrete to determine the extent of the repair.

- Clean cast stone installations with gentlest means possible, testing the proposed methodology prior to initiating the cleaning.
- Remove paint from cast stone with chemically impregnated fibrous laminated paper.
- Reattach loose elements with stainless steel anchors/wires or pins when required.
- Remove loose material at spalls, clean and coat steel reinforcing with rust inhibitor, and patch with a matching material.
- Sandblasting or any other abrasive cleaning method should not be used on cast stone or cast concrete.
- Match the color, texture and character of the cement matrix when re-pointing or patching.

For further information refer to publications from the National Park Service: Preservation Brief 42: Cast Stone Preservation [<http://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm>]  
Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings. [<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>]



ADMINISTRATION BUILDING



CAST CONCRETE ENTRANCE DETAIL



### DECORATIVE METALS AND ENTRY GATES EXISTING CONDITIONS

Decorative metal work is located throughout both Historic Districts. Decorative wrought iron work is a character-defining feature of the ornate Bronson Gate. The buildings of the 1930s and 1940s often have metal entry canopies and decorative window grilles such as part of the Lucy Bungalow. Most buildings in the two Historic Districts have metal fire escapes, balconies and stairs that are character-defining features and are to be retained. Existing conditions of the architectural metal within the Historic Districts, as observed, were light rust and peeling paint.

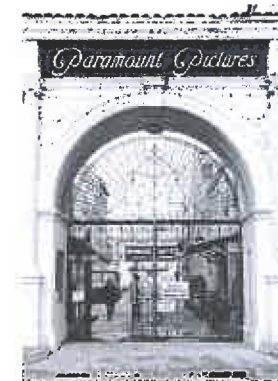
### GUIDELINES

The goal of the architectural metal rehabilitation is to retain the metal and repair in place. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with decorative metal work:

- Retain and preserve architectural metal features that are important character-defining features of the Contributor.
- Evaluate the overall condition of the metal to determine whether more than cleaning and maintenance is required.
- Evaluate the structural integrity of metal attachments in the case of stairs, balconies and fire escapes and repair/reattach if required.

- Repair metal by patching, splicing and reinforcing. Limited replacement in-kind of extensively deteriorated features or missing parts is acceptable.
- Clean soft metals such as tin, lead, copper, and zinc with appropriate chemical methods so as not to damage the finish.
- Clean harder metals such as cast iron, wrought iron and steel with hand scraping and wire brush.
- Sandblasting or any other abrasive cleaning method shall not be used on historic architectural metals.
- Apply anti-corrosion protective coating after cleaning.
- Repairs should be physically and visually compatible and identifiable upon close inspection.
- The new work should match existing in size, scale, material, color, design, and texture; and be unobtrusively dated where possible to guide future research and treatment.

For further information refer to publications from the National Park Service: Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron [<http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>]  
Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings. [<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>]  
Technical Preservation Service (ITS) Number 13: Retention of Historic Fire Escapes



MELROSE GATE CIRCA 1930



WROUGHT IRON DETAIL



DECORATIVE WINDOW GRILLE



METAL AWNING



METAL AWNING - LUCY BUNGALOW

**EXTERIOR WOOD DETAILS AND TRIM****EXISTING CONDITIONS**

Wood detail and trim are used throughout the Historic Districts on all types of buildings. As wood construction is familiar, many details that appear to mimic concrete or stone are in reality painted wood. These details are often found to be cracking, splitting, and in disrepair due to lack of protection from the weather.

**GUIDELINES**

The goal of the wood detail conservation within the Historic Districts is to repair and protect in place. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking exterior maintenance, repair, alterations, or additions to any Contributor with exterior wood detail and trim:

- Retain and preserve wood detail and trim features that are important character-defining features of the Contributor.
- Evaluate the overall condition of the wood details to determine whether more than cleaning and maintenance is required.
- Repair wood detail and trim by patching and splicing the wood. Limited replacement in-kind of extensively deteriorated features or missing parts is acceptable if they match the existing.
- Remove paint from the woodwork by the gentlest method possible.
- Sandblasting or any other abrasive cleaning method should not be used on wood details and trim.

- Match existing details and trim in size, scale, profile, material and color.
- If originally painted, paint to match.

For further information refer to publications from the National Park Service: Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

[<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>]

Tech notes Number 1: Exterior Woodwork

[<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>]

**5D. HISTORIC ROOFING OVERVIEW**

The Contributors within the Historic Districts have several types of roofing material. Roof features such as towers, dormers, bay windows and stage fly lofts; along with roof shape, color, and patterning of the roofing material, indicate important design elements and are character-defining features of the Contributors within the Historic Districts. In addition, a weather-tight roof is essential to the long-term preservation of the structure and can also aid in energy conservation. When undertaking roof repairs, generally include replacement in-kind, or with compatible substitute material of those extensively deteriorated.



WOOD RAFTER TAILS



WOOD PORTICO



WOOD LINTEL



DECORATIVE WOOD HALF TIMBERING



## CLAY TILE

### EXISTING CONDITIONS

Clay tile roofs are located as accents on the most prominent Contributors within the Historic Districts. For example, in the Paramount Pictures Historic District both the Bluhdorn and the Redstone buildings have terra-cotta barrel shaped tile with ornate cornices and decorative corbels with rafter tails on towers. The clay tile used is a solid red terra cotta pantile that is not flashed. Red clay tile roofs in the Historic Districts are located as towers, eyebrows and lower roofs. Other buildings and iconic structures use clay tile as accents on entry overhangs such as found on the Chevalier building.

### GUIDELINES

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking roof repairs to any Contributor with a clay tile roof:

- Maintain roofing by cleaning and refinishing coping, routinely cleaning gutters and downspouts, and replacing deteriorated flashing.
- Evaluate the overall condition of the roofing to determine whether patching or replacement is required.
- Clay tile roofs should be repaired with the original material. Replace the roofing tile with an in-kind roof tile to match the same shape, size, texture and color tile to the existing. If needed, blend the new with the old tile to diminish any color difference.

- If roof repair is required to eliminate leaks, remove the existing material to expose the wood deck. Inspect and replace deteriorated wood members and sheathing as required, and re-use existing clay tile when possible.

For further information refer to publications from the National Park Service: Preservation Brief 30: The Preservation and Repair of Historic Clay Tile. [<http://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>]

## ASPHALT SHINGLES

### EXISTING CONDITIONS

Several gabled roofs within the Historic Districts utilize asphalt shingles. Originally the asphalt roofing material would most likely have been wood shingles, as observed in photos, but all have been replaced with asphalt shingles for fire safety. The asphalt shingles are from the identified periods of significance established for the Historic Districts and are in fair condition.

### GUIDELINES

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking roof repairs on any Contributor with asphalt shingles.

- Maintain roofing by cleaning and refinishing coping, routinely cleaning gutters and downspouts, and replace deteriorated flashing.
- Evaluate the overall condition of the roofing to determine whether patching or replacement is required.



BLUHDORN BUILDING WITH CLAY TILE TOWERS



CLAY TILE ACCENT ROOFS AT THE CHEVALIER BUILDING



ORIGINAL WOOD SHINGLES AT ADMINISTRATION, KNOWN AS THE REDSTONE BUILDING

- If replacement is warranted, replace asphalt shingles from the period of significance in kind, matching appearance by number of tabs, texture and color.

## METAL ROOFING

### EXISTING CONDITIONS

Metal roofing is predominantly found on portions of the Stages and Pre-Production and Studio Services Buildings, like the Gower Mill South, which are industrial in nature. The observed condition is that these facilities are in poor condition, with metal fatigue and rusting.

### GUIDELINES

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking roof repairs on any Contributor with metal roofing:

- Maintain roofing by cleaning and refinishing coping, routinely cleaning gutters and downspouts, and replacing deteriorated flashing.
- Evaluate the overall condition of the roofing to determine whether patching or replacement is required.
- If replacement is warranted, replace metal roofing in kind, matching appearance, color and profile of the original metal roofing.

### EXPOSED DUCT WORK ON ROOFS

The Historic Districts typically exhibit exposed mechanical ducts and equipment on the roofs

of stages and adjoining buildings. These ducts are contained outside the building envelope for acoustic control. When new equipment is commissioned, these ducts should be eliminated or reduced if possible.

### GUIDELINES

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when replacing mechanical equipment on the roofs of any Contributor:

- Remove rooftop mechanical equipment when decommissioned and repair roofing to original configuration where feasible.
- If central plants are developed, tie the existing structures to new central plants when possible.
- Install new rooftop mechanical equipment in a non-visible area, away from public path of travel sight lines when possible.

For further information refer to publications from the National Park Service: Preservation Brief 4: Roofing for Historic Buildings  
[<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>]

## 5E. WINDOW OVERVIEW

Windows are an important component of the historic character of a building and part of the overall composition of a building. In most buildings, windows comprise a considerable amount of wall plane and thus are deserving of special consideration in rehabilitation. Original windows in both Historic Districts consist of



EXPOSED ROOF TOP EQUIPMENT



DRESSING ROOMS - MODIFIED BITUMEN



METAL ROOFING ON PRE-PRODUCTION BUILDING



many different styles and materials: wood and steel, double hung, pivot, projecting (awning), casement, divided lite, single pane and diamond patterned. These windows are set in individual recessed punched openings. There are a number of unique window types within the Historic Districts that are representative of various architectural styles, for example the bay window in the Lucille Ball building in the RKO Studios Historic District and the variety of styles of windows on the Dressing Room Building in the Paramount Pictures Historic District.

### WOOD WINDOWS

#### EXISTING CONDITIONS

The wood windows within the Historic Districts include casement and double hung, with true divided lights. The current condition of the windows is poor and in need of sash repair and re-glazing. Individual air conditioners are located in many window openings.

#### GUIDELINES

The goal of the repair of wood windows throughout the Historic Districts is to repair and protect in place. The goal of the replacement of wood windows throughout the Historic Districts is to replace in-kind. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when repairing or replacing wood windows or replacing non-contextual aluminum windows on any Contributor.

#### GUIDELINES FOR REPAIR

- Identify, retain and preserve original

windows when possible.

- At the time of renovation, consideration should be given to the replacement of window air conditioning units as building infrastructure is upgraded. Repair any windows after air conditioning units are removed.
- Sandblasting or any other abrasive cleaning method should not be used on wood windows.
- Repair wood window frame, sash and mullions and glazing with material in-kind. Replace non-original materials or areas that are too deteriorated to repair with replacement parts to match original using historic photographs and physical documentation.
- Make windows weather tight and improve thermal efficiency by re-caulking and replacing weather stripping.
- Replace non-original glass with non-reflective glass to match historic configuration. Thermal glass is acceptable if it is not reflective and compatible with historic window frames.
- Preserve historic hardware and maintain in operable condition when possible.

#### GUIDELINES FOR REPLACEMENT

- If necessary, existing wood windows should be replaced in-kind, when possible.
- Replacement of wood windows with factory finished aluminum clad wood windows may be considered if a satisfactory replacement matches the



WOOD DOUBLE HUNG WINDOW IN CAST SURROUND



WOOD BAY WINDOW WITH DIAMOND PATTERNED GLASS



WOOD BAY AND DOUBLE-HUNG WINDOWS AT DRESSING ROOM

profile of the original window, including dimensions and glazing details. A qualified historic preservation professional who meets the Secretary of the Interior's professional standards shall review these replacements prior to installation.

- Aluminum clad wood window finish color should match the existing windows or the proposed Historic District colors.

For further information refer to publications from the National Park Service: Preservation Brief 9 for repair of Historic Wood Windows [<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>] Preservation Brief 3 for Improving Energy Efficiency in Historic Buildings. [<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>]

### METAL WINDOWS

Rolled steel (ferrous metal) windows were widely used in construction from the 1890s - 1950s accommodating increased and expansive glass openings and fire resistance. The thin steel window profile contributed to the streamline appearance of Art Deco, Moderne, and the International style, among others.

### EXISTING CONDITIONS

The steel windows within the Historic Districts are double hung, pivot and casement. Observations of the steel windows within the Historic Districts indicate that they are in fair condition, in need of painting, re-caulking, and removal of back painting on glass.

### GUIDELINES

The goal of the repair of metal windows throughout the Historic Districts is to repair and

protect in place. The goal of the replacement of metal windows throughout the Historic Districts is to replace in-kind. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when repairing or replacing steel windows on any Contributor.

### GUIDELINES FOR REPAIR

- Identify, retain and preserve original windows whenever possible.
- At the time of renovation, consideration should be given to the replacement of window air conditioning units as building infrastructure is upgraded. Repair any windows after air conditioning units are removed.
- Sandblasting or any other abrasive cleaning method shall not be used on metal windows.
- Repair metal window frame, sash, mullions and glazing with material in-kind. Replace non-original materials or areas that are too deteriorated to repair with replacement parts to match original using historic photographs and physical documentation.
- Make windows weather tight and improve thermal efficiency by re-caulking and replacing weather stripping.
- Replace non-original glass with non-reflective glass to match historic configuration. Thermal glass is acceptable if it is not reflective and compatible with historic window frames.
- Preserve historic hardware and maintain in operable condition.



STEEL CASEMENT WINDOW WITH AIR CONDITIONERS



STEEL PIVOT WINDOW WITH BACK PAINTED GLASS



STEEL FIXED DIVIDED WINDOW



JALOUSIE WINDOW



**GUIDELINES FOR REPLACEMENT**

- Replace windows that are too deteriorated for repair, using the same sash, frame, and pane configuration to match original using historic photographs and physical documentation.
- Install new windows within the depth and placement of the original in the wall plane.
- Install only integral muntins and horizontal bars.

**GUIDELINES FOR EXISTING SECURITY BARS**

- Remove non-historic security grilles and bars from the exterior, if an acceptable alternative security system has been provided.

For further information refer to publications from the National Park Service: Preservation Brief 3 & 13 for Repair and Thermal Upgrade of Historic Steel Windows and Improved Energy Efficiency in Historic Buildings.

[<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>]

[<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>]

Technical Brief regarding steel windows:

[<http://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows01.pdf>]

[<http://www.nps.gov/tps/how-to-preserve/tech-notes/Tech-Notes-Windows02.pdf>]

**SKYLIGHTS**

Skylights occur in buildings identified as Pre-Production and Studio Services Buildings throughout the Historic Districts, to allow for natural light. The majority of skylights on Contributors are deteriorating and appear to have water infiltration issues.

**GUIDELINES**

The goal of the repair of the skylights throughout the Historic Districts is to repair and protect in place. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when repairing or replacing skylights on any Contributor:

- Identify, retain and preserve original skylights whenever possible.
- Repair metal skylight frame and glazing with material in-kind. Replace non-original materials or areas that are too deteriorated to repair with replacement parts to match original using historic photographs and physical documentation.
- Sandblasting or any other abrasive cleaning method should not be used on skylight frame.
- Replace in-kind entire skylight that is too deteriorated to repair using the same frame, and pane configuration to match original using historic photographs and physical documentation.
- Replace glass with safety glass, dual or laminated glass if frame allows, low energy conserving non-reflective glass is preferred.

For further information refer to publications from the National Park Service: Preservation Brief 3 & 13 for Repair and Thermal Upgrade of Historic Steel Windows and Improved Energy Efficiency in Historic Buildings.

[<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>]

[<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>]



CURRENT SIDEWALK ELEVATION WINDOW AC & GRILLES



TYPICAL RUSTED SKYLIGHT

## 5F. BUILDING ENTRANCES AND PORCHES

Doors, entrances and porches are often primary character-defining features of historic Contributors in the Historic Districts.

### GUIDELINES

The goal is to develop guidelines for Contributors in Historic Districts to respond to barrier-free design when required of a Contributor. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when undertaking maintenance, repair, alterations, or additions to the building entrance of any Contributor:

- Evaluate the overall entry condition and identify the Contributor's character-defining features, and finishes to guide a barrier-free access design while retaining the character-defining spaces, features, and finishes.
- Repair entrances by reinforcing historic characteristics and materials. Replace in-kind missing or deteriorated parts such as cornices, entablatures, columns and balustrades.
- For new stair and ramp surfaces, use a contextual material such as natural, lightly sandblasted grey concrete to reduce attention to transitions and be more compatible with the existing studio pathway system.
- For new stair and ramp railing design, it is recommended to standardize the railings among the different typologies of buildings.

