

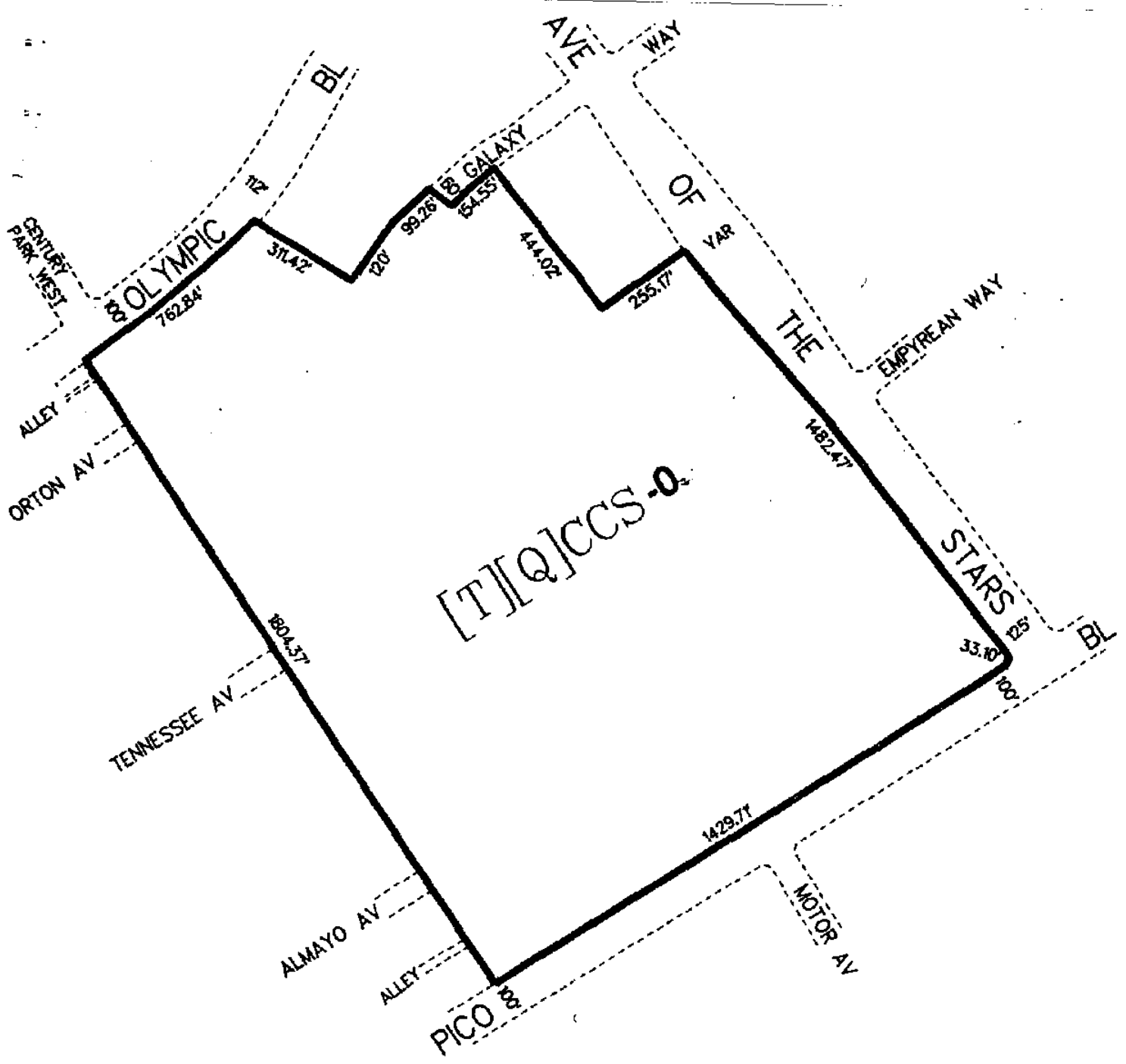
POSTED

ORDINANCE NO. 168859

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map regarding the property designated as Specific Plan Area "B" as shown on the Map in the Century City South Specific Plan.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as shown on the following map:



DM 7031 (CM 129B161 & 132B161) CPC 92-0525 ZC/MPR

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Sec. 2. Pursuant to Section 12.32-K of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent "Q" Qualified classification.

