

Attachment A – Project Description and Findings

Ace*Mission Studio

I. PROJECT DESCRIPTION

Duesenberg Investment Company, LLC ("Owner") owns property generally bounded by 4th Street to the north, Anderson Street to the east, 6th Street to the south, and the Los Angeles River and rail tracks to the west (the "Property").¹ The Property is approximately 17 acres (740,520 square feet) and includes multiple existing structures that were previously used as warehouses and distribution facilities. Over the past two years, the Property has been transformed into Ace*Mission Studios (the "Studio") through the conversion of multiple warehouse buildings into movie and television studios and sound stages. The Studio includes over 350,000 sf of existing soundstage, studio, and accessory areas. Included are 8 stages, 3 flex spaces, and over 1,000 crew and production offices. The Studio has 6 anchor tenants and has staged a variety of productions since opening from multiple major production studios, including Netflix, Disney, AppleTV, and Sony. On average, each new production employs 300 people. Investment in the Studio to date is over \$15 million.

The Studio has been a catalyst for the area in transforming it from a mostly industrial neighborhood to an active entertainment hub that provides a substantial economic benefit to the City. Despite the Studio's success, it is still compromised of a collection of buildings without many of the traditional interconnections and security features indicative of other long-term, successful entertainment campuses in the region. Specifically, Ace*Mission Studios is committed to future investments in the Studio to create a fully secure and established studio campus to provide for long-term tenants and productions. The project will include the implementation of additional security measures including panelized fencing and secured entrances, upgraded fire and security alarm systems, and improved facility infrastructure. Improved infrastructure includes interior office improvements, renovated studio space, new building roofs, and pavement resurfacing and restriping (the "Project"). The Project is requesting the merger of the existing 20 lots and re-subdivision into 4 lots. The subdivision will also include the vacation of (1) 4th Street (lower) between Mission Road and Anderson Street; (2) Willow Street between Mission Road and Anderson Street; (3) 6th Street between Mission Road and Anderson Street; and (4) Mission Road between 4th Street (lower) and 6th Street. The vacated streets would be maintained and utilized as private streets for vehicle and pedestrian circulation for the Studio. The Project is not proposing new construction or floor area.

PROJECT SITE

The Property includes the parcels bounded by 4th Street to the north, Anderson Street to the east, 6th Street to the south, and the Los Angeles River and railroad tracks to the west. All of the Project parcels are zoned M2-1-RIO-CUGU. Movie studios, sound stages uses and offices are permitted within this zone. The Studio is currently existing on site. The Project is also located within the

¹ APNs for all properties include 5171-001-(001-002,007), 5171-009-(001, 002, 007); 5171-010-(004, 007-008, 010, 012), 5171-011-(005-007), 5171-012-(901-904), 5171-013-(004-006, 900-902), 5171-014-(012-018).

Adelante Eastside Redevelopment Plan Area. The Project has been preliminarily reviewed and found to be in compliance with the Redevelopment Plan.

Project Site Boundary Map



SURROUNDING PROPERTIES

Surrounding properties are developed with a mix of light industrial and commercial uses as well as a railroad right of way and the Los Angeles River. Properties to the north across 4th Street and west across Anderson Street are zoned M2-1-RIO-CUGU with a land use designation of Light Industrial. These properties are developed with a variety of light industrial and commercial uses. Properties to the west across are zoned M3-1-RIO-CUGU and OS-1XL-RIO with a land use designation of Heavy Manufacturing and developed with a railroad and the Los Angeles River. Properties to the south across 4th Street are zoned M2-1-RIO-CUGU with a land use designation of Light Manufacturing and are developed with light industrial and commercial uses and parking. The area directly south of 4th Street is also proposing the development of a public park located under the 6th Street bridge.

CIRCULATION

The Project proposes the vacation of (1) 4th Street (lower) between Mission Road and Anderson Street; (2) Willow Street between Mission Road and Anderson Street; (3) 6th Street between Mission Road and Anderson Street; and (4) Mission Road between 4th Street (lower) and 6th Street. The street would be maintained and utilized as private street for vehicle and pedestrian circulation for the Studio. Security stations would be installed along Anderson Street and Mission Road to help regulate traffic onto the Studio property. Vehicles would primarily enter the site from Anderson and Mission and circulate to the existing onsite surface parking areas.

Additionally, the Project will be designed to provide new pedestrian connections near the Studio to the proposed public park located under the 6th Street bridge. These pedestrian connections will provide the area much needed upgrades that will further enhance the City's ongoing transformation of both the 6th Street bridge and the LA River.

SITE SECURITY

The Studio is an existing working movie and television studio with large productions taking place onsite throughout the year. With the continued success of the Studio, a more safe and secure facility for employees and visitors is needed. Currently, the Studio is comprised of renovated structures with few internal connections between the various buildings. This currently allows for unfettered access by pedestrians and vehicles around these buildings. While security features are installed to prevent unauthorized access within the buildings, the Project includes street vacations and the installation of guard access areas to better secure the Studio. The Project would also provide upgraded pedestrian access to both the 6th Street park and LA River. Security lighting in compliance with LAMC requirements would also be maintained and upgraded around the new private streets and pedestrian paths.