- In place of handicap lifts, when possible, employ non-mechanical means of accessibility.

For further information refer to publications from the National Park Service: Preservation Brief 32: Making Historic Properties Accessible

[<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>]

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.

[<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>]

Tech notes Number 1: Exterior Woodwork



CONTEXTUAL RAMPED ENTRY AT DEMILLE



DISCOURAGED RAMPED ENTRY EXAMPLE



CONTEXTUAL STAIR & RAIL EXAMPLE AT STURGES

**5G. NEW ADDITIONS TO IDENTIFIED HISTORIC CONTRIBUTORS**

The Secretary of the Interior's Standards for Rehabilitation address new additions to Contributors in the proposed Historic Districts. New additions should not destroy historic materials that characterize the structure and the new work shall be differentiated from the existing.

**GUIDELINES**

The goal is for additions to identified Historic District Contributors to meet the Secretary of the Interior's Standards for Rehabilitation. The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when undertaking additions to any Contributor:

- Identify, retain and preserve original character-defining historic features and material of the existing Contributor.
- Design new additions to be compatible yet clearly defined as a non-original addition.
- Design new additions to be compatible in massing, size, scale, architectural features, materials, and relationships of solid to voids.
- Design new additions to be reversible, to the extent possible.

For further information refer to publications from the National Park Service: Preservation Brief 14: Exterior Additions to Historic Buildings: Preservation Concerns [<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>]

**5H. CODE COMPLIANCE**

Alterations to historic structures are often necessary to comply with current code requirements. This work needs to be thoughtfully reviewed and carefully undertaken so that the code upgrades do not result in the loss of character defining features, spaces, and finishes.

**GUIDELINES**

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, and will be implemented when alterations to any Contributor are necessary to comply with current code requirements:

- Identify the Contributing building or structure's character-defining features and finishes.
- Comply with health and safety codes, including seismic codes and barrier free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
- Use of the California Historical Building Code (CCR title 24, Part 8) will govern code requirements for the Contributors in the Historic Districts.
- Conceal new structural or seismic reinforcement members, including anchor bolts and attachments from view whenever possible.

For further information refer to publications from the National Park Service: Preservation Brief 41: Seismic Retrofit of Historic Buildings. [<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>]



## 5I. SITE CHARACTERISTICS

The Secretary of the Interior's Standards for Rehabilitation include historic building site characteristics and environment as well as historic structures. The relationship between Identified Contributors of the Paramount Pictures and RKO Studios Historic Districts and the site and landscape features that define the historic character are integral parts of the studio planning. The mixed-use nature of the site should be preserved, while allowing for additional uses and amenities including, without limitation, new green space, additional trees, and improved landscape and hardscape features.

The site characteristics of the Paramount Pictures Historic District include the industrial quality of the site as a working motion picture studio separated from the public right-of-way by walls, fences, or buildings. Within the district, there is an existing street grid; the primary north-south corridor is along Avenue P and the primary east-west corridor is Marathon Street. There is a hierarchy of primary and secondary streets; primary streets tend to be wider and have curbs and sidewalks, while secondary streets are typically more like alleys in function and appearance.

RKO Studios Historic District was also a walled studio site, separated from the public right-of-way by walls, fences, or buildings. The existing street grid at the RKO Studios Historic District includes the primary north-south corridor along Avenue C, which includes curbs and sidewalks. In general, there are fewer curbs and sidewalks

at the RKO Studios Historic District than at the Paramount Pictures Historic District, and the streets at the RKO Studios Historic District are generally wider. There are landscaped planters throughout the RKO Studios Historic District, particularly along the rear facades of the buildings that front Gower Street.

Character-defining site features include:

- Existing street grid and primary north-south and east-west circulation in the Historic Districts, including Marathon Street as the historic southern boundary of the Paramount Pictures Historic District.
- Existing Lucy Park and Production Park open spaces.
- Historic entry points.

The following should be implemented when contemplating any project that may impact character-defining landscape/open space or site characteristics:

### GUIDELINES

- Retain characteristics and scale of existing open space, and the historic relationships between buildings, circulation patterns, landscape/site characteristics and open space.
- Retain existing primary north-south and east-west circulation patterns where feasible.
- Use historic photographs to guide

rehabilitation of existing open spaces.

- Encourage the use of street furniture and landscape elements, as provided on Marathon Street, to enhance the Historic Districts and pedestrian use of the Historic Districts.



1929 ORIGINAL RKO ENTRY COURTYARD



MAURICE CHEVALIER ENTRY COURTYARD

## 6. GUIDELINES FOR REHABILITATION AND PRESERVATION OF KCAL BUILDING (5515 MELROSE AVENUE)

The Paramount Pictures Historic Assessment Technical Report identified two potential Historic Districts and one individually significant historic resource outside of the Historic Districts. The individually significant historic resource is the KCAL building located at 5515 Melrose Avenue between Gower Street and Windsor Avenue.

### OVERVIEW

The first building on the 5515 Melrose site was built in 1920 as a film developing plant for the Rothacker Film Manufacturing Company. A fire gutted the building on October 24, 1929. In 1935, the National Broadcasting Company (NBC) purchased the building and constructed a new broadcasting facility and office. The building was designed in the Streamline Moderne architectural style and is considered an excellent example of the popular Los Angeles style with character-defining features that include:

- Horizontal orientation
- Rounded corners and curved surfaces
- Flat roofs
- Speed lines at wall surfaces
- Smooth stucco cladding
- Metal, often steel casement windows
- Unadorned wall surfaces with minimal ornament
- Windows punched into walls with no surrounds

### EXISTING CONDITION

The existing building retains most of its character defining features on its primary (public street facing) facade, and is in good condition. A substantial, two-story addition has been constructed to the north with possible loss of the rear elevation. There is an abundance of surface and rooftop electrical and mechanical infrastructure components placed on or at the north and east building elevations.

### GUIDELINES

The following guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when considering maintenance, repair, alterations, or additions to the KCAL Building:

- Retain the original KCAL building and preserve its eligibility as a historic resource.
- Rehabilitate the exterior materials in conformance with the Secretary of the Interior's Standards for Rehabilitation under the supervision of a qualified historic preservation professional who meets the Secretary of the Interior's professional standards. Exterior rehabilitation will include relocating the surrounding electrical and mechanical infrastructure off of the historic building as much as possible, and maintaining the visibility of the original building entry on Melrose Avenue.
- Remove the non-Contributor, rear, two-story addition and rehabilitate the north elevation according to the Secretary of the Interior's Standards for Rehabilitation.



5515 MELROSE AVE. PHOTO CIRCA 1935



5515 MELROSE AVE. PRESENT DAY

## 7. GUIDELINES FOR ALTERATIONS TO CONTRIBUTORS

- The proposed alteration will not adversely affect the historical, architectural or aesthetic value of the Contributor or the integrity of the Historic District.
- The proposed alteration will retain the essential elements that make the Contributor significant.
- The proposed alteration will not adversely affect the Contributor's relationship to its surroundings and neighboring historic resources.
- The proposed alteration will comply with the Secretary of the Interior's Standards Section 106.

## 8. GUIDELINES FOR NEW CONSTRUCTION WITHIN HISTORIC DISTRICTS AND ON THE MAIN LOT

New construction on the Main Lot is to maintain and enhance the historic integrity and sense of place to preserve the eligibility of the Historic Districts and the KCAL building for historic designation following implementation of the project.

New construction within the Historic Districts will meet the Secretary of the Interior's Standards and will respect the surrounding architectural context, appropriate setting and the environment.

Plans for new construction on the Main Lot located outside the Historic District boundaries will be reviewed by a qualified Historic Preservation Architect or Consultant who will determine whether the proposed

new construction may have an impact on the eligibility of a Historic District. Consideration will be given as to whether there is adequate separation between the Contributor and the proposed new construction, including the physical distance between the old and new construction, and existing visual buffers including landscaping, open space, or existing street patterns.

If the Historic Preservation Architect or Consultant determines that the proposed new construction is not adequately separated from the Contributor to minimize impacts to the Contributor, then the Historic Preservation Architect or Consultant will review the design of the new building for compatibility with the Contributor and compliance with the Preservation Plan in terms of the size, scale, massing, and materials. Specific considerations for new construction include:

### Building Scale, Mass and Height

- New construction should be designed in a manner that protects the Contributor's prominence and significance and minimizes impacts on the Contributor.
- Existing avenues within the Main Lot shall be maintained to create a border between existing and new construction. Major historic circulation patterns should be retained in north-south and east-west orientation.
- Maintain a landscape or building edge along Melrose and in general limit gaps to those necessary to accommodate vehicular and pedestrian access.
- New construction should respect the

character, size, scale, and massing of adjacent identified Contributors.

- Differentiation between the base, middle and top levels is encouraged.
- New construction that exceeds the height of an adjacent Contributor should include setbacks to mitigate impacts.
- Installation of mechanical and service equipment on the roofs of new construction adjacent to the Contributor should be discouraged.
- Design of new parking structures should be as unobtrusive as possible to minimize the effect on the adjacent Contributor.
- Encourage subterranean and structured parking to be located to the interior of the Main Lot.
- Individual window units in new construction adjacent to the Contributor should be recessed into a solid wall and have true divided lights. Glass should be non-reflective, and dual glazing is encouraged to support energy conservation.
- In the event a Contributor, not otherwise identified for demolition, or KCAL is lost in a fire or earthquake or unforeseen event, primary consideration will be given to constructing a new building in the same footprint and height as the original. If it is determined that deviation from the original footprint is required, the new construction will be reviewed by a qualified Historic Preservation Architect or Consultant.



### **Facade, Fenestration and Building Materials**

- Facade design of new construction adjacent to a Contributor should be deferential to the adjacent Contributor.
- Facade design, fenestration, and regulating lines of new construction adjacent to a Contributor should reference without replicating the Contributor.
- New building materials should respect the architectural context of the Contributor without mimicking the Contributor.
- New construction should not utilize red clay roof tile. Red clay roof tile should be restricted to Contributors.

The Conceptual Site Plan of the Paramount Pictures Master Plan identifies several new building sites of different building types. Based on the Conceptual Site Plan, the KCAL building and the following Contributors may be impacted by proposed new construction. These guidelines are based on the Secretary of the Interior's Standards for Rehabilitation and will be implemented when it is determined by a qualified Historic Preservation Architect or Consultant that proposed new construction is not adequately separated from a Contributor to minimize impacts to the Contributor:

### **RKO HISTORIC DISTRICT CONTRIBUTORS ADJACENT TO MASTERPLAN PROJECT SITES:**

B-107 Bow

#### **B-107 Bow – RKO Studios Historic District**

Built in 1920, Bow is a two- story cement plaster building with roof access. Proposed projects adjacent to Bow should consider the following:

- Respect the character, massing and maintain a compatible scale adjacent to Bow.
- Break down larger proposed building volumes with articulated sub-volumes to maintain a compatible scale and massing adjacent to or facing Bow.
- Sloping floors should not be visible on the exterior facade of a parking structure adjacent to Bow.

### **PARAMOUNT PICTURES HISTORIC DISTRICT CONTRIBUTORS ADJACENT TO MASTER PLAN PROJECT SITES:**

B-217 Redstone Building  
B-222 Sturges  
B-248 Sherry Lansing Theater  
B-261 Demille  
B-298 Assembly Stage

#### **B-217 Redstone Building – Paramount Pictures Historic District**

Built in 1926, the Redstone building is the original FPLC (Famous Players - Lasky Company) which formed the early beginnings of Paramount Pictures. A two- story cement plaster with cast stone ornamentation, the Redstone building is entered from the now vacated Marathon Street, an original boundary of the Paramount Pictures property.

#### **B-261 Demille – Paramount Pictures Historic District**

Built in 1934 for Director Cecil B. Demille, the two-story building is made of cement plaster with flat roof and wood windows. Demille

is located and entered from the vacated Marathon Street, an original boundary of the Paramount Pictures property.

Proposed projects adjacent to the Redstone Building and Demille Building should consider the following:

- Respect the character, massing and maintain a compatible scale adjacent to the Contributor.
- Break down larger proposed building volumes with articulated sub-volumes to maintain a compatible massing adjacent to or facing the Redstone and Demille buildings.
- Building facades relating to the Melrose Avenue boundary may contrast to the facades facing the internal and historic district adjacent to the Marathon Street boundary.
- Vary the architectural characteristics as the new construction rises, and articulate between the base, middle and top.
- Use regulating lines to promote contextual harmony between the Contributor and adjacent new construction.
- Glass should be non-reflective, and dual glazing is encouraged to support energy conservation.
- Open space to the south of the Redstone and Demille buildings should be encouraged to provide a buffer between the Historic District boundary and the new building sites.

**B-222 Sturges— Paramount Pictures Historic District**

Built in 1929, Sturges is a two- story cement plaster building with a flat roof. The west elevation forms one of the boundaries of the proposed Paramount Pictures Historic District along Avenue L.

**B-248 Sherry Lansing Theater – Paramount Pictures Historic District**

Built in 1928, the four- story cement plaster building includes a theater, bridges and a film vault. The west elevation of the Sherry Lansing Theater forms one of the boundaries of the proposed Paramount Pictures Historic District along Avenue L. Entry to the Sherry Lansing Theater is currently provided from its south facade.

Proposed projects adjacent to the Sturges Building and Sherry Lansing Theater should consider the following:

- Respect the character, massing and maintain a compatible scale adjacent to the Sturges Building and Sherry Lansing Theater.
- Break down larger proposed building volumes with articulated sub-volumes to maintain a compatible scale and massing facing Sturges and Sherry Lansing Theater's west elevations.
- Glass should be non-reflective, and dual glazing is encouraged to support energy conservation.

**B-298 Assembly Stage – Paramount Pictures Historic District**

Built in 1934 as a workshop, this high bay industrial building has a saw-tooth roof with distinctive clearstories. The east elevation of the Assembly Stage will form one of the boundaries to the Paramount Pictures Historic District.

Proposed projects adjacent to the Assembly Stage should consider the following:

- Respect the industrial character, massing and maintain a compatible scale adjacent to the Assembly Stage East facade.
- Sloping floors should not be visible on any exterior facade of any parking structure adjacent to the Assembly Stage.
- Glass should be non-reflective, and dual glazing is encouraged to support energy conservation.