1. Administrative.

- a. Approval verification. Copies of any approvals, guarantees or verification of consultations, review or approval, as may be required by the following conditions of approval, shall be provided to the Planning department for attachment to the subject file.
- b. Compliance with City regulations. Area, height and use regulations of the zone classification of the subject property shall be complied with except as such regulations are herein specifically varied or required.
- c. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the City Planning Department for attachment to the subject case file.
- d. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any other designated agency. The following conditions which include the word (covenant) shall be satisfied by the filing of this covenant and agreement. Those which have the word (permit) shall be satisfied each time a building permit application is filed, or at the prescribed net new Gross Square Feet amount. Absent any such notification otherwise, compliance with a particular condition shall be satisfied by the filing of a covenant and agreement.
- e. Definitions. The defined terms herein shall be consistent with the defined terms in the Mitigation Monitoring Program contained in Council File No. 93-909.
- f. Exemption. These conditions shall not apply to Studio Operations. Studio Operations are defined as activities related to the physical production (on sound stages, outdoor sets, television facilities

and other locations and other than construction of the Project), recording, broadcasting, transmission or editing (including special effects and music) of motion pictures, television and radio programming, video recordings, audio recordings, publications and any evolution of the foregoing, including maintenance and repairs and construction of sets or related structures used in production which are not Buildings intended for permanent occupancy.

- g. Plans. Prior to the issuance of a building permit, a detailed development plan for such building, including a landscape plan, shall be submitted to the Planning Department.
- h. Graffiti removal and deterrence. The owners and all successors shall comply with the applicable graffiti removal and deterrence requirements pursuant to Municipal Code Sections 91.8101(f), 91.8904.1 and 91.1707(e) relative to the subject Project.

2. Access. (covenant)

- a. Vehicular access to the Studio Property shall be modified as follows:
 - (1) The existing access at Pico Boulevard and Motor Avenue shall be closed prior to the end of Phase 2; provided, however, that in the event DOT implements a through-traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this closure shall not be required;
 - (2) The Avenue of the Stars and Empyrean Way access shall be opened prior to the end of Phase 3;
 - (3) The Galaxy Way access shall be improved prior to the end of Phase 1;
 - (4) Access at Pico Boulevard near the westerly end of the Studio Property (the "Pico West" access) shall be opened prior to the end of Phase 2; provided, however, that in the event DOT implements a through-traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this opening shall not be required; and

- (5) The entrance at Olympic Boulevard for ingress only for passenger vehicles eastbound on Olympic Boulevard shall be opened prior to the issuance of a building permit which would cause Average Daily Trips to exceed 11,500 trips.
- b. No later than the issuance of a building permit for a Project building which causes Average Daily Trips to exceed 11,500 trips, the property owner shall modify and narrow the raised-median islands on both the north and south legs of Avenue of the Stars at Galaxy Way. Avenue of the Stars shall be restriped to provide an additional left-turn lane in the northbound direction. The property owner shall widen the south side of Galaxy Way by two feet from Avenue of the Stars to a point approximately 240 feet westerly of the Avenue of the Stars centerline to provide a 32-foot half roadway width and 8-foot sidewalk within the existing 40-foot half right-of-way. The property owner shall prohibit eastbound and westbound through traffic by restriping Galaxy Way to provide one left-turn lane and one right-turn lane in the westbound direction, and dual left-turn lanes and one right-turn lane in the eastbound direction.
- c. Prior to the end of Phase 3, the property owner shall modify and narrow the raised median islands on both the north and south legs of Avenue of the Stars at Empyrean Way. The property owner shall prohibit eastbound and westbound through traffic by restriping Empyrean Way to provide one left-turn lane and one right-turn lane in the westbound direction, and striping the access at Avenue of the Stars and Empyrean Way to provide one left-turn lane and one right-turn lane.
- d. Prior to the issuance of a building permit for Material Construction, the schematic plans for Studio Property access and driveways shall be reviewed by LADOT to assure compliance with applicable ordinances and regulations.
- e. Prior to the start of Phase 2, the property owner shall certify to LADOT that at least 50 percent of the vehicles transporting permanent employees employed by the property owner working full-time at the Studio Property utilize the Galaxy Way access and/or the Olympic Boulevard entrance.