II. REQUESTED ACTIONS

Pursuant to LAMC § 17.15, a Vesting Tentative Tract (VTT 83801) for the merger of twenty (20) lots and the subdivision of four (4) lots.

The VTTM will also include the vacation and merger of the following streets:

- (1) 4th Street (lower) between Mission Road and Anderson Street.
- (2) Willow Street between Mission Road and Anderson Street.
- (3) 6th Street between Mission Road and Anderson Street.
- (4) Mission Road between 4th Street (lower) and 6th Street.

III. FINDINGS

In connection with the approval of Vesting Tentative Tract Map No., the Advisory Agency of the City of Los Angeles, pursuant to Sections 66474.60, .61, and .63 of the State of California Government Code (the Subdivision Map Act), must make the prescribed findings set forth in LAMC Sec. 17.01.

1. The proposed map will be/is consistent with applicable general and specific plans.

The Property is zoned M2-1-RIO-CUGU and is consistent with the existing Light Industrial land use designation. The subject property is comprised of twenty (20) parcels resulting in a through lot with 740,520 square feet of lot area spanning multiple blocks and including the proposed street vacations of (1) 4th Street (lower) between Mission Road and Anderson Street, (2) Willow Street between Mission Road and Anderson Street, (3) 6th Street between Mission Road and Anderson Street (4) Mission Road between 4th Street (lower) and 6th Street.

The Vesting Tentative Tract Map describes and illustrates a land use consistent with the existing General Plan Land Use Designation of Light Manufacturing and M2 zoning of the site. The movie and television studio use is permitted in the designated zones and no change of use or new uses are being requested. The Project would merge the existing twenty (20) parcels and subdivide into four (4) lots. The subdivision would also include the proposed street vacations as referenced above and tenant improvements to existing structures including some security and landscaping upgrades. The Project does not propose an increase of floor area.

Section 66411 of the Subdivision Map Act (the "Map Act") establishes that local agencies regulate and control the design of subdivisions. Chapter 2, Article I, of the Map Act establishes the general provisions for tentative, final, and parcel maps. The Vesting Tentative Tract Map was prepared by a Registered Professional Engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by the Los Angeles Municipal Code ("LAMC"). The Vesting Tentative Tract Map is for the merger and subdivision of twenty (20) parcels into four (4) lots.

The Los Angeles Municipal Code (LAMC) implements the goals, objectives, and policies of the Boyle Heights Community Plan through adopted zoning regulations. The Zoning Code regulates, but is not limited to, the maximum permitted density, height, and the subdivision of land. The Boyle Heights Community Plan does not address subdivision explicitly, however, the plan does provide for land designations with the corresponding zone.

The subject property zoning is M2 and corresponds to the Light Manufacturing land use designation and permits movie and television studios and sound stages on the property. The existing use is comprised of the Ace*Mission Studios, which would continue to be the use under this Project. The Property is not governed by a specific plan.

Therefore, the Vesting Tentative Tract Map for the merger and subdivision of land is allowable under the M2 zoning and the Light Industrial land use designation and will be consistent with the

General and Community Plans. Further, the request is consistent with Article 7 (Division of Land Regulations) of the Los Angeles Municipal Code.

2. The design and improvement of the proposed subdivision are consistent with applicable general and specific plans.

Pursuant to Section 66418 of the Subdivision Map Act, “design” of a map refers to street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignments and grades thereof; location and size of all required easements and rights-of-way; fire roads and firebreaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; and other such specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.” Section 17.05-C of the LAMC enumerates design standards for Subdivisions and requires that each subdivision map be designed in conformance with the Street Design Standards and in conformance to the General Plan.

The requested map meets the required components of a Vesting Tentative Tract Map. Additionally, the Project is located within an Outside Flood Zone and Methane Buffer Zone area. It is not located within the Specific Plan area, Alquist-Priolo Fault Zone, Liquification area, or Landslide area.

The design and layout of the Vesting Tentative Tract Map are consistent with the design standards established by the Map Act and Division of Land Regulations of the Los Angeles Municipal Code. Several public agencies (including Department of Building and Safety, Bureau of Engineering, and the Department of Water and Power) will be reviewing the map for compliance with these standards. These agencies will impose improvement requirements and/or conditions of approval. Therefore, as conditioned, the design and improvements of the proposed subdivision will be consistent with the applicable General and Specific Plans.

3. The site is physically suitable for the proposed type of development.

The Property is comprised of twenty (20) parcels resulting in a through lot with 740,520 square feet of lot area that spans multiple blocks. The subject property is currently developed with the Ace*Mission Studios, which is comprised of a variety of 1-2 story renovated buildings and surface level parking. The subject property is zoned M2-1-RIO-CUGU within the Boyle Heights Community Plan Area with a land use designation of Light Manufacturing.