**INDIVIDUALLY SIGNIFICANT, NATIONAL REGISTER ELIGIBLE PROPERTY:**

KCAL - 5515 Melrose

**KCAL: 5515 Melrose – Eligible National Register Property**

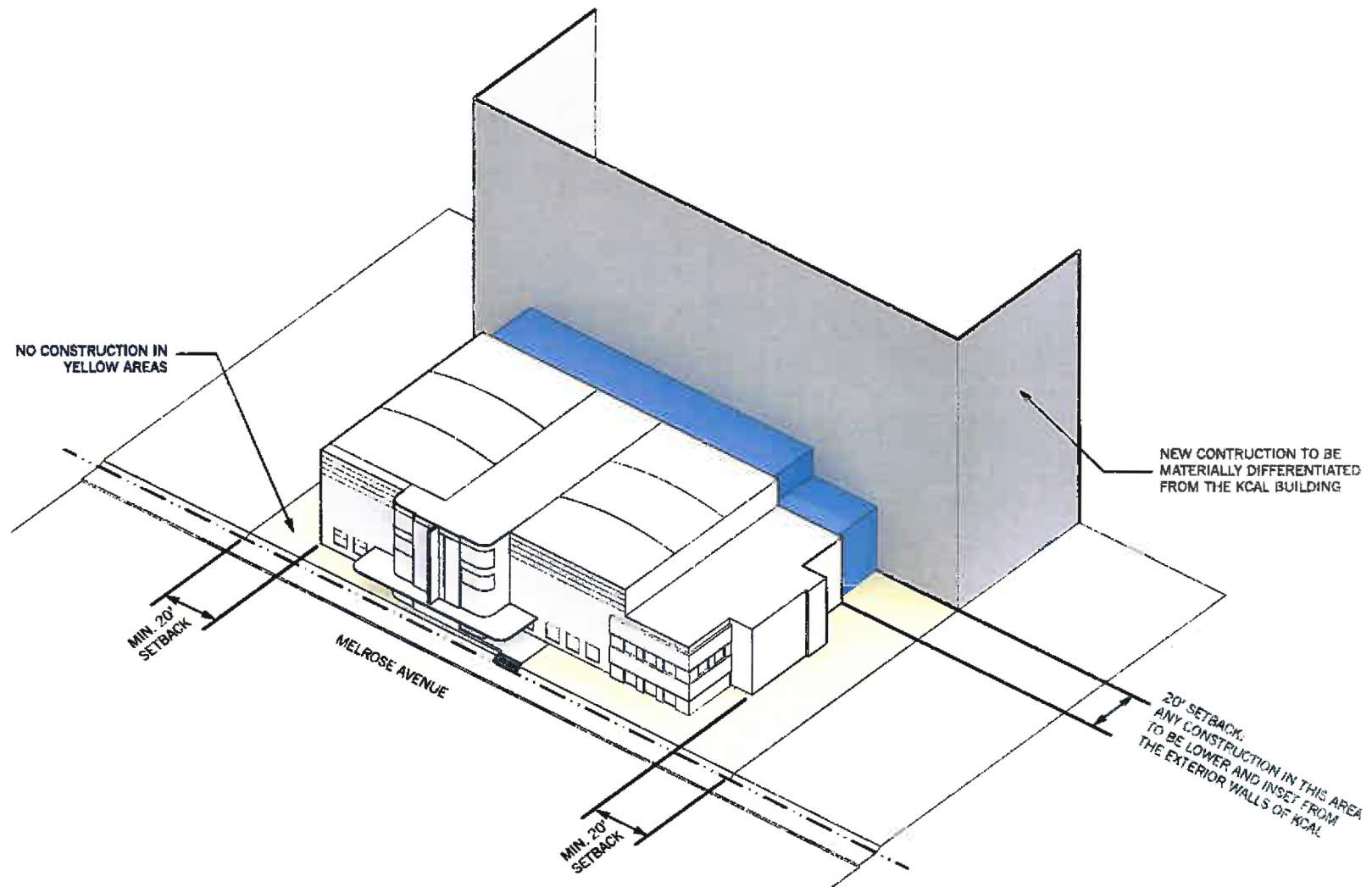
The building designed in the Streamline Moderne architectural style was built in 1935 on Melrose Avenue as one of the first broadcasting facilities on the west coast, at the time housing NBC and its affiliate KFI. The currently named KCAL building is a two-story cement plaster building with typical Streamline Moderne features such as rounded corners and glass,

speed lines on wall surfaces and punched windows. KCAL's original entry is located on Melrose Avenue.

Proposed projects adjacent to the KCAL Building should consider the following:

- Respect the character, massing and maintain a compatible scale adjacent to the KCAL Building.
- Maintain a separation between the KCAL Building and the new construction so that KCAL reads as separate and independent from the new structure. Any new building adjacent to the original, contributing portion (not the rear, two-story addition discussed above) of the KCAL building shall be located at least 20 feet from the KCAL building on the western and eastern-most sides of the KCAL Building. Within 20 feet of the northern side of the original, contributing portion of the KCAL Building, a new building may be constructed but shall be lower in height than the KCAL Building and inset from the west and east faces of the KCAL Building for the first 20 feet of distance from the KCAL Building, so it is differentiated from the KCAL Building. (Figure 3)
- Break down larger proposed building volumes with articulated sub-volumes to maintain a compatible scale and massing facing the KCAL Building from three sides.
- Maintain public visibility of the original Melrose Avenue entry.

KCAL DEVELOPMENT SETBACKS



**Figure 3**

## 8. (continued)

- Use regulating lines to promote contextual harmony between the KCAL building and adjacent new construction.
- Glass should be non-reflective, and dual glazing is encouraged to support energy conservation.
- Retain KCAL's front planting area on Melrose Avenue as a character defining feature.

Conformance with this Historic Resources Preservation Plan and the Secretary of the Interior's Standards for Rehabilitation shall be interpreted by a qualified Historic Preservation Architect or Consultant who meets the Secretary of the Interior's professional standards.

## 9. SOURCES

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Preservation Brief 9: The Repair of Historic Wood Windows, Washington D.C. National Park Service: U.S. Department of the Interior, 1981

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Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows, Washington D.C. National Park Service: U.S. Department of the Interior, 1984

Preservation Brief 17: Architectural Character, Identifying Visual Aspects of Historic Buildings as an Aid to Preserving their Character. Washington D.C. National Park Service: U.S. Department of the Interior, 1988

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Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs, Washington D.C. National Park Service: U.S. Department of the Interior, 1992

Preservation Brief 41: The Seismic Retrofit to Historic Buildings, Keeping Preservation in the Forefront, Washington D.C. National Park Service: U.S. Department of the Interior, 1997

## PRESERVATION TECHNICAL NOTES

NUMBER 1: Exterior Wood, Washington D.C. National Park Service: U.S. Department of the Interior, 1986

NUMBER 2: Exterior Wood, Washington D.C. National Park Service: U.S. Department of the Interior, 1986

NUMBER 13: Retention of Historic Fire Escapes Washington D.C. National Park Service: U.S. Department of the Interior, 1986

## **APPENDIX C**

## Appendix C

### DEPARTMENT OF CITY PLANNING

#### Mitigation Monitoring Program Paramount Pictures Master Plan

Environmental Impact Report: ENV-2011-2460-EIR  
State Clearinghouse No. 2011101035

As modified

October 6, 2016

# **Mitigation Monitoring Program**

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## **1. Introduction**

To ensure that the mitigation measures identified in an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the California Environmental Quality Act (CEQA) requires the Lead Agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether its program will monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, "monitoring" is generally an ongoing or periodic process of project oversight. "Reporting" generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

An EIR has been prepared to address the Project's potential environmental impacts. The evaluation of the Project's impacts takes into consideration project design features, which are measures proposed by the Applicant as a feature of the Project and which are detailed in the EIR. Where appropriate, the EIR also identifies mitigation measures to avoid or substantially lessen any significant impacts. This MMP is designed to monitor implementation of those project design features and mitigation measures.

This MMP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. It is noted that while certain agencies outside of the City of Los Angeles (City) are listed as the monitoring/enforcement agencies for individual project design features and mitigation measures listed in this MMP, the City, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMP as a whole.

## **2. Purpose**

It is the intent of this MMP to:

1. Verify compliance with the project design features and mitigation measures identified in the EIR;

2. Provide a framework to document implementation of the identified project design features and mitigation measures;
3. Provide a record of mitigation requirements;
4. Identify monitoring and enforcement agencies;
5. Establish and clarify administrative procedures for the clearance of project design features and mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize the existing agency review processes wherever feasible.

### **3. Organization**

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental issue area, with accompanying discussion of:

- **Enforcement Agency**—the agency with the power to enforce the project design feature or mitigation measure.
- **Monitoring Agency**—the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase**—the phase of the Project during which the project design feature or mitigation measure shall be monitored.
- **Monitoring Frequency**—the frequency at which the project design feature or mitigation measure shall be monitored.
- **Action(s) Indicating Compliance**—the action(s) by which the enforcement or monitoring agency indicates that compliance with the identified project design feature or required mitigation measure has been implemented.

### **4. Administrative Procedures and Enforcement**

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each project design feature and mitigation measure and shall be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that each project design feature and mitigation measures has been implemented. The Applicant shall maintain records demonstrating compliance with each project design feature and mitigation



measure. Such records shall be made available to the City upon request. Further, specifically during the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the Applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Annual Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

## 5. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successors subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

## 6. Mitigation Monitoring Program

### A.1 Aesthetics/Visual Quality and Views

#### (1) Project Design Features

**Project Design Feature A.1-1:** Where Project construction is visible from pedestrian locations adjacent to the Project Site and perimeter walls or fencing do not already exist, temporary construction fencing shall be placed along the periphery of the development sites to screen construction activity from view at the street level from off-site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature A.1-2:** The Applicant shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways that are accessible/visible to the public, and that such temporary barriers and walkways are maintained in a visually attractive manner (i.e., free of trash, graffiti, peeling postings and of uniform paint color or graphic treatment) throughout the construction period.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** During field inspection(s)
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature A.1-3:** New on-site utilities that may be required to serve the proposed Project shall be installed underground.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## A.2 Artificial Light and Glare

### (1) Project Design Features

**Project Design Feature A.2-1:** Light sources associated with proposed Project construction shall be shielded and/or aimed so that no direct beam illumination is provided outside of the Project Site boundary. However, construction lighting shall not be so limited as to compromise the safety of construction workers.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature A.2-2:** Outdoor security and architectural lighting shall be shielded and/or directed toward the areas to be lit to limit spill-over onto adjacent uses where appropriate.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature A.2-3:** Glass used in building façades shall minimize glare (e.g., minimize the use of glass with mirror coatings). Consistent with applicable energy and building code requirements, including Section 140.3 of the California Energy Code as may be amended, glass with coatings required to meet the Energy Code requirements shall be permitted.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature A.2-4:** Prior to the issuance of a building permit for a new structure that abuts a residential property, the building plans shall include documentation that the building lighting will not exceed 2 foot-candles as measured at the abutting residential property.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy.

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

## A.3 Shading

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

**Mitigation Measure A.3-1:** A 10-foot setback from the northern property line of the Camerford Lot shall be implemented to reduce shadow impacts affecting shade-sensitive uses to the north.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

## B.1 Air Quality

### (1) Project Design Features

**Project Design Feature B.1-1:** The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used for haul trucks to reduce dust emissions and meet South Coast Air Quality Management District Rule 403.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** During field inspection(s)
- **Action(s) Indicating Compliance:** Field inspection sign-off

**Project Design Feature B.1-2:** All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of spillage or dust.

- **Enforcement Agency:** South Coast Air Quality Management District; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature B.1-3:** All clearing, earth-moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 25 miles per hour), so as to prevent excessive amounts of dust. Construction contractor shall maintain a daily log of wind speeds on-site during clearing, earth-moving, and excavation activities and a

record of discontinued activities as applicable. The daily log shall be made available to the Construction Monitor.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

## (2) Mitigation Measures

**Mitigation Measure B.1-1:** During plan check, the Project representative shall make available to the lead agency and the South Coast Air Quality Management District a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of construction activities for the proposed Project. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board or Air Quality Management District operating permit shall be available onsite at the time of mobilization of each applicable unit of equipment to allow the Construction Monitor to compare the on-site equipment with the inventory and certified Tier specification and operating permit. Off-road diesel-powered equipment within the construction inventory list described above shall meet the Tier 4 standards where commercially available.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Mitigation Measure B.1-2:** All construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications. The contractor shall keep documentation on-site demonstrating that



the equipment has been maintained in accordance with the manufacturer's specifications.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Mitigation Measure B.1-3:** Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after five minutes when not in use, to reduce vehicle emissions.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action(s) Indicating Compliance:** Field inspection sign-off

**Mitigation Measure B.1-4:** Construction activities shall be discontinued during second-stage smog alerts. A record of any second-stage smog alerts and of discontinued construction activities as applicable shall be maintained by the Contractor on-site.

- **Enforcement Agency:** South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Mitigation Measure B.1-5:** To the extent possible, petroleum-powered construction activity shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators. If stationary petroleum-powered construction equipment, such as generators, must be operated continuously, such equipment shall

be located at least 100 feet from sensitive land uses,<sup>1</sup> whenever possible.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Mitigation Measure B.1-6:** The Applicant or its successor shall minimize delivery truck idling times to a maximum of five minutes, per the California Air Resources Board's Airborne Toxic Control Measure.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action(s) Indicating Compliance:** Documentation of posting of limitation in loading dock areas in annual compliance report

**Mitigation Measure B.1-7:** The Applicant or its successor shall route delivery trucks via the most efficient available route on the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of instructions provided to delivery truck drivers via on-site security personnel in annual compliance report

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<sup>1</sup> In accordance with the L.A. CEQA Thresholds Guide, sensitive land uses include residences, schools, childcare centers, hospitals, parks, or similar uses.

## B.2 Air Quality—Greenhouse Gas Emissions

### (1) Project Design Features

**Project Design Feature B.2-1:** Where Leadership in Energy and Environmental Design (LEED®) standards are applicable, the design of new buildings shall include features so as to be capable of achieving current LEED® Certified status.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## C. Cultural Resources

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

**Mitigation Measure C-1:** Project approval shall include a requirement to implement a preservation plan substantially in the form attached as Appendix L of the *Paramount Pictures Historic Assessment Technical Report* provided in Appendix F of the Draft EIR.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project approval

- **Action Indicating Compliance:** Approval of requirement to implement preservation plan with Project approval

**Mitigation Measure C-2:** The Applicant shall ensure that archival documentation (Historic American Building Survey [HABS] Level I documentation) will be prepared for district contributors that will be demolished prior to commencement of demolition. HABS Level I documentation shall consist of the following:

- Architectural and historical narrative;
- Adequate archival drawings as available;
- Approximately six (6) to ten (10) large-format photographs documenting each visible façade, context views, and interior views.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per applicable building, at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

**Mitigation Measure C-3:** No contributing building shall be demolished until the Applicant is ready to proceed with a substitute use, including, for example, a building, landscape, open space, circulation, or production area, for its site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per applicable building, at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

**Mitigation Measure C-4:** Production Park and Lucy Park within the Main Lot shall be retained as open space, and future rehabilitation shall conform to the Secretary of the Interior's Standards for the Treatment of Cultural

Landscapes and be based on historic photographs and other archival evidence.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project administrative clearance under Specific Plan, as applicable
- **Action Indicating Compliance:** Administrative clearance under Specific Plan, as applicable

**Mitigation Measure C-5:** Existing avenues within the Main Lot shall be maintained to create a border between existing and new construction. Major historic circulation patterns shall be retained in north-south and east-west orientation.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

**Mitigation Measure C-6:** A qualified preservation professional shall be retained in order to act as the monitor for mitigation measures related to historic resources on the Project Site. The qualified preservation professional shall:

- Verify compliance with the Paramount Pictures Specific Plan Preservation Plan as set forth in the Paramount Pictures Specific Plan; and
- Oversee the Historic American Building Survey documentation required in Mitigation Measure C-2.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Construction



- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Statement of compliance submitted by a qualified preservation professional

**Mitigation Measure C-7:** The Applicant shall continue to include an interpretive program (e.g., informational signage) on the Main Lot.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of interpretive program in annual compliance report

**Mitigation Measure C-8:** If a unique archaeological resource is discovered during Project construction activities, work in the area shall cease and deposits shall be treated in accordance with applicable federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2 and notifying the Department of City Planning, Office of Historic Resources of the discovery. A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person [Public Resources Code Section 21083.2(g)].