- f. Prior to the end of Phase 2, and no later than the opening of the Pico West access, the property owner shall install dual left-turn lanes on Pico Boulevard at the Pico West access for eastbound traffic in conjunction with two-way left-turn channelization. This channelization shall allow adequate storage for those vehicles turning left into the Pico West access. In addition, it shall provide a storage area on Pico Boulevard for those vehicles making left turns onto or from Fox Hills Drive. Provided, however, that in the event DOT implements a through-traffic restriction at Pico Boulevard and Motor Avenue to prohibit north/south through-traffic at the existing Studio Property driveway at Motor Avenue and Pico Boulevard, as provided for by Mitigation Monitoring Program measure N.a.20., this improvement shall not be required.
- g. The property owner shall pay for the relocation of any Santa Monica Municipal Bus Lines bus stop facilities caused by the closure of the existing entrance at Pico Boulevard and Motor Avenue and the establishment of the Pico West access.
- h. Except for emergencies, no vehicle or pedestrian access from the western boundary of the Studio Property shall be allowed.
- i. At each vehicular access point, excluding the Pico West access and the Olympic Boulevard entrance, the property owner shall provide separate pedestrian access.
3. Gross Square Feet. (permit)
- a. The Studio Property shall be limited to a maximum total of 1,895,000 Gross Square Feet of Studio Use facilities, including a maximum of 934,000 Gross Square Feet of Studio Office Use facilities, 771,000 Gross Square Feet of new Studio Use facilities and the demolition and replacement of 507,000 Gross Square Feet of existing Studio Use Facilities. Provided, however, that the property owner may develop a maximum total of 275,000 Gross Square Feet of new Studio Office Use facilities in Phase 1, a maximum combined total of 449,000 Gross Square Feet of new Studio Office Use facilities in Phases 1 and 2, and a maximum combined total of 222,000 Gross Square Feet of new non-Studio Office Use facilities in Phases 1 and 2. In addition to the prescribed Phase 1 and 2 maximum Gross Square Feet for non-Studio Office Use facilities, the property owner may, in its discretion, elect to construct non-Studio Office Use facilities in Phases 1 and 2 in lieu of Studio Office Use facilities up to the

prescribed maximum Gross Square Feet for Studio Use facilities. Development of new Studio Office Use facilities in Phase 3 shall be subject to discretionary approval and possible further environmental review and shall be limited to a maximum total of 100,000 Gross Square Feet. Gross Square Feet on the Studio Property shall be further limited by vehicle trip caps included in the Specific Plan.

- b. For each building permit application and for information purposes only, the property owner shall provide to the Department of Building and Safety a calculation of the Gross Square Feet for each building for which the permit has been applied and the corresponding floor area of that building. In connection with each building and demolition permit application, the property owner shall also submit an updated inventory of existing Gross Square Feet on the Studio Property.
- c. All determinations of conformance with these conditions shall be based upon Gross Square Feet, and not floor area.