Surrounding properties are developed with a mix of light industrial and commercial uses as well as a railroad right of way and the Los Angeles River. Properties to the north across 4th Street and west across Anderson Street are zoned M2-1-RIO-CUGU with a land use designation of Light Industrial. These properties are developed with a variety of light industrial and commercial uses. Properties to the west are zoned M3-1-RIO-CUGU and OS-1XL-RIO with a land use designation of Heavy Manufacturing and developed with a railroad and the Los Angeles River. Properties

to the south across 4th Street are zoned M2-1-RIO-CUGU with a land use designation of Light Manufacturing and are developed with light industrial and commercial uses and parking. The area directly south of 4th Street is also proposing the development of a public park located under the 6th Street bridge.

Any removal of trees on-site and street trees through the Project will be replaced as per the requirements of the Bureau of Street Services, Urban Forestry Division. The proposed development is an allowable use under the M2 Zone. The proposed re-subdivision into four (4) lots, street vacations, and tenant improvements are physically suitable for the site. In addition, the site is not located within an Alquist-Priolo Fault Zone, however it is located within an Outside Flood Zone. The Department of Building and Safety, Grading Division, will require that the Project satisfy the requirement of the City's Grading Regulations as enumerated in Section 91.3000 of the Los Angeles Municipal Code. Therefore, the site is physically suitable for the Project.

4. The site is physically suitable for the proposed density of development.

The General Plan identifies geographic locations where planned and anticipated densities are permitted through its Community Plans and Specific Plans. Zoning relating to the sites throughout the city are allocated based on the type of land use, physical suitability and future population growth expected to occur. The Boyle Heights Community Plan designates the site for Light Manufacturing land uses. The Property is zoned M2-1-RIO-CUGU and is consistent with the range of zones under the corresponding land use designation. Additionally, the Property is an existing movie and television studio and would remain the same use. As such, the Project would be consistent with the land use designation of the site and the applicable zoning of the site.

Surrounding properties are developed with a mix of light industrial, commercial retail and residential uses. Properties to the north across 4th Street and west across Anderson Street are zoned M2-1-RIO-CUGU with a land use designation of Light Industrial. These properties are developed with a variety of light industrial and commercial uses. Properties to the west are zoned M3-1-RIO-CUGU and OS-1XL-RIO with a land use designation of Heavy Manufacturing and developed with a railroad and the Los Angeles River. Properties to the south across 4th Street are zoned M2-1-RIO-CUGU with a land use designation of Light Manufacturing and are developed with light industrial and commercial uses and parking. The area directly south of 4th Street is also proposing the development of a public park located under the 6th Street bridge.

There are no known physical impediments or hazards that would be materially detrimental to the public welfare or injurious to the Property or improvements in the same zone or vicinity in which the Property is located. Because the Project proposes only a subdivision with tenant improvements and street vacations it is physically suitable for the density of development.

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Project site, as well as the surrounding area, is developed with structures and no identified fish, wildlife, or established habitat is located on-site. As such, the proposed design of the

subdivision and tenant improvements and street vacations are not anticipated to cause any substantial damage or substantially and avoidably injure fish or wildlife or their habitat.

The Project Site is located in a developed area of the City of Los Angeles and therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or avoidable injury to fish or wildlife or their habitat.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The proposed subdivision, and subsequent improvements, are subject to the provisions of the Los Angeles Municipal Code (e.g., the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements, as mandated by law, would apply where applicable to ensure the public health and welfare (e.g., asbestos abatement, seismic safety, flood hazard management).

The Project is not located on a hazardous materials site and/or on a site having unsuitable soil conditions, however the Project is located within an Outside Flood Zone. The Project would not place any occupants near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The area surrounding the Property is fully developed with similar uses indicating that sewers and other services are available. Additionally, the Project would comply with the requirements of the California Environmental Quality Act to ensure the public health or safety, and as a result the subdivision, tenant improvements and street vacations are not likely to cause serious public health problems.

7. The design of the subdivision and the proposed improvements will not conflict with easements, acquired by the public at large, or access through or use of, property within the proposed subdivision.

The project site contains legally recorded lots identified by the multiple Assessor Parcel Numbers. The site is surrounded by private properties to the north, east, and south that adjoin improved public streets and sidewalks designed and improved to the specific requirements of the Los Angeles Municipal Code for providing public access throughout the area. The site is bordered to the west by a railroad right-of-way and the Los Angeles River. The Project Site does not adjoin or provide access to a public resource, natural habitat, public park, or any officially recognized public recreation area.

Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large, or access through or use of, property within the proposed subdivision.

8. The design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design and tenant improvements, the applicant would prepare and submit materials which consider the local climate, contours, configuration of the parcels to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities would not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. Additionally, the topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining permits for the tenant improvements, the subdivider shall consider building renovation techniques, landscaping, location of windows, insulation, exhaust fans, and planting of trees for shade purposes.

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