In addition, if it is determined that an archaeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 shall be implemented. A historical resource is defined as a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources [Public Resources Code Section 21084.1]. In the event an archaeological resource is encountered that the archaeologist determines is potentially a Native American resource,

the archaeologist shall retain a Native American representative to help determine the appropriate treatment for the resources.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a qualified archaeologist

**Mitigation Measure C-9:** If human remains are encountered during construction, work in the affected area and the immediate vicinity shall be halted immediately. The construction manager at the Project Site shall be notified, and shall notify the archaeologist and Native American monitor, if they are not on-site at the time, as well as the responsible lead agency of the discovery, who in turn shall notify the Native American Heritage Commission and the County Coroner pursuant to procedures and requirements set forth in California Health and Safety Code Section 7050.5. Disposition of the human remains and any associated grave goods shall also be in accordance with this regulation and Public Resources Code 5097.91 and 5097.98, as amended. The archaeologist and the Native American monitor, with the concurrence of the City, shall determine the area of potential impact and the timing when construction activities can resume.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with archaeologist in consultation with the Native American monitor upon discovery of resource(s)
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of written evidence of compliance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5

**Mitigation Measure C-10:** If any paleontological materials are encountered during ground-disturbing activities for construction of the proposed Project,

all further ground-disturbing activities in the area shall be temporarily diverted and the services of a qualified paleontologist shall then be secured. The paleontologist shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource, as appropriate. The Applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report, and a copy of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. Ground-disturbing activities may resume once the paleontologist's recommendations have been implemented to the satisfaction of the paleontologist.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** To be determined by consultation with paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a qualified paleontologist

## D. Geology and Soils

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

**Mitigation Measure D-1:** A final site-specific, design-level geotechnical, geologic, and seismic hazard investigation report that complies with all applicable state and local code requirements shall be prepared by a qualified geotechnical engineer and certified engineering geologist and submitted to the Los Angeles Department of Building and Safety for each individual building project, consistent with City of Los Angeles requirements (see 2008 Los Angeles Building Code Section 1802.1 or the applicable section in effect at the time of preparation of the site specific report). The site-specific, design-level geotechnical reports shall address each of the potential geologic hazards addressed in the *Geotechnical Engineering Evaluation for the*

*Paramount Pictures Master Plan, 5555 Melrose Avenue, Los Angeles, California, 90038* prepared by Geotechnologies, Inc., April 2015. The site-specific, design-level geotechnical reports shall include recommendations for each specific building location and building design, including recommendations pertaining to site preparation, fills and compaction, and foundations, and shall include the applicable recommendations set forth in Mitigation Measures D-2 through D-4, below. Additionally, all such recommendations shall comply with applicable provisions and standards set forth in or established by:

- (a) California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117" (Special Publication 117);
- (b) The version of the Uniform Building Code, as adopted and amended by the City of Los Angeles, in effect at the time of approval of each site-specific, design-level geotechnical report;
- (c) Relevant State, County, and City laws, ordinances, and Code requirements; and
- (d) Current standards of practice designed to minimize potential geologic, geotechnical, and related impacts.

The site-specific, design-level geotechnical reports shall be reviewed and approved by the City of Los Angeles Department of Building and Safety.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

**Mitigation Measure D-2:** During construction, encountered non-engineered fills shall be excavated and replaced as compacted fill properly bunched into suitable materials in accordance with City of Los Angeles requirements, or removed. The suitability of the excavated material for reuse in the compacted fills shall be confirmed during each final site-specific, design-level geotechnical investigation in accordance with the applicable provisions and standards detailed in Mitigation Measure D-1.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Mitigation Measure D-3:** As part of the site-specific geotechnical report provided for in Mitigation Measure D-1, corrosion testing of Project Site soils, including pH levels, resistivity, sulfate content, chloride content, and other major anions and cations, shall be performed to the extent necessary. Where the evaluation indicates corrosive soil, specific types of pipe, insulation, coatings, and cathodic protection shall be selected in accordance with the applicable provisions and standards detailed in Mitigation Measure D-1 in order to reduce the risk of corrosion damage to underground utilities.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit

**Mitigation Measure D-4:** The design and construction of the proposed Project shall comply with the Los Angeles Methane Seepage Regulations (Los Angeles Municipal Code, Chapter IX, Article 1, Division 71), as applicable, including requirements for site testing.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off



## **E. Hazards and Hazardous Materials**

### **(1) Project Design Features**

**Project Design Feature E-1:** Prior to the issuance of any demolition permit or permit for remodeling of existing buildings, if applicable, the Applicant would provide a letter to the Department of Building and Safety indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403. The Applicant shall comply with State and federal regulations to test for asbestos prior to issuance of any demolition permit. If asbestos-containing materials are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403, as well as all other applicable state and federal rules and regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once per building at Project plan check prior to issuance of applicable demolition/remodeling permit
- **Action Indicating Compliance:** Plan approval and issuance of applicable demolition/remodeling permit

**Project Design Feature E-2:** Prior to the issuance of any permit for demolition or alteration of an existing structure, if applicable, a lead-based paint survey would be performed in compliance with applicable State and federal regulations. Should lead-based paint materials be identified, the Applicant would provide evidence to the Department of Building and Safety demonstrating that the demolition/renovation contract provides that standard handling and disposal practices would be implemented pursuant to Occupational Safety and Health Act regulations. The Applicant shall comply with State and federal regulations to test for lead-based paint prior to issuance of any demolition permit. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Act regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to Issuance of applicable demolition/remodeling permit
- **Action Indicating Compliance:** Plan approval and issuance of applicable demolition/remodeling permit

## (2) Mitigation Measures

**Mitigation Measure E-1:** If excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP (areas with potential for residual contamination in subsurface), then construction contracts shall include a provision that a qualified environmental professional shall screen soils in the areas of potential contamination prior to such work based on the nature of the potential contamination, and in the event that potential contamination may be encountered during excavation or grading, the contamination shall be evaluated by a qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be determined and the appropriate handling, disposal and/or treatment shall be implemented (i.e., excavated/disposed of, treated in-situ [in-place], or otherwise managed) in accordance with applicable regulatory requirements, such as South Coast Air Quality Management District Rule 1166.

If soil contamination is not suspected, but is observed (i.e., by sight, smell, visual, etc.) during excavation and grading activities, excavation and grading within the area of the observed contamination shall be temporarily halted and redirected around the area until the appropriate evaluation and follow-up measures are implemented by a qualified environmental professional, as described above.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; field inspection during construction, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP
- **Action Indicating Compliance:** Plan approval and issuance of applicable grading permit; field inspection sign-off, if excavation or grading occurs in areas identified in Figure IV.E-1, provided as Attachment 1 of this MMP

**Mitigation Measure E-2:** Prior to issuance of grading or building permits for construction in the area of the abandoned oil well that may exist in the northeast corner of the Main Lot, the Applicant shall comply with applicable regulations for California State Division of Oil, Gas and Geothermal Resources site plan review. If any oil wells are encountered during excavation and construction, the Applicant shall comply with all applicable requirements of California State Division of Oil, Gas and Geothermal Resources for the investigation and/or re-abandonment of the well.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; California State Division of Oil, Gas and Geothermal Resources; City of Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable grading or building permit; field inspection sign-off by City of Los Angeles Fire Department

## F.1 Hydrology and Surface Water Quality

### (1) Project Design Features

**Project Design Feature F.1-1:** Prior to the issuance of grading permits, the Applicant shall provide the City with evidence that a Notice of Intent has been filed with the State Water Resources Control Board to comply with the Construction General Permit. Such evidence shall consist of a copy of the Notice of Intent stamped by the State Water Resources Control Board or the Regional Water Resources Control Board, or a letter from either agency stating that the Notice of Intent has been filed.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit
- **Action Indicating Compliance:** Plan approval and issuance of grading permit

**Project Design Feature F.1-2:** For all construction activities disturbing greater than 1 acre or more, prior to receiving a grading permit from the City of Los Angeles, the Applicant shall provide proof of a Waste Discharger Identification Number for filing a Notice of Intent for coverage under the Construction General Permit and a certification that a Stormwater Pollution Prevention Plan has been prepared. For individual construction activities that may occur over time that disturb less than 1 acre, the Applicant shall comply with the applicable City of Los Angeles local requirements.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit
- **Action Indicating Compliance:** Plan approval and issuance of grading permit

**Project Design Feature F.1-3:** Prior to issuance of a building permit for a project that triggers the Standard Urban Stormwater Mitigation Plan requirements, the Applicant shall prepare and submit for review and approval a Standard Urban Stormwater Mitigation Plan that shall include Best Management Practices (e.g., infiltration systems, bio-filtration, structural treatment systems) to the City of Los Angeles Department of Public Works or Department of Building and Safety, as applicable.

- **Enforcement Agency:** City of Los Angeles Department of Public Works

- **Monitoring Agency:** City of Los Angeles Department of Public Works; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-Construction
- **Monitoring Frequency:** Once at Project plan check
- **Action Indicating Compliance:** Submittal of Standard Urban Stormwater Mitigation Plan and issuance of applicable building permit

**Project Design Feature F.1-4:** The proposed Project shall include up to three stormwater detention features on-site to reduce the peak flow rate to a level at or below the existing peak flow rate leaving the Project Site and pipe runoff to the City storm drain system (Catchment Area D, G, and J). The detention features shall be sized to reduce the peak flow rate from those catchment areas to a level at or below the existing peak flow rates (24.11 cubic feet per second in Catchment Area D, 163.47 cubic feet per second in Catchment Area G, and 11.02 cubic feet per second in Catchment Area J). The potential location of the proposed detention features is shown on Figure IV.F.1-6 provided as Attachment 2 of this MMP. The proposed detention feature on the western portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 21-inch City storm drain in Melrose Avenue. The proposed detention feature in the south central portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 33-inch City storm drain in Melrose Avenue. The proposed detention feature in the southeastern portion of the Main Lot shall be installed when a new private on-site storm drain is connected to the 42-inch City storm drain in Melrose Avenue. The proposed detention features shall be located underground and shall consist of either a flow-through or flow-by detention system, or an approved facility that would provide an equivalent reduction in peak runoff flow rate. The exact size and location of the detention features shall be determined prior to construction as final building plans and detailed hydrology reports are completed.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection



- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off

**Project Design Feature F.1-5:** The Applicant shall continue to require the control of live animals used in production by an animal wrangler to minimize the potential for animal waste to remain on-site. The Applicant shall include this requirement in its applicable on-site written procedures provided to production companies.

- **Enforcement Agency:** City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of requirement in annual compliance report

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## F.2 Groundwater

### (1) Project Design Features

**Project Design Feature F.2-1:** Any discharge of groundwater during construction or operation of the proposed Project shall occur pursuant to, and comply with, the applicable National Pollutant Discharge Elimination System permit or industrial user sewer discharge permit requirements. If contaminated groundwater is found during the management of construction or long-term dewatering, treatment and discharge, as appropriate, shall be conducted in compliance with the applicable regulatory requirements (i.e., the Los Angeles Regional Water Quality Control Board General Permit conditions, or the City's industrial user sewer discharge permit requirements).

- **Enforcement Agency:** Los Angeles Regional Water Quality Control Board; City of Los Angeles Department of Public Works
- **Monitoring Agency:** Los Angeles Regional Water Quality Control Board or City of Los Angeles Department of Public Works, as applicable; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction; operation

- **Monitoring Frequency:** Field inspections during construction; annually during operation
- **Action Indicating Compliance:** Field inspection sign-off during construction; annual compliance report during operation

**Project Design Feature F.2-2:** In the event a groundwater monitoring well needs to be removed or relocated during construction, the abandonment of the well shall occur in accordance with the guidelines set forth in the *Department of Water Resources, California Water Well Standards, Part III, Destruction of Monitoring Wells*, and the California Department of Health Services guidelines.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Regional Water Quality Control Board
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction if well discovered during construction
- **Action Indicating Compliance:** Plan approval and issuance of building permit; copy of well abandonment permit, if required

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## G. Land Use

### (1) Project Design Features

No project design features are identified in the EIR for this environmental issue.

### (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue

## H. Noise

### (1) Project Design Features

**Project Design Feature H-1:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices (consistent with manufacturer's standards). All equipment shall be properly maintained. Construction contractor shall keep documentation on-site demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature H-2:** The use of caisson drilling and/or large bulldozers shall occur a minimum of 15 feet from the nearest off-site building.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature H-3:** All Project outdoor loading dock and trash/recycling areas shall be located or constructed such that the line of sight between these noise sources and any adjacent noise sensitive land use<sup>2</sup> shall be obstructed to the extent necessary to comply with Los Angeles Municipal Code noise requirements, including those set forth in Chapter XI, Article 2 of the Los Angeles Municipal Code. At

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<sup>2</sup> In accordance with the L.A. CEQA Thresholds Guide, noise-sensitive uses include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds and parks.

Plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature H-4:** Non-squeal paving finishes (i.e., paving finishes that are not smooth, often referred to as "broom finishes") shall be used within the proposed Project's new parking structure(s).

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; field inspection sign-off

**Project Design Feature H-5:** Special events in the Main Lot that include an outdoor amplified sound system shall implement the following noise management procedures:

- Prior to the special event, Paramount personnel shall test the sound level at the event speaker locations to confirm that the sound levels from the event's amplified sound equipment are consistent with applicable Los Angeles Municipal Code requirements as directed by a qualified acoustical engineer.
- Once the event has commenced, Paramount personnel shall test the sound levels from the event speakers to confirm that the sound levels from the amplified sound equipment are consistent with applicable Los Angeles Municipal Code requirements.
- Paramount shall provide surrounding residents with a phone number to call during the special event with any concerns regarding the amplified sound levels.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of noise management activities in annual compliance report

**Project Design Feature H-6:** Project mechanical equipment for new buildings located along the Main Lot northern property line shall be designed not to exceed 45 dBA (in terms of hourly Leq) as measured at the northern property line. At Plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature H-7:** If a new above-ground parking structure is constructed within 100 feet of an off-site noise sensitive receptor,<sup>3</sup> the façade facing the receptor shall be designed with noise control features (e.g., acoustical louvers or solid parapet wall) so as to reduce noise to within 10 dBA above ambient.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction

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<sup>3</sup> In accordance with the L.A. CEQA Thresholds Guide, noise-sensitive receptors include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds and parks.



- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

**Mitigation Measure H-1:** Prior to the issuance of grading permits for the development of a new building, structure, or infrastructure for the proposed Project, the Applicant or its successor shall provide proof satisfactory to the City Department of Public Works or Department of Building and Safety, as applicable, that all related construction contractors have been required in writing to comply with the City Noise Ordinance, and the contractor or the Applicant or its successor shall design a Construction Noise Mitigation Plan to minimize the construction-related noise impacts to off-site noise-sensitive receptors. The Construction Noise Mitigation Plan may include the following:

- a) Use temporary sound barriers between the proposed Project construction area and affected noise-sensitive receptors where feasible and necessary;
- b) Stationary source equipment which is flexible with regard to relocation (e.g., generators and compressors) shall be located so as to maintain the greatest feasible distance from off-site noise-sensitive land uses;
- c) To the extent feasible, the staging of high noise-generating activities should take place during mid-day and/or when fewer people are at home or ambient noise levels in the receptor areas are at their highest levels;
- d) To the extent feasible, construction and demolition activities should be scheduled so as to avoid operating several pieces of equipment simultaneously;
- e) Limit engine idling from construction equipment. Specifically, the idling of haul trucks shall be limited to 5 minutes at any given location as established by the South Coast Air Quality Management District;
- f) Provide for the location of construction staging areas to be situated and operated in a manner which will limit direct interference with residential streets surrounding the Project Site;
- g) Provide a hotline to enable the public to call and address construction related issues associated with the construction; and
- h) Project construction shall not use impact pile driving methods.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety or City of Los Angeles Department of Public Works, as applicable.
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety or City of Los Angeles Department of Public Works, as applicable.
- **Monitoring Phase:** Pre-construction; construction.
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

## **I.1 Employment**

### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

## **I.2 Housing**

### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

## **I.3 Population**

### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

## J.1 Public Services—Police Protection

### (1) Project Design Features

**Project Design Feature J.1-1:** During Project construction, the Applicant shall implement security measures including security fencing (e.g., chain-link fencing), low-level security lighting, and locked-entry (e.g., padlock gates or guard-restricted access) to limit access by the general public. Regular security patrols during non-construction hours shall also be provided. During construction activities, the Contractor shall document the security measures and the documentation shall be made available to the Construction Monitor.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

**Project Design Feature J.1-2:** The Applicant shall continue to provide private on-site security throughout the Project Site during Project operation.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of private on-site security in annual compliance report

### (2) Mitigation Measures

**Mitigation Measure J.1-1:** Prior to the issuance of a building permit for a building that abuts a public street, the Applicant shall consult with the Los Angeles Police Department Crime Prevention Unit regarding the incorporation of crime prevention features appropriate for the design of the building, including applicable features in the Los Angeles Police Department's Design Out Crime Guidelines.