4. Building Height. (permit)

Maximum building heights above existing grade, measured in accordance with L.A.M.C. Section 12.21.2, exclusive of roof structures, except where specifically provided otherwise, shall be limited by Studio Development Area as follows:

- Area 1: Five stories or 75 feet, whichever is less.
- Area 2: The maximum elevation of the proposed parking structure or any other building or structure shall not exceed a height of 335 feet above mean sea level, including perimeter parapets on the roof of the structure. Perimeter parapets shall be a minimum of four feet, six inches high. Building heights above mean sea level shall be inclusive of all rooftop structures with the following exception: the property owner shall be permitted to construct one elevator penthouse not to exceed a height of 364 feet above mean sea level. The elevator penthouse footprint shall not exceed 1,200 Gross Square Feet. The elevator penthouse shall be located in the southwest quadrant of the Studio Development Area 2 parking structure.
- Area 3: Three stories or 45 feet, whichever is less.

- Area 4: For portions of buildings located 25 feet or less measured in any direction from the Common Property Line, the maximum height (inclusive of all rooftop structures) shall not exceed 312 feet above mean sea level with a landscaped buffer on top of the structure; for portions of buildings located between 25 and 50 feet measured in any direction from the Common Property Line, the maximum height (inclusive of all rooftop structures) shall not exceed 335 feet above mean sea level; for portions of buildings located 50 feet or more measured in any direction from the Common Property Line, the maximum height shall not exceed 365 feet above mean sea level, but otherwise shall be measured according to Section 12.21.2 of the Los Angeles Municipal Code.
- Area 5: One story or 15 feet, whichever is less, for portions of buildings located between 15 and 30 feet from the western Studio Property line; two stories or 30 feet, whichever is less, for portions of buildings located between 30 and 45 feet from the Studio Property line; and three stories or 45 feet, whichever is less, for portions of buildings located 45 feet or more from the western Studio Property line.
- Area 6: Four stories or 60 feet, whichever is less.
- Area 7: Four stories or 60 feet, whichever is less.
- Area 8: Four stories or 60 feet, whichever is less, provided that within 150 feet of the western Studio Property line, the height limitations of Area 5 shall apply.
- Area 9: For portions of buildings located 25 feet or less from the Common Property Line, the maximum height shall not exceed 312 feet above mean sea level; for portions of buildings located between 25 and 45 feet from the Common Property Line, the maximum height shall not exceed 330 feet above mean sea level; for portions of buildings located between 45 and 70 feet from the Common Property Line, the maximum height shall not exceed 340 feet above mean sea level; and for portions of buildings located 70 feet or more from the Common Property line, the maximum height shall not exceed 350 feet above mean sea level.

5. Environmental.

a. Seismic Safety. (covenant)

- (1) Project construction shall be designed and built to sustain the effects of both the maximum credible and maximum probable ground shaking effects of an earthquake in conformance with the City of Los Angeles Seismic Safety Plan, applicable portions of the Los Angeles Municipal Code and seismic safety requirements of the Department of the Building and Safety which include Division 23 of the City of Los Angeles Building Code (earthquake regulations). The information about ground motion and spectra response included in the geotechnical report described in Section A, "Grading" mitigation measure 2 herein shall be used as input for the seismic design of buildings.
- (2) The Project shall conform to the criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
- (3) To assist in response to a seismic event, an emergency response and building-specific evacuation plan for each Project building shall be developed and posted on each occupied floor. Such information shall be disseminated annually to occupants to reduce the potential for human injury.
- (4) To minimize the potential for injury to Project building occupants, wall hangings, light fixtures, bookshelves, suspended ceilings and other objects which could cause personal injury shall be securely fastened, to the extent required by the Los Angeles Building Code, to structural elements of Project buildings.

b. Air Quality. (covenant)

- (1) The proposed Project shall comply with South Coast Air Quality Management District ("SCAQMD") Rule 403 regarding the control of fugitive dust during Project construction using the following procedures:
 - Watering on Project Grading Sites shall occur twice daily with complete coverage, preferably in the late morning and after work has been completed for the day.