- **Enforcement Agency:** City of Los Angeles Police Department, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Issuance of building permit

**Mitigation Measure J.1-2:** The Applicant shall submit a diagram of the property to the Los Angeles Police Department West Bureau Commanding Officer on an annual basis unless no new construction has occurred within the previous year. The diagram shall include access routes, and any additional information that might facilitate police response.

- **Enforcement Agency:** Los Angeles Police Department, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of City Planning
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of submittal of diagram or statement of no new construction to the Los Angeles Police Department West Bureau Commanding Officer in annual compliance report

## **J.2 Public Services—Fire Protection**

### **(1) Project Design Features**

**Project Design Feature J.2-1:** The Applicant shall submit a plot plan for approval of access and fire hydrants by the Los Angeles Fire Department prior to the issuance of a building permit by the City. The plot plan may include the following design features, as determined by the LAFD:

- No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- Access for Los Angeles Fire Department apparatus and personnel to and into all structures shall be required.
- The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

- Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access would be required.
- All access roads, including fire lanes, shall be maintained in an unobstructed manner, and removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area.
- Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Los Angeles Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- Private roadways for general access use shall have a minimum width of 20 feet.
- Where access for a given development requires accommodation of Los Angeles Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- All structures shall be fully sprinklered.
- Adequate public and private fire hydrants shall be required.
- The Los Angeles Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- Where fire apparatus shall be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- Any required fire hydrants to be installed shall be fully operational and accepted by the Los Angeles Fire Department prior to any building construction.
- No framing shall be allowed until the roadway is installed to the satisfaction of the Los Angeles Fire Department.
- Private streets shall be recorded as Private Streets and Fire Lanes. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.



- All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- Plans showing areas to be posted and/or painted "FIRE LANE NO PARKING" shall be submitted and approved by the Los Angeles Fire Department prior to building permit application sign-off.
- Electric gates approved by the Los Angeles Fire Department shall be tested by the Los Angeles Fire Department prior to the Los Angeles Department of Building and Safety granting a Certificate of Occupancy.
- Any required Fire Annunciator Panel or Fire Control Room shall be located within 50 feet of the visual line of sight of the main entrance stairwell or to the satisfaction of the Los Angeles Fire Department.
- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once prior to issuance of applicable building permit
- **Action Indicating Compliance:** Issuance of building permit

**Project Design Feature J.2-2:** The Applicant shall continue to provide on-site safety and fire prevention equipment for internal use by trained staff.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of provision of on-site safety and fire prevention equipment in annual compliance report

**Project Design Feature J.2-3:** The Applicant shall continue to coordinate with and provide advance notice to the Los Angeles Fire Department regarding large special events (i.e., 2,500 attendees or more) taking place on the Project Site.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation

- **Monitoring Frequency:** Prior to large special events
- **Action Indicating Compliance:** Documentation of notification(s) to the Los Angeles Fire Department in annual compliance report

**Project Design Feature J.2-4:** The proposed Project shall comply with the fire flow requirements set forth in Section 57.507.3.1 of the Los Angeles Municipal Code. In doing so, the proposed Project shall provide a minimum fire flow ranging from up to 6,000 to up to 9,000 gallons per minute from six hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch, as determined by the Los Angeles Fire Department based on its review of the proposed Project's design plans.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

**Mitigation Measure J.2-1:** The Applicant shall submit an emergency response plan for approval by the Los Angeles Fire Department on an annual basis unless no new construction has occurred within the previous year. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, and the location of the nearest hospitals and fire departments.

- **Enforcement Agency:** Los Angeles Fire Department
- **Monitoring Agency:** Los Angeles Fire Department
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually
- **Action Indicating Compliance:** Documentation of submittal of emergency plan or statement of no new construction to the Los Angeles Fire Department in annual compliance report

### **J.3 Public Services—Schools**

#### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

#### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

### **J.4 Public Services—Parks and Recreation**

#### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

#### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

### **J.5 Public Services—Libraries**

#### **(1) Project Design Features**

No project design features are identified in the EIR for this environmental issue.

#### **(2) Mitigation Measures**

No mitigation measures are identified in the EIR for this environmental issue.

## **K. Traffic, Access, and Parking**

The traffic-related project design features and mitigation measures shall be implemented according to the Transportation Mitigation Phasing Program included in Attachment 3 to this MMP, as it may be modified and approved by the City of Los Angeles Department of Transportation in accordance with these provisions. The Transportation Mitigation Phasing Program may be revised, when appropriate and as determined by the City of Los Angeles Department of Transportation: (1) upon demonstration that mitigation measures for each phase in the revised phasing plan are equivalent or superior to the original project design features and/or mitigation measures; and/or (2) upon demonstration that approval or implementation of project design features or mitigation measures has been delayed by other governmental entities, provided that the Project Applicant or its successor

has demonstrated reasonable efforts and due diligence to the satisfaction of the City of Los Angeles Department of Transportation.

Prior to issuance of any Certificate of Occupancy for any project within a phase, on- and off-site traffic project design features and mitigation measures applicable for that project shall be completed or suitably guaranteed to the satisfaction of the City of Los Angeles Department of Transportation. Prior to the issuance of the final Certificate of Occupancy for the final project of the final phase, all required improvements, except as modified or revised as allowed above, shall be funded, completed, or resolved to the satisfaction of the City of Los Angeles Department of Transportation.

### (1) Project Design Features

**Project Design Feature K-1:** The Project Applicant shall prepare and implement a Transportation Demand Management (TDM) program to reduce traffic impacts of the proposed Project. The TDM program shall include implementation of several TDM strategies, which may include, but are not limited to the following:

- Flexible work schedules and telecommuting programs;
- Bicycle amenities (bicycle racks, lockers, etc.);
- Guaranteed Ride Home program;
- Rideshare/carpool/vanpool promotion and support;
- Transportation Information Center;
- On-Site TDM Coordinator;
- Discounted transit passes;
- Mobility hub support;
- Funding for bikeway improvements; and
- Continued provision of on-site personnel at studio entry gates to facilitate traffic flow onto the Project Site.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP

- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Approval of TDM program from Los Angeles Department of Transportation; annual compliance report; issuance of Certificate of Occupancy

**Project Design Feature K-2: Construction Traffic Management Plan**

The Project Applicant shall prepare detailed construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans as necessary and satisfactory to the City. The construction traffic management plans shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and shall include the following elements as appropriate:

1. Provisions for temporary traffic control during all construction activities along public rights-of-way to improve traffic flow on public roadways (e.g., flaggers);
  2. Scheduling construction activities to reduce the effect on traffic flow on arterial streets;
  3. Construction-related vehicles shall not park on surrounding public streets;
  4. Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers;
  5. Contractors shall be required to participate in a common carpool registry during all periods of contract performance monitored and maintained by the general contractor;
  6. Schedule construction-related deliveries, other than concrete and earthwork-related deliveries, to reduce travel during peak travel periods as identified in this study;
  7. Obtain the required permits for truck haul routes from the City of Los Angeles prior to the issuance of any grading permit for the proposed Project; and
  8. Obtain the required Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities.
- **Enforcement Agency:** City of Los Angeles Department of Transportation
  - **Monitoring Agency:** City of Los Angeles Department of Transportation
  - **Monitoring Phase:** Pre-construction; construction

- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit; once during field inspection
- **Action Indicating Compliance:** Plan approval and issuance of grading permit; field inspection sign-off

## 2) Mitigation Measures

**Mitigation Measure K-1:** The Project Applicant shall initiate, fund, and market a Hollywood-area Transportation Management Organization (TMO) to promote alternative modes of transportation including walking and bicycling, carpooling and vanpooling, use of public transit, short-term automobile rentals, etc. This TMO would be available to anyone within the Hollywood community, not just patrons of the proposed Project, and would be accessible through a website and a mobile application providing users with information and allowing them to access TMO services.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy for initiation and initial funding, and annually thereafter for funding for remaining 9 years
- **Action Indicating Compliance:** Documentation of establishment and funding of TMO; issuance of Certificate of Occupancy; annual report

**Mitigation Measure K-2:** The Project Applicant shall pay LADOT to design and install signal controller upgrades, CCTV cameras, and system loops at the locations set forth below, and shown in Figure IV.K-4, provided as Attachment 4 of this MMP. These improvements would be implemented by Paramount Pictures through payment of a fixed fee to LADOT to fund the cost of these improvements. If LADOT selects the payment option, then Paramount Pictures would be required to pay LADOT's projected cost of installation, and LADOT shall design and construct these improvements.

The TSM improvements shall target the following four travel corridors: (1) Franklin Avenue (between Cahuenga Boulevard and Bronson Avenue); (2) Santa Monica Boulevard (between La Brea



Avenue and Vermont Avenue); (3) Melrose Avenue (between La Brea Avenue and Heliotrope Drive); and (4) Gower Street (between Franklin Avenue and Melrose Avenue).

The following are the locations designated for signal controller upgrades, CCTV, and system loops.

Signal Controller Upgrade Locations:

- Vine Street & Franklin Avenue
- Gower Street & Franklin Avenue
- Beachwood Drive & Franklin Avenue
- Bronson Avenue & Franklin Avenue
- Gower Street & Carlos Avenue
- Gower Street & Sunset Boulevard
- Gower Street & Waring Avenue
- Mansfield Avenue & Melrose Avenue
- June Street & Melrose Avenue
- Cahuenga Boulevard & Melrose Avenue
- Larchmont Boulevard & Melrose Avenue
- Gower Street & Melrose Avenue
- Van Ness Avenue & Melrose Avenue
- Wilton Place & Melrose Avenue
- Harvard Boulevard & Melrose Avenue
- Ardmore Avenue & Melrose Avenue
- Normandie Avenue & Melrose Avenue
- Alexandria Avenue/US 101 Northbound Off-ramp & Melrose Avenue
- Heliotrope Drive & Melrose Avenue

Closed Circuit Television Locations:

- Highland Avenue & Santa Monica Boulevard
- Normandie Avenue & Melrose Avenue
- Vine Street/Rossmore Avenue & Melrose Avenue

System Loop Locations (Where necessary at signalized intersections within the following corridors):

- Franklin Avenue between Cahuenga Boulevard and Bronson Avenue
- Santa Monica Boulevard between Orange Drive and Vermont Avenue
- Melrose Avenue between La Brea Avenue and Heliotrope Drive
- Gower Street between Franklin Avenue and Melrose Avenue
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of TSM improvements

**Mitigation Measure K-3:** Intersection #33—Gower Street & Santa Monica Boulevard. Convert the existing northbound shared through/right-turn lane into a separate through lane and right-turn lane by shifting the north/south lanes westward by approximately 1 foot. In order to provide the right-turn lane, two street parking stalls on the east side of Gower Street south of Santa Monica Boulevard would need to be removed. With this improvement, the northbound intersection approach would provide one left-turn lane, one through lane, and one right-turn lane.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy

- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

**Mitigation Measure K-4: Intersection #34—Gower Street & Melrose Avenue.**

Convert the existing westbound shared through/right-turn lane into a separate through lane and right-turn lane by dedicating necessary right of way for a right-turn curb cut from the Project Site to the north. With this improvement, the westbound intersection approach would provide two through lanes and one right-turn lane.

- **Enforcement Agency:** City of Los Angeles Department of Transportation
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of Public Works, Bureau of Engineering
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy

**Mitigation Measure K-5:** The Applicant or its successors shall fund and coordinate implementation of LADOT's Neighborhood Traffic Management Plan process set forth in Appendix Q of the Traffic Study prepared for the proposed Project, provided as Attachment 5 of this MMP, in an amount up to \$500,000. Eligible communities shall include the residential neighborhoods within the boundaries listed below:

1. De Longpre Avenue to the north, Gower Street to the east, Santa Monica Boulevard to the south, and Vine Street to the west;
  2. Sunset Boulevard to the north, Bronson Avenue to the east, Fountain Avenue to the south, and Gordon Street to the west;
  3. Fountain Avenue to the north, Bronson Avenue to the east, Santa Monica Boulevard to the south, and Gower Street to the west;
  4. Santa Monica Boulevard to the north, Wilton Place to the east, Melrose Avenue to the south, and Van Ness Avenue to the west; and
  5. Santa Monica Boulevard to the north, Western Avenue to the east, Lemon Grove Avenue to the south, and Wilton Place to the west.
- **Enforcement Agency:** City of Los Angeles Department of Transportation

- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction of the phase indicated in Attachment 3, Transportation Mitigation Phasing Program, of this MMP
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy
- **Action Indicating Compliance:** Written verification of payment to the City of Los Angeles Department of Transportation; issuance of Certificate of Occupancy

## **L.1 Utilities and Service Systems—Water Supply**

### **(1) Project Design Features**

**Project Design Feature L.1-1:** New on-site water mains and laterals would be installed in accordance with City Plumbing Code requirements, where necessary, to distribute water within the Project Site.

- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature L.1-2:** The proposed Project would implement the following water conservation features:

For proposed outdoor areas of the proposed Project:

- Expanded use of high-efficiency irrigation systems, including weather-based irrigation controllers with rain shutoff technology or smart irrigation controllers for any area that is either landscaped or designated for future landscaping. Drip or subsurface irrigation shall be utilized.
- Use of water efficient landscaping, such as proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials within the Project Site. At least 25 percent of new landscaping areas shall use drought-tolerant plants.

- Use of landscaped contouring in areas other than production areas and visitor entry points.
  - Provide education on water conservation to employees.
- For proposed indoor areas of the proposed Project:
- High-efficiency toilets with flush volume of 1.0 gallon of water per flush.
  - High-efficiency urinals that use 0.125 gallon per flush or less.
  - Indoor faucets that use 1.5 gallons per minute or less.
  - Pre-rinse spray valves that use 1.6 gallons per minute or less.
  - All installed dishwashers shall be ENERGY STAR rated.
  - Shower stalls shall have no more than one showerhead per stall.
  - High-efficiency clothes washers with a water savings factor of 7.5 or less.
  - Tankless and on-demand water heaters.
  - Domestic water heating system.
  - Standardized bottleless water filters for drinking water.
  - Cooling tower conductivity controllers or cooling tower pH conductivity controllers. Cooling towers shall operate at a minimum of 5.5 cycles of concentration.
  - **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
  - **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
  - **Monitoring Phase:** Pre-construction; construction
  - **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
  - **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## **L.2 Utilities and Service Systems—Wastewater**

### **(1) Project Design Features**

**Project Design Feature L.2-1:** Prior to the development of a new building, the capacity of the on-site sanitary sewers that would serve the building shall be evaluated based on applicable Bureau of Sanitation and California Plumbing Code standards and replacement or new sanitary sewers shall be installed on-site as necessary to accommodate proposed flows.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Project Design Feature L.2-2:** New Project sanitary sewers that may be necessary shall be designed and constructed to conform to the applicable Bureau of Sanitation and California Plumbing Code standards.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once prior to issuance of construction permits for sewers; once prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit for sewers; issuance of Certificate of Occupancy

**Project Design Feature L.2-3:** If it is determined, as part of the evaluation performed pursuant to Project Design Feature L.2-1, that existing on-site laterals cannot be utilized for future service for new Project development, the Applicant shall be responsible for the construction of all new service connections to off-site City sanitary sewers. New



Project service connections and laterals shall be designed and constructed in accordance with Bureau of Sanitation and California Plumbing Code standards.

- **Enforcement Agency:** City of Los Angeles Department of Public Works
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action(s) Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## L.3 Utilities and Service Systems—Solid Waste

### (1) Project Design Features

**Project Design Feature L.3-1:** During new construction, a minimum of 50 percent of the non-hazardous demolition and construction debris by weight from construction of new Project buildings shall be recycled and/or salvaged for reuse in compliance with the requirements of City of Los Angeles Department of Building and Safety.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Annually during construction
- **Action Indicating Compliance:** Documentation of recycling percentage in annual compliance report

**Project Design Feature L.3-2:** During operations, the proposed Project shall have a solid waste diversion target of 70 percent based on current

available recycling practices, including off-site sorting of waste by third party vendors, permitted by the Los Angeles Municipal Code.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Public Works Bureau of Sanitation
- **Monitoring Agency:** City of Los Angeles Department of Public Works, Bureau of Sanitation
- **Monitoring Phase:** Operation
- **Monitoring Frequency:** Annually during operation
- **Action Indicating Compliance:** Documentation of solid waste diversion in annual compliance report

## (2) Mitigation Measures

No mitigation measures are identified in the EIR for this environmental issue.