- All Project clearing, Grading, earth moving or Excavation activities shall cease during periods of high winds (i.e. greater than 15 miles per hour) to prevent excessive amounts of dust.
 - Materials such as oil-based architectural coatings, paints and asphalts used in Project construction shall be controlled through applicable SCAQMD regulations.
 - All Project materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - All portions of Project Construction or Grading Sites which are inactive for more than 60 days shall be seeded and watered until grass cover is grown.
 - Vehicle speed on Project Construction or Grading Sites shall be limited to 15 miles per hour.
 - Off-site streets in areas adjacent to the Studio Property shall be cleaned as needed to remove silt which may have accumulated from construction activities.
- (2) During Project construction activities, ozone precursor emissions shall be controlled using the following procedures:
- Equipment engines shall be maintained in good condition and tuned in accordance with the manufacturers' specifications.
 - Construction activities shall be phased and scheduled to even out emission peaks.
 - Grading operations shall be suspended during first and second stage smog alerts.
- (3) To minimize Project construction activity emissions, the applicant shall:
- Spread soil binders on the Construction Site, and on unpaved roads and parking areas used in connection with Project construction.
 - Apply SCAQMD-approved chemical soil stabilizers according to the manufacturers' specifications, to all

inactive construction areas (previously graded areas which remain inactive for longer than 96 hours).

- Employ construction activity management techniques where Feasible and to the extent consistent with City regulations, such as: extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.
 - Stabilize construction roads.
 - Use low sulfur fuel for stationary construction equipment, if available and compatible with such equipment.
 - Utilize existing power sources (i.e., power poles or clean fuels generators), rather than temporary power generators.
 - Use low emission on-site stationary equipment.
- (4) To reduce potential traffic congestion related to Project construction:
- Configure construction parking to minimize traffic interference.
 - Minimize obstruction of through-traffic lanes.
 - Provide a flagperson to guide traffic and ensure safety at Project Construction Sites.
 - Schedule hauling operations affecting traffic for off-peak hours.
 - Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service.

(5) The property owner shall implement the mandatory provisions of SCAQMD Regulation XV, which requires the implementation of transportation demand management plans by employers of at least 100 employees to provide additional controls on emissions through elimination of Project and cumulative vehicle trips, and to contribute to the district wide emissions reduction rate required by the California Clean Air Act of 1989. The property owner shall meet this requirement through a combination of measures that may include but are not limited to:

- Establishment of carpool, buspool, vanpool or shuttle programs.
- Partial or full subsidization of carpools, buspools, vanpools, shuttles or public transit.
- Allowance for employees to utilize company-owned fleet vehicles for ridesharing purposes.
- Preferential parking for vehicles used for ridesharing.
- Active use of a computerized rideshare matching service, or an effective in-house rideshare matching service.
- Flexible work hours that facilitate employee ridesharing.
- Telecommuting or working at home.
- Establishing a guaranteed ride home program for ridesharing employees.

(6) To reduce emissions from stationary sources, the Project shall, wherever Feasible, integrate the use of substitute compounds to reduce the use and release of toxic pollutants, to the extent required by applicable state and federal regulations.

(7) To further limit emissions from vehicle trips, the applicant shall, where Feasible:

- Encourage participation in the Century City Transportation Management Association.

- Schedule movement of goods for off-peak traffic hours.
 - Provide bicycle storage areas and amenities (i.e., lockers and showers), and ensure efficient parking management.
 - Provide facilities to accommodate the demand for on-site parking of electrically powered street vehicles.
- (8) A Construction Relations Officer shall be established by the property owner to act as a liaison with neighbors and residents concerning on-site construction activity. Residents located adjacent to the Studio Property shall be given regular notification of major construction activities and their respective durations. A "hotline" phone number shall be provided for residents and neighbors to call the property owner or project contractor for construction information and/or report problems. (covenant).

c. Meteorology. (permit)

- (1) Project buildings over 45 feet in height and with facing surfaces of over 300 feet in length shall be constructed at a distance from other buildings of greater than twice the height of the Project building, unless prior to the application for a building permit for such new construction, the property owner submits written documentation that testing has been conducted and indicates that such new construction would not materially increase wind-jetting or turbulence on adjoining sidewalks and properties.
- (2) Landscaping of each of the perimeter setback areas shall incorporate trees and large shrubs to minimize the potential for wind jetting or turbulence on adjoining sidewalks and properties.
- (3) Individual Project building forms shall vary in height, bulk and general form, with sufficient separation between buildings and/or intervening lower structures or landscape mass to reduce air disturbance within pedestrian spaces.

d. Surface Water Runoff/Hydrology.

- (1) The property owner shall prepare a plan to phase the implementation of the following

mitigation measures. The plan shall be prepared no later than the time of issuance of the first building permit for Project construction which will cause the total building area on the Studio Property to exceed 1,350,000 Gross Square Feet. After the plan requirement has been triggered, implementation of the measures shall be phased over the life of the Project, unless a different phase-in period is required by the Department of Building and Safety. This plan shall include the following requirements: (covenant)

- Increase permeable areas within the Project site from five percent to at least ten percent through landscaping. (covenant)
 - All proposed drainage system improvements shall meet applicable requirements from other responsible agencies, including the Department of Building and Safety.
- (2) Provide roof drains on Project buildings so that existing drainage patterns are not altered. (permit)
 - (3) Comply with the applicable provisions of the Flood Hazard Management Specific Plan Ordinance (No. 154,405). (covenant)
 - (4) Inspect, and if necessary, clean out all open drainage channels and catchments before the onset of the Rainy Season each year. (covenant)

e. Noise.

- (1) Structural construction work shall be limited to the hours of 7:00 a.m.-6:00 p.m. Monday-Friday and 8:00 a.m.-6:00 p.m. on Saturdays and national holidays. (covenant)
- (2) Construction contracts for Project construction shall require contractors to use manual equipment and/or power construction equipment with noise shielding and muffling devices. (covenant)
- (3) Project construction shall comply with applicable L.A.M.C. Sections 112.03 and 41.40 (see City Noise Ordinance No. 144,331). (covenant)

- (4) Noise barriers, such as temporary wooden barrier walls, mufflers and noise entrenching devices shall be employed as appropriate at Project Construction Sites to reduce construction noise to the fullest extent possible. (covenant)
- (5) The placement, screening and maintenance and repair of all Project external mechanical equipment shall be designed to ensure that noise levels in areas adjacent to the Studio Property do not exceed standards outlined in Article 2 of the City Noise Ordinances Nos. 144,331 and 161,574. (permit)
- (6) The property owner shall restrict outdoor film-making activities, including special effects, which exceed 65 DBA as measured at the perimeter of the Studio Property, to interior areas of the lot and to avoid the western boundary of the Studio Property to reduce any adverse noise effects of such activities on the adjacent residential areas. (covenant)
- (7) Helipads shall be restricted to emergency use only, such as fire, police and medical emergencies. Helipads shall not be used for television camera crews, news reporting crews or executive travel purposes. (covenant)

f. Artificial Light. (permit)

- (1) The property owner shall be required to ensure that Project on-site exterior lighting does not shed more than three footcandles upon neighboring residences and hotel rooms. All Project exterior illumination shall be designed to minimize glare in neighboring residences. Low level security lighting shall be used along driveway entrances at the perimeter of the Studio Property.
- (2) Building materials and facades for Project construction shall minimize highly reflective glass or mirror-like materials.
- (3) Interior lighting for Project construction which may be visible through openings at the perimeter of the Studio Property shall be screened, where Feasible, from off-site views at street level by intervening structures or landscaping.