## L.4 Utilities and Service Systems—Energy

### (1) Project Design Features

**Project Design Feature L.4-1:** The Applicant shall incorporate the following measures into the design of new buildings for the proposed Project:

- Efficient lighting and lighting control systems;
- Light-colored or “cool” roofs;
- Energy-efficient heating and cooling systems, appliances (e.g., Energy Star) and equipment and control systems;
- Light-emitting diodes (LEDs) for on-site street lighting; and
- Education regarding energy efficiency, water conservation, waste diversion, and recycling services to the Applicant’s employees.
- **Enforcement Agency:** City of Los Angeles Department of Water and Power
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

**Attachment 1      Figure IV.E-1 Areas of Potential Subsurface Contamination**

## **Attachment 1**

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Figure IV.E-1  
Areas of Potential Subsurface Contamination  
(Mitigation Measure E-1)



**Attachment 2      Figure IV.F.1-6 Proposed Major Storm Drain Lines**

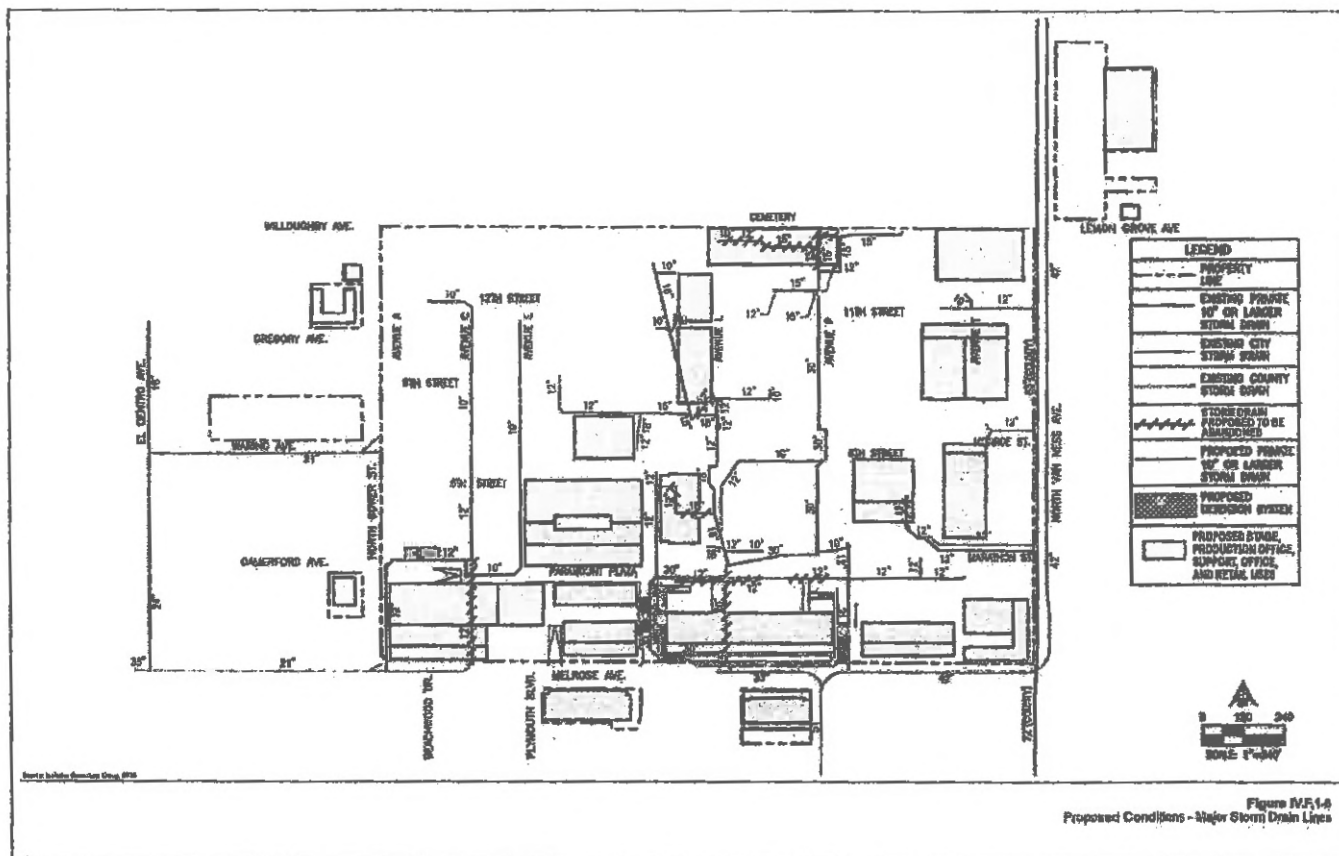


## **Attachment 2**

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Figure IV.F.1-6

Proposed Conditions—Major Storm Drain Lines  
(Project Design Feature F.1-4)



**Attachment 3 Traffic Mitigation Phasing Program**

### **Attachment 3**

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Transportation Mitigation Phasing Program  
(Project Design Features K-1 through K-2 and  
Mitigation Measures K-1 through K-5)

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## ATTACHMENT F

### *Transportation Improvement Phasing Program*

As described in Chapter 7, the proposed Project design features include implementation of a transportation demand management (TDM) program. The TDM program features various programs designed to promote peak period trip reduction. The proposed Project would also implement mitigation measures consisting of three primary components. The mitigation measures include:

1. Establishment and primary funding for a new Hollywood transportation management organization (Hollywood TMO) to promote transit usage, ride-sharing, and non-automotive means of transportation in the Hollywood area. The Hollywood TMO would encompass approximately 20 square miles, approximately bordered by State Route 134 to the north, 3<sup>rd</sup> Street to the south, Fairfax Avenue to the west, and Hoover Street to the east;
2. Transportation Systems Management (TSM) improvements, including signal controller upgrades and installation of closed circuit television (CCTV) cameras at key intersections within the Study Area; and,
3. Specific intersection improvements, including physical widening and addition of lanes.

The Project is expected to be developed through year 2038. The timing of development will be dependent on market forces affecting the entertainment industry and the overall real estate market. As the Project will not be developed all at one time, the implementation of specific transportation improvements will be phased as applicable, as individual buildings are constructed.

This phasing program ties the implementation of the TDM program and mitigation measures to construction of individual buildings or groups of buildings, based on the number of afternoon peak hour trips projected to be generated by the additional development. As development reaches each milestone in peak hour trip generation, the corresponding components of the transportation improvement program will be put in place. The phasing triggers have been chosen to mitigate impacts below a level of significance at all times, except at those four intersections where the effects of Project traffic cannot be fully mitigated,

The following four-phase schedule is proposed for implementation of the transportation improvement program:

- 
1. **Prior to Project construction upon issuance of the first building permit for net new Project Development (0 Project trips):**
    - o The Applicant will establish the Hollywood TMO. The Applicant would continue to contribute to the on-going operation and marketing of the Hollywood TMO for a period of 10 years.
  2. **When 30% of Project is Completed (310 Project trips):**
    - o The Applicant will implement the street improvement at Gower Street & Santa Monica Boulevard.
  3. **When 45% of Project is Completed (465 Project trips):**
    - o The Applicant will provide funding to LADOT to implement TSM improvements along the corridors of Franklin Avenue, Santa Monica Boulevard, Melrose Avenue, and Gower Street.
    - o The Applicant will establish the TDM program with an on-site TDM coordinator, a shuttle (either by the Applicant or in conjunction with the TMO and/or LADOT) to connect the Project Site and the Metro Redline Station at Hollywood and Highland, and mobility hub support.
    - o The Applicant will initiate discussions with the potentially impacted residential neighborhoods identified in Chapter 11 regarding traffic protection measures.
  4. **When 80% of the Project is Completed (826 Project trips):**
    - o The Applicant will expand the TDM program with a \$250,000 contribution to LADOT for bikeway improvements in the Project area pursuant to the *2010 Bicycle Plan*, establishment of an Employee Transit Pass Subsidization Plan, and a Transportation Information Center on-site to promote the benefits of the TDM program and the Hollywood TMO.

Additionally, the Applicant will implement the intersection improvement at Gower Street & Melrose Avenue at the time that the structure on the Main Lot adjacent to this intersection is replaced as part of the Project.

The Los Angeles Department of Transportation (LADOT) is responsible for overseeing the implementation of the TDM program and mitigation measures by the Applicant. This phasing program is intended to guide the implementation of the transportation improvement program over the project buildout period. However, just as the Project will be developed in response to the needs of the market over many years, LADOT has the flexibility to substitute equivalent mitigation measures in response to the needs of the transportation network in and around the Project Study Area.

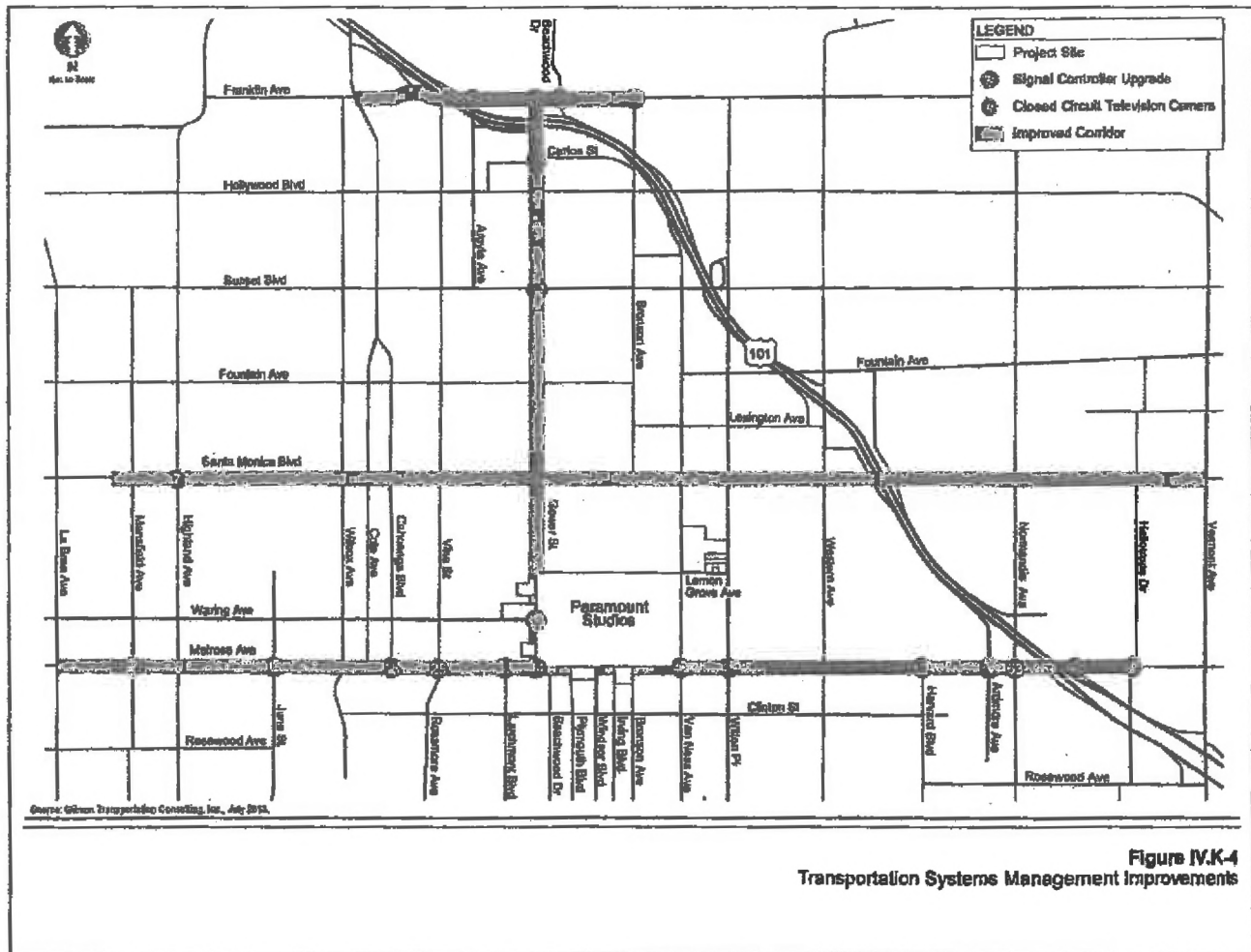


**Attachment 4      Figure IV.K-4 Transportation System Management Improvements**

## **Attachment 4**

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Figure IV.K-4  
Transportation Systems Management  
Improvements  
(Mitigation Measure K-2)



**Figure IV.K-4**  
**Transportation Systems Management Improvements**

**Attachment 5 LADOT Neighborhood Intrusion Process**

## **Attachment 5**

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### **Traffic Study Appendix Q—LADOT Neighborhood Traffic Management Process (Mitigation Measure K-5)**

***Appendix Q***

***LADOT Neighborhood Traffic Management Process***



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## ***LADOT Neighborhood Traffic Management Process***

This appendix sets forth the Los Angeles Department of Transportation's (LADOT) process for implementation of Neighborhood Traffic Management Plan(s) for the Project.

### **ELIGIBLE NEIGHBORHOODS**

After implementation of the Project's proposed Transportation Demand Management (TDM) program and traffic mitigation measures, five neighborhoods, the boundaries of which are described below, have the potential to experience neighborhood intrusion traffic:

1. De Longpre Avenue to the north, Gower Street to the east, Santa Monica Boulevard to the south, and Vine Street to the west
2. Sunset Boulevard to the north, Bronson Avenue to the east, Fountain Avenue to the south, and Gordon Street to the west
3. Fountain Avenue to the north, Bronson Avenue to the east, Santa Monica Boulevard to the south, and Gower Street to the west
4. Santa Monica Boulevard to the north, Wilton Place to the east, Melrose Avenue to the south, and Van Ness Avenue to the west
5. Santa Monica Boulevard to the north, Western Avenue to the east, Lemon Grove Avenue to the south, and Wilton Place to the west

### **TRAFFIC CALMING MEASURES**

The following are traffic calming measures that may be included in Neighborhood Traffic Management Plan(s) for the Project.

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### **Non-restrictive Control Measures**

Non-restrictive control measures are intended to reduce traffic speeds on local streets and/or make the neighborhood streets less inviting for through traffic. Non-restrictive traffic calming measures may include, but are not limited to, traffic circles, speed humps, roadway narrowing effects (raised medians, traffic chokers, etc.), landscaping features, roadway striping changes (adding bike lanes or parking striping to reduce the perceived width of the roadway), and stop sign pattern.

### **Non-restrictive Improvements**

Non-restrictive Improvements include neighborhood improvements that can offset the effects of added traffic, including street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. Such measures can support trip reduction efforts by encouraging walking, bicycling, and the use of public transit.

### **NEIGHBORHOOD TRANSPORTATION MANAGEMENT PLAN(S) BUDGET**

Based on its experience implementing Transportation Management Plans, LADOT has determined that a budget of up to \$500,000 is appropriate for the development of Neighborhood Transportation Management Plan(s) for the eligible neighborhoods identified above. The Applicant or its successor shall guarantee the budget in a form reasonably satisfactory to LADOT. The \$500,000 budget is allocated among the five neighborhoods (based on the number of residential street blocks in each neighborhood) as follows:

- Neighborhood 1 - \$187,500
- Neighborhood 2 - \$31,250
- Neighborhood 3 - \$125,000
- Neighborhood 4 - \$62,500
- Neighborhood 5 - \$93,750

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Consultant time to develop the plans shall be paid by the Applicant or its successors and shall not be counted against the \$500,000 budget, but data collection and mailing costs shall be included in the budget as shall the costs associated with the design of any changes approved by the neighborhood.

## **NEIGHBORHOOD TRANSPORTATION MANAGEMENT PLAN PROCESS**

Each Neighborhood Transportation Management Plan process shall include three workshops that shall take place over a maximum four-month time period. Each workshop shall be rescheduled a maximum of one time if a quorum of the Committee (described below) is not present in person or by proxy. Failure to deliver a quorum for two consecutive meetings duly called and approved by the Committee shall constitute a declaration of non-interest in the process and the process shall cease.