- (4) All Project lighting shall be designed and placed in accordance with applicable City of Los Angeles requirements.
- (5) A lighting plan for each Project building shall be prepared to ensure that lighting does not shed more than three footcandles upon neighboring residences. The lighting plan shall be reviewed for compliance with this requirement by the Department of City Planning.
- (6) Project outdoor lighting at the perimeter of the Studio Property, other than for signs on billboards along Pico Boulevard, shall be limited to that required for safety, security, highlighting and landscaping, as determined by the Department of City Planning, and shall not shed more than three footcandles upon neighboring residences.
- (7) Parking structures adjacent to and facing the perimeter of the Studio Property shall be designed to shield public areas and/or adjacent structures on abutting properties from direct glare of automobile headlights, as determined by the Department of City Planning.
- (8) Exterior windows in Project buildings at the perimeter of the Studio Property and visible off-site shall be tinted or contain a light-reflective film, or utilize other methods to reduce visible illumination levels from the building.

g. Risk of Upset/Human Health.

- (1) In the event that oily soil is encountered during construction activities, the property owner shall provide the Superintendent of the Department of Building and Safety with a summary of all local, state and federal required remediation activities relating to removal of contaminated soil, perform all required remediation activities, and submit evidence of compliance with such required remediation activities. (covenant)
- (2) The possible presence of soil gases associated with the former oil production facility in Studio Development Area 1 shall be mitigated by structural design of Material Construction in Studio Development Area 1, which shall include vapor barriers and venting systems, if necessary. Such venting systems shall comply with South Coast Air Quality Management

District ("SCAQMD") requirements. (permit for Studio Development Area 1)

- (3) If the existing underground storage tanks are removed or relocated, the procedures shall conform with State and City of Los Angeles Fire Department regulations. (covenant)
- (4) In the event that contaminated soil is encountered during Grading or construction, the SCAQMD must be notified within 24 hours in accordance with SCAQMD Rule No. 1166. If total volatile organic compounds ("VOC") exceed 50 parts per million (p.p.m.) or as further defined by Rule 1166, the contaminated soil must be covered with uncontaminated soil and the SCAQMD must be notified. A mitigation plan must be prepared as required by the SCAQMD and approved by the SCAQMD Executive Officer if VOC contaminated soils are encountered. (covenant)
- (5) A complete pre-abatement asbestos survey shall be conducted prior to building renovation or demolition. Any asbestos containing building materials ("ACBM") found shall be mitigated as necessary, pursuant to applicable local, state and federal laws, by professional contractors employing proper engineering controls for dust containment and asbestos handling, containment, removal and disposal. A complete list of the buildings with ACBM not subject to renovation or demolition shall be compiled and addressed as appropriate by the property owner's ongoing asbestos management program. Asbestos removal procedures shall include: (covenant)
 - Further asbestos survey to accurately assess the extent of ACBM in the building.
 - Sealing of the asbestos removal area.
 - Provision of special masking and clothing to asbestos removal personnel.
 - Bagging of all materials removed.
 - Notification of employees in all buildings, in accordance with Assembly Bill 3713, to educate workers, subcontractors and tenants about potential ACBM hazards.
 - Employees of the property owner exposed to asbestos as a result of their job assignments shall be provided right-to-

know training in accordance with OSHA 29 CFR 1910 and 1926. Job assignments shall be monitored to identify which employees require asbestos monitoring.

- (6) Hazardous waste generated by the property owner shall be managed in accordance with the requirements of the California Health and Safety Code, Chapter 6.95. The hazardous waste storage area shall be inaccessible to unauthorized persons. (covenant)
- (7) An employee training program for the handling of hazardous materials shall be developed by the property owner. (covenant)

h. Energy Conservation.