1. Kick-Off Neighborhood Workshops – Based on the schedule in the final Project mitigation program, the transportation consultant for the Applicant or its successors shall hold a "Kick-off Workshop" meeting with the residents of each of the neighborhoods. Working with the Council Office, residents in the boundaries of the neighborhood will be invited to participate in the workshops. At the Kick-off Workshop, each neighborhood shall select a Committee of seven members by a consensus of the neighbors present at the meeting. If fewer than seven members of the neighborhood attend the Kick-off Workshop, the meeting will be rescheduled. If fewer than seven members attend the rescheduled Kick-off Workshop, it shall constitute a declaration of non-interest in the process and the process shall cease and all funds allocated to that neighborhood shall be returned to the Applicant.

A majority of the Committee members must be present at each of the workshops for the Neighborhood Transportation Management Plan. The Agenda for the "Kick-off Workshop" shall include the following:

- I. Identify the process to be used to develop the Neighborhood Traffic Management Plan

- 
- ii. Identify the non-restrictive control measures and non-restrictive improvement choices for the neighborhood
  - iii. Discuss the existing and anticipated traffic issues in the neighborhood
  - iv. Match the types of improvements with the types of problems that each measure addresses
  - v. Identify the types of improvements that the neighbors are likely to support

If a consensus of the residents present at the kick-off workshop approve of proceeding with data collection and development of a draft plan, the process shall proceed. If not, the process shall cease and all funds allocated to that neighborhood shall be returned to the Applicant.

2. Data Collection – If the neighborhood approved of proceeding with data collection, the transportation consultant for the Applicant or its successors shall collect and submit to LADOT appropriate traffic data (average daily trips, speed data, intersection turning movement counts, roadway characteristics, etc.) for the applicable neighborhoods within 60 days.
3. Draft Plan – Based on the data and input from the Kick-off Workshop, the transportation consultant for the Applicant or its successors shall develop a draft plan to implement for the neighborhood. The transportation consultant for the Applicant shall review the proposed measures with the appropriate City agency (LADOT, Bureau of Engineering, Street Services and Sanitation, etc.) to confirm the feasibility of each of the measures.
4. Neighborhood Workshop 2 – Upon completion of a draft plan, Neighborhood Workshop 2 shall be held to get reactions to the draft plan and suggestions from the residents for modifications to the plan.
5. Revised Plan – Based on input obtained during Neighborhood Workshop 2, the transportation consultant for the Applicant or its successors shall revise the draft plan for the neighborhood. The transportation consultant for the Applicant shall review the revised plan with the appropriate City agency (LADOT, Bureau of Engineering, Street Services and Sanitation, etc.) to confirm the feasibility of each of the measures.

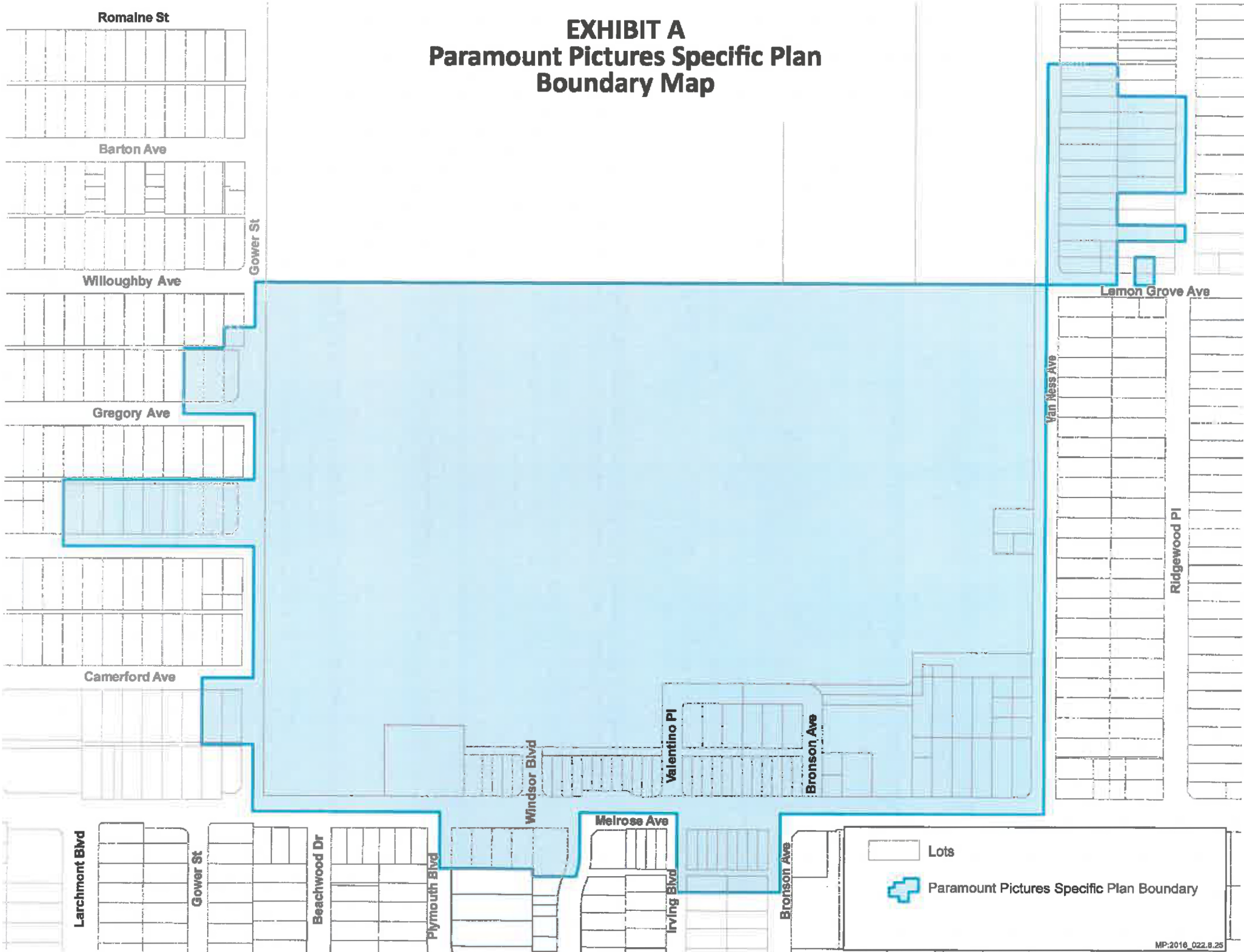
- 
6. Neighborhood Workshop 3 – Upon completion of the revised plan, Neighborhood Workshop 3 shall be held to finalize the plan. The plan shall be finalized based on the consensus of the residents present at Neighborhood Workshop 3.
  7. Information Brochure – The transportation consultant for the Applicant or its successors shall prepare an information brochure that summarizes the final plan approved in Neighborhood Workshop 3 and a process for the neighborhood to approve or reject the plan. LADOT shall cause the information brochure to be mailed to all households in the neighborhood at issue.
  8. Approval/Rejection of the Plan – If a majority of the households in the neighborhood approve of the plan, the Applicant or its successors shall implement the traffic management plan on a temporary basis based on the schedule in the final Project mitigation program. If a majority of the households do not approve of the plan, the measures in the plan shall not be implemented, the process shall be declared over and all remaining funds for that neighborhood shall be returned to the Applicant or its successors.
  9. Approval on Final Plan – If Step 8 above resulted in the approval of the plan and temporary measures were implemented, six months after the implementation of the temporary measures, LADOT shall cause a second survey of the households in the neighborhood at issue to determine the level of interest in making the temporary traffic measures in the plan permanent. If a majority of the households in the neighborhood approve of permanent implementation of the measures, the traffic measures shall be made permanent. If a majority of the households do not approve of the traffic measures, the measures shall be removed.

Upon completion of Steps 1 through 9 above, the Applicant's or its successors' responsibility for the Neighborhood Traffic Management Plan shall be deemed complete and any remaining funds allocated for that neighborhood shall be returned to the Applicant.

## **EXHIBIT A**



**EXHIBIT A**  
**Paramount Pictures Specific Plan**  
**Boundary Map**



## **EXHIBIT B**

Exhibit B: Paramount Pictures Specific Plan Boundaries Legal Description

Exhibit B

**LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 1 OF TRACT NO. 30487, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHATSOEVER, WHETHER SOLID OR LIQUID, INCLUDING, WITHOUT BEING LIMITED TO, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER OR WHICH MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT TO PROSPECT, EXPLORE, MINE OR DRILL FOR SAID SUBSTANCES, AS RESERVED BY RKO TELERADIO PICTURES, INC., A DELAWARE CORPORATION, IN THE DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1382 IN BOOK 56452 PAGE 112, OF OFFICIAL RECORDS.

SAID RIGHTS OF ENTRY FROM THE SURFACE OF SAID LAND WERE RELINQUISHED BY THE DEED RECORDED MARCH 4, 1959 AS INSTRUMENT NO. 3921 IN BOOK D-387 PAGE 496, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM 1/4 OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHATSOEVER, WHETHER SOLID OR LIQUID, INCLUDING WITHOUT BEING LIMITED TO, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER OR WHICH MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED FROM WINDROSE, INC., A CALIFORNIA CORPORATION, RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1383 IN BOOK 56452 PAGE 115, OF OFFICIAL RECORDS.

SAID RIGHTS OF ENTRY FROM THE SURFACE OF SAID LAND WERE RELINQUISHED BY THE DEED RECORDED MAY 1, 1962 AS INSTRUMENT NO. 2003 IN BOOK D-1598 PAGE 432, OF OFFICIAL RECORDS.

**PARCEL 2:**

LOT "B" OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 3:**

THE NORTHERLY 50 FEET OF LOTS 24 AND 25 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4:**

LOTS 9, 10, 11 AND 12 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**

(continued)

**PARCEL 5:**

LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 6:**

LOTS 1 AND 2 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 7:**

LOTS 3, 4, 5 AND 6 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 8:**

LOTS 7 AND 8 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 9:**

LOTS 9, 10, 11, 12, 14 AND 15 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 10:**

LOTS 16 AND 17 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 11:**

LOTS 18 AND 19 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 12:**

LOTS 20, 21, 22 AND 23 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**  
(continued)

**PARCEL 13:**

LOT 24 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 14:**

LOT 3 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 15:**

LOT 4 OF THE MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINERALS, ORES, PRECIOUS OR USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING IN PART, PETROLEUM, OIL, GAS, ASPHALTUM AND TAR, IN OR UNDER SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT THE RIGHT TO ENTER THE SURFACE OF SAID LAND, AS RESERVED BY BEN FREEMAN AND BETTY FREEMAN, HUSBAND AND WIFE, IN DEED RECORDED JANUARY 26, 1979 AS INSTRUMENT NO. 79-111226, OF OFFICIAL RECORDS.

**PARCEL 16:**

LOTS 5 AND 6 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 17:**

LOTS 7 AND 8 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALSO THE SOUTH HALF OF THE ALLEY ADJOINING SAID LOTS 7 AND 8 ON THE NORTH, BOUNDED ON THE EAST AND WEST RESPECTIVELY, BY THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 7, PROLONGED NORTH AS VACATED AND ABANDONED BY ORDINANCE NO. 57956, OF OFFICIAL RECORDS

SAID LOTS 7 AND 8 AND THE VACATED ALLEY ADJOINING ON THE NORTH BEING RESUBDIVIDED AND NOW KNOWN AS A PART OF LOT "A" OF TRACT NO. 9850, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

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**LEGAL DESCRIPTION**

(continued)

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 57 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE POINT OF BEGINNING.

**PARCEL 18:**

THOSE PORTIONS OF LOTS 7 AND 8 OF TRACT 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 THROUGH 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 57 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8 TO THE POINT OF BEGINNING.

SAID LOTS 7 AND 8 HAVE BEEN RESUBDIVIDED AND ARE NOW A PORTION OF LOT "A" OF TRACT 9850, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM MICHAEL R. NEWFIELD, AS GRANTOR, TO TROY MELTON AND JEAN MELTON, AS GRANTEE, RECORDED JULY 16, 1984 AS INSTRUMENT NO. 84-844116, OF OFFICIAL RECORDS

EXCEPT THAT THE UNDERSIGNED GRANTOR HEREBY AGREES TO CONVEY SAID RIGHTS RESERVED HEREUNDER TO THE WITHIN GRANTEE, OR HIS HEIRS, ASSIGNS OR SUCCESSORS, UPON THE RECORDATION OF THE FULL RECONVEYANCE OF THE TRUST DEED BEING RECORDED CONCURRENTLY HERewith EXECUTED BY THE WITHIN GRANTEE TO THE WITHIN GRANTOR.

SAID RIGHTS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WERE QUITCLAIMED IN DEED FROM SAID MICHAEL R. NEWFIELD TO SAID TROY MELTON AND JEAN MELTON, RECORDED MARCH 24, 1988 AS INSTRUMENT NO. 88-400914, OF OFFICIAL RECORDS

**PARCEL 19:**

LOT "A" OF TRACT NO. 9850, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**LEGAL DESCRIPTION**  
(continued)

EXCEPT THEREFROM THAT PORTION OF LOT "A", LYING WITHIN LOTS 7 AND 8 OF TRACT NO. 7834, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE SOUTH HALF OF THE ALLEY ADJOINING SAID LOTS 7 AND 8 ON THE NORTH, BOUNDED ON THE EAST AND WEST RESPECTIVELY, BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8 AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7, AS VACATED AND ABANDONED BY ORDINANCE NO. 57956, OF OFFICIAL RECORDS

PARCEL 20:

LOTS 1, 2, 7 AND 8 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 7, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A" OF TRACT 9850, AS SAID LOT 1S SHOWN ON THE MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 21:

LOT "A" OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT "A", LYING EASTERLY OF THE NORTHERLY PROLONGATION OF WESTERLY LINE OF THE EASTERLY 2.00 FEET OF LOT 12 OF SAID MARLBOROUGH TRACT.

SAID PARCEL OF LAND BEING A PORTION OF THAT PORTION OF MARATHON STREET VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

PARCEL 22:

VACATED MARATHON STREET, FORMERLY KNOWN AS BRONSON AVENUE, 50.00 FEET WIDE, AS SHOWN AND DEDICATED ON TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24, 25, AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND, INCLUDED WITHIN LOT "A" OF TRACT NO. 9885, AS PER MAP RECORDED IN BOOK 147 PAGES 31 AND 32 OF MAPS, IN SAID RECORDERS OFFICE.

## LEGAL DESCRIPTION

(continued)

PARCEL 23:

THAT PORTION OF LOT 7 OF MARLBOROUGH TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "A" OF TRACT NO. 9850, AS SHOWN ON MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS; SAID PROPERTY BEING ALSO DESCRIBED AS: THAT PORTION OF MARATHON STREET (50.00 FEET WIDE), AS SHOWN AND DEDICATED ON TRACT NO. 9885, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS INSTRUMENT NO. 86-1256523, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 24:

THOSE PORTIONS OF VACATED MARATHON STREET (50.00 FEET WIDE), AS SHOWN AND DEDICATED ON TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24, 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, NOW VACATED BY THE CITY OF LOS ANGELES, RESOLUTION TO VACATE NO. 86-21484, A CERTIFIED COPY OF WHICH WAS RECORDED SEPTEMBER 22, 1986 AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS.

PARCEL 25:

LOT 7 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 26:

LOTS 34 AND 35 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 27:

LOT 36 OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 28:

LOT 16 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**  
(continued)

**PARCEL 29:**

LOTS 17 AND 18 OF TRACT NO. 7834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 30:**

LOT 6 OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 31:**

LOT 14 OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 32:**

LOTS 8, 9, 10, 11, 23, 25, 26, 27, 28, 29, 30, 31 AND 32 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 33:**

LOTS 21 AND 24 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 34:**

LOT 20, OF TRACT 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 35:**

LOT 22 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**  
(continued)

**PARCEL 36:**

THE EASTERLY 48 FEET OF THE WESTERLY 93 FEET OF LOT 16 OF TRACT NO. 4331, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 47 PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY VIVIAN M. O'KEEFE, A WIDOW, BY DEED RECORDED MARCH 27, 1957 IN BOOK 54041 PAGE 333 OF OFFICIAL RECORDS.

**PARCEL 37:**

LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY OF RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ANY ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY GULF OIL CORPORATION, IN DEED RECORDED NOVEMBER 7, 1978 AS INSTRUMENT NO. 78-1251076, OF OFFICIAL RECORDS.

**PARCEL 38:**

LOTS 5, 6 AND 7 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 39:**

LOTS 42 AND 71 OF TRACT NO. 5693, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 40:**

LOTS 1, 2, 3 AND 4 OF TRACT NO. 5663, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61 PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGAL DESCRIPTION**  
(continued)

PARCEL 41:

LOT 13 OF TRACT 5938, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 90, PAGE 65 OF MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, MINERAL, GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET UNDER THE REAL PROPERTY DESCRIBED ABOVE, WITHOUT THE RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED JULY 24, 1990 AS INSTRUMENT NO. 90-1285748, OF OFFICIAL RECORDS.

PARCEL 42:

THE SOUTH 47 FEET OF LOT 1 IN BLOCK 9 OF EL CENTRO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 43:

LOT 2 IN BLOCK 9 OF EL CENTRO TRACT, COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 44:

LOTS 4 AND 6 IN BLOCK 9 OF EL CENTRO TRACT, COLEGROVE IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 45:

LOTS 2, 4, 6, 8, 10, 12, 14, 16 AND 18 IN BLOCK 11 OF EL CENTRO TRACT, COLEGROVE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, INCLUDING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LOTS 2, 4, 6, 8, 10, 12, 14 AND 16, AS RESERVED BY RKO TELERADIO PICTURES, INC., IN DEED RECORDED JANUARY 30, 1958 IN BOOK 56452 PAGE 112, OFFICIAL RECORDS.

THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY DEED RECORDED MARCH 4, 1959 AS INSTRUMENT NO. 3921 IN BOOK D-387 PAGE 496, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION**  
(continued)

PARCEL 46:

PARCEL A:

LOTS 1 AND 3 IN BLOCK 15 OF EL CENTRO TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THOSE PORTIONS OF CAMERFORD AVENUE 60 FEET WIDE, OF GOWER STREET 55 FEET WIDE AND OF THE FIRST ALLEY 10 FEET WIDE, SOUTH OF SAID CAMERFORD AVENUE, AS SAID AVENUE, STREET AND ALLEY ARE SHOWN ON THE MAP OF EL CENTRO TRACT, RECORDED IN BOOK 2 PAGE 84 OF MAPS, WHICH WOULD PASS BY OPERATION OF LAW WITH A CONVEYANCE OF PARCEL A ABOVE DESCRIBED.

PARCEL 47:

THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOTS 7 THROUGH 12 AND LOTS 14 THROUGH 19, TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE STRAIGHT EASTERLY LINE OF SAID LOT 7, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE STRAIGHT WESTERLY LINE OF SAID LOT 19, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-21709, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616073, OF OFFICIAL RECORDS.

PARCEL 48:

WINDSOR BOULEVARD, 50 FEET WIDE AND VARIABLE WIDTH, AS SHOWN ON MAP OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF MELROSE AVENUE, 80 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT, AND BOUNDED NORTHERLY BY THE SOUTHERLY LINE OF LOT 1, TRACT NO. 30487, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER.

ALSO, THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOT 1, TRACT NO. 30487 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGE 20 AND 21, OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 20, SAID TRACT NO. 6512, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 24, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION NO. 95-



**LEGAL DESCRIPTION**  
(continued)

1400377, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616078, OF OFFICIAL RECORDS.

PARCEL 49:

THAT PORTION OF VALENTINO PLACE (FORMERLY IRVING BOULEVARD), 50 FEET WIDE AND VARIABLE WIDTH, AS SHOWN ON THE MAP OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF MELROSE AVENUE, 80 FEET WIDE, AND BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 34, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

PARCEL 50:

THAT PORTION OF BRONSON AVENUE, 50 FEET WIDE AND VARIABLE WIDTH, ADJOINING LOT A, TRACT NO. 9850, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 139 PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND DISTANT 3 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID MELROSE AVENUE, 80 FEET WIDE, AND BOUNDED NORTHERLY BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT A, SAID TRACT NO. 9850, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

PARCEL 51:

THAT CERTAIN ALLEY, 20 FEET WIDE, ADJOINING LOTS 1 THROUGH 6, OF TRACT NO. 6512, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109 PAGES 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND ADJOINING LOTS 1 THROUGH 6, OF TRACT NO. 7834, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 87 PAGES 24 TO 26 INCLUSIVE OF MAPS, IN SAID COUNTY RECORDER'S OFFICE; BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 6, SAID TRACT NO. 6512; AND BOUNDED EASTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 6, SAID TRACT NO. 7834; AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

**LEGAL DESCRIPTION**  
(continued)

**PARCEL 52:**

THAT PORTION OF MARATHON STREET, 50 FEET WIDE AND VARIABLE WIDTH, ADJOINING LOT 1, TRACT NO. 30487, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 804 PAGES 20 AND 21, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; BOUNDED EASTERLY BY THE WESTERLY BOUNDARY OF VACATED MARATHON STREET AS DESCRIBED IN RESOLUTION TO VACATE RECORDED AS DOCUMENT NO. 86-1256523 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER, AND BOUNDED WESTERLY BY THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7, SAID TRACT NO. 6512, AS VACATED BY THE COUNCIL OF THE CITY OF LOS ANGELES AS RESOLUTION TO VACATE NO. 95-1400390, A CERTIFIED COPY OF WHICH RECORDED APRIL 18, 1996 AS INSTRUMENT NO. 96-616087, OF OFFICIAL RECORDS.

**PARCEL 53:**

THAT PORTION OF LOT 1 OF TRACT NO. 3688, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 89° 55' 30" WEST ALONG THE NORTHERLY LINE OF MELROSE AVENUE AS SHOWN ON SAID MAP, 200 FEET; THENCE NORTH 0° 3' 45" WEST 250 FEET; THENCE SOUTH 89° 55' 30" EAST 200 FEET TO THE EAST LINE OF SAID LOT; THENCE SOUTH 0° 3' 45" EAST ALONG THE EAST LINE OF SAID LOT, 250 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LOT 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE 89° 55' 30" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 200.00 FEET; THENCE NORTH 0° 03' 45" WEST 182.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 03' 45" WEST 67.52 FEET; THENCE NORTH 89° 55' 30" EAST 200.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 0° 03' 45" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, 67.52 FEET; THENCE NORTH 89° 55' 30" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

## **EXHIBIT C**

# EXHIBIT C



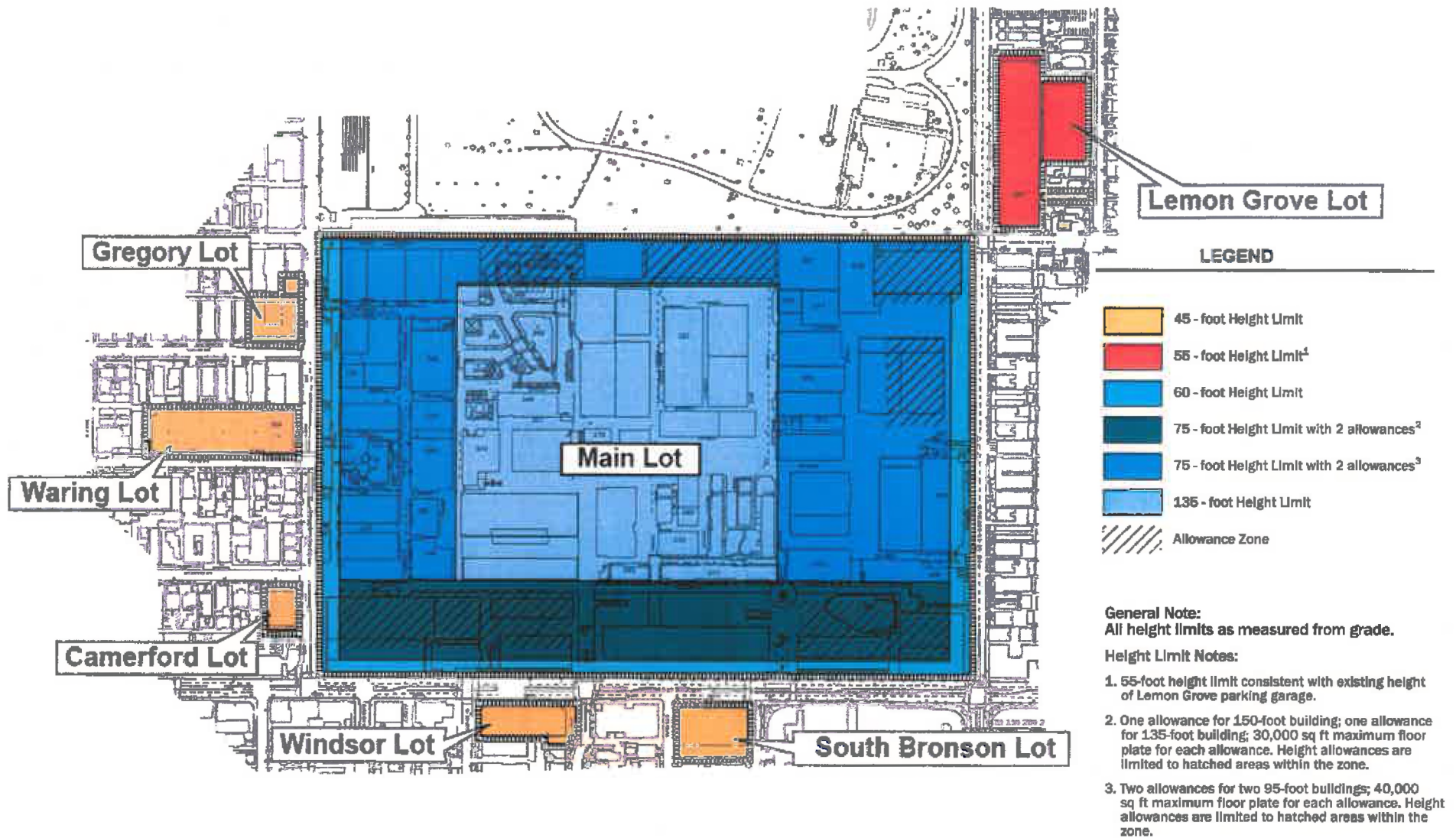
**Paramount Pictures Specific Plan Planning Areas Map**

## **EXHIBIT D**



## EXHIBIT D

### Paramount Pictures Pacific Plan Height Zone Map

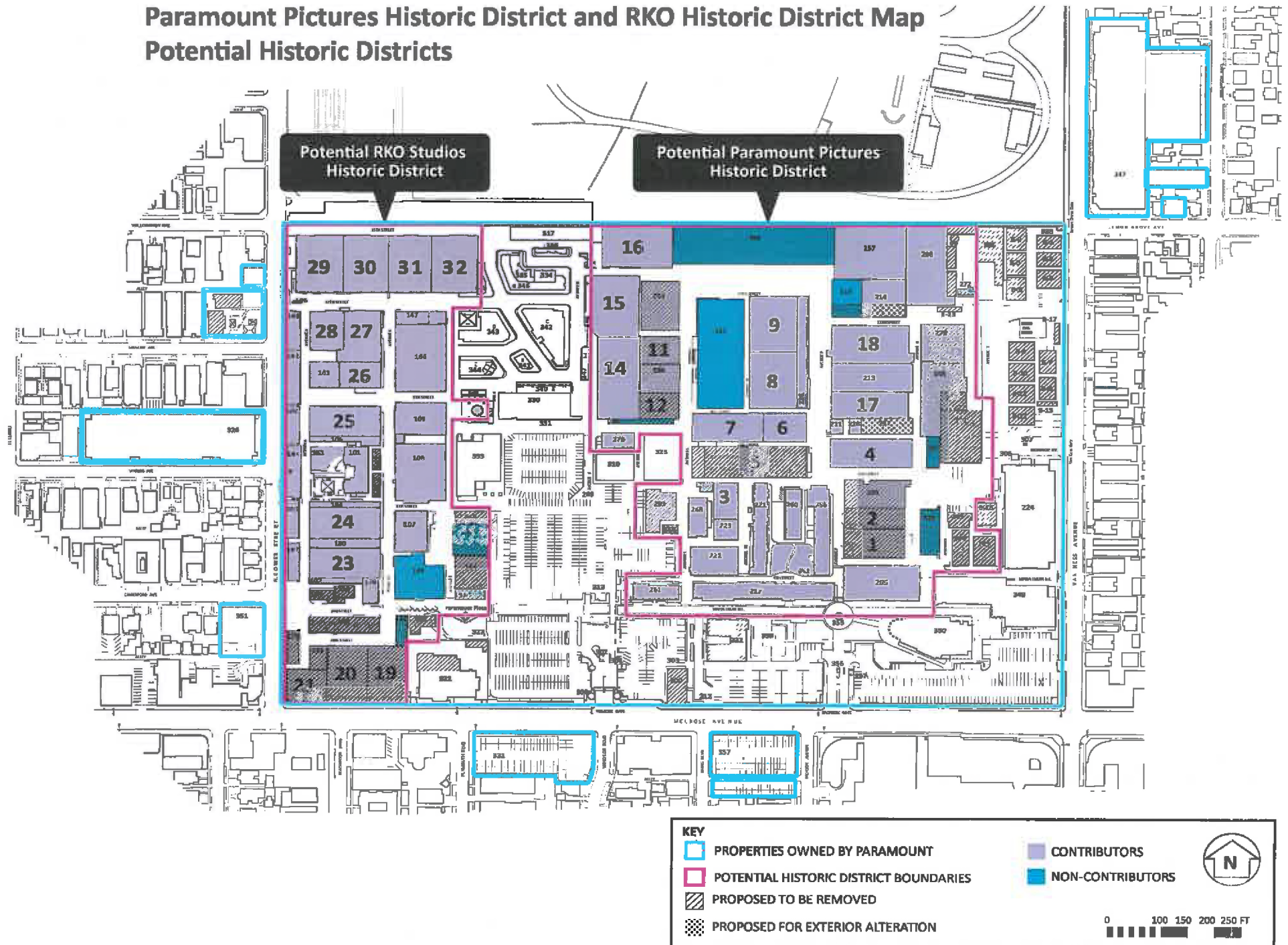




## **EXHIBIT E**

# Exhibit E

## Paramount Pictures Historic District and RKO Historic District Map Potential Historic Districts



## **EXHIBIT F**

## EXHIBIT F

### Sign Sub-Districts

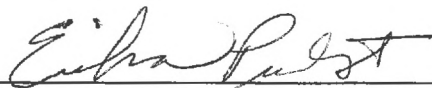





Sec. 13. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of OCT 11 2016.

HOLLY L. WOLCOTT, City Clerk


By  Deputy

Approved OCT 18 2016

 Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
for AMY BROTHERS  
Deputy City Attorney

Date 9-22-16

File No(s). CF 16-0876-S2

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted . . . . .

September 22, 2016

See attached report.

  
Vincent P. Bertoni, AICP  
Director of Planning 

## DECLARATION OF POSTING ORDINANCE

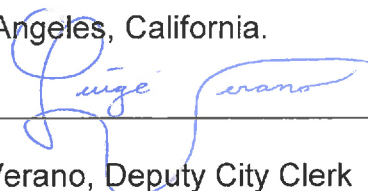
I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No. 184539 – Specific Plan for property located at 5555 West Melrose Avenue** – a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **October 11, 2016**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **November 1, 2016** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **November 1, 2016** and will be continuously posted for ten or more days.

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

Signed this **1st** day of **November 2016** at Los Angeles, California.

  
\_\_\_\_\_  
Juan Verano, Deputy City Clerk

Ordinance Effective Date: **December 11, 2016**

Council File No. **16-0876-S2**