- (1) Installation of thermal insulation in walls and ceilings of Project buildings which meets or exceeds requirements established by the State of California Energy Conservation Standards. (permit)
- (2) During the design process for Project buildings, the property owner shall consult with the Los Angeles Department of Water and Power, Energy Services Subsection, and the Commercial Industrial or Residential Staff Supervisor of the Southern California Gas Company, regarding possible energy conservation measures. The property owner shall incorporate measures which meet or exceed minimum Title XXIV standards. (permit)
- (3) Built-in appliances, refrigerators and space conditioning equipment installed in Project buildings shall meet or exceed the minimum efficiency levels mandated in the California Administrative Code. (permit)
- (4) Ensure that Project buildings are sealed pursuant to ASTM criteria to prevent infiltration of unconditioned air. (permit)
- (5) Finish Project exterior walls with light-colored materials with high emissivity characteristics, where Feasible, to reduce cooling loads and to reflect light, thus increasing lighting efficiency. (permit)
- (6) Install high-efficiency lamps for all Project street and parking structure lighting to reduce electricity consumption. (permit)

- (7) Complete a performance check of the installed space conditioning systems prior to the issuance of a certificate of occupancy to ensure that energy efficiency measures incorporated into the Project operate as designed. (covenant)
- (8) Where Feasible and where there would be no conflict with the Historic Preservation Plan, design Project building entrances with vestibules to restrict infiltration of unconditioned air and exhaustion of conditioned air. (permit)
- (9) Limit installed office lighting loads as mandated by state and local requirements. (permit for Material Construction)
- (10) Where Feasible, install fluorescent or high-intensity-discharge ("HID") lamps, either of which will give higher light output per watt of electricity consumed than incandescent lighting. (permit for Material Construction)
- (11) Install occupant-controlled light switches, where Feasible, to permit individual adjustment of lighting and avoid unnecessary energy consumption. (permit for Material Construction)
- (12) Install HVAC and lighting controls which will reduce air conditioning or lighting of unoccupied space. (permit for Material Construction)
- (13) Recycle lighting system heat for space heating during cool weather, where Feasible. Exhaust lighting system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather, where Feasible. (permit for Material Construction)
- (14) Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air distribution systems. (permit for Material Construction)
- (15) Design window systems to reduce thermal gain and loss, thus cooling loads during warm weather and heating loads during cool weather. (permit for Material Construction)
- (16) Install heat reflective draperies on appropriate exposures, if Feasible. (permit for Material Construction)

- (17) If there would be no conflict with the Historic Preservation Plan, incorporate windowless walls for certain exposures or appropriate passive solar inset of windows. (permit for Material Construction)
- (18) Install high efficiency air conditioning, where Feasible, which provides the following: (permit for Material Construction)
 - A variable air volume system which minimizes energy consumption and avoids hot water energy consumption.
 - An outdoor air economizer cycle to obtain free cooling during cool and dry climatic periods.
 - Sequential operation of air conditioning equipment in accordance with building demands.
 - The isolation of air conditioning to selected floors.
- (19) Install interior and exterior public area lighting limited to what is necessary for security and safety. (permit for Material Construction)
- (20) Where Feasible, cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. (permit for Material Construction)

i. Domestic Water.

- (1) In connection with the demolition of stages 17, 18 or 19, Material Construction in Studio Development Area 4, or the construction of up to 450 parking spaces in Studio Development Area 4, replace the existing 3-inch lines, numbers 82, 83, and 85 shown in DEIR Figure 29, located west of Stages 17, 18, and 19, with 6-inch lines. (permit for construction in Studio Development Areas 1 and 4)
- (2) In connection with Material Construction in Studio Development Area 1, install a new 6-inch line to complete an additional loop in the existing system between Stages 19 and 14. (permit for Material Construction in Studio Development Area 1)

- (3) Prior to the issuance of a building permit for Material Construction, develop a pipe leak detection and repair plan to ensure water conservation, which includes the following provisions: (covenant)
- Allocate funds for domestic water line replacement in the annual budget. Replacements can be prioritized and phased according to the results of flow tests and leak detection programs.
 - Replace domestic water line pipes related to Material Construction which are in a state of substantial disrepair.
 - Repair or replace defective valves or main junctions during domestic water line maintenance and repairs.
- (4) Replacement pipe and installation procedures shall meet the City of Los Angeles Department of Water and Power specifications. Pipes and installation shall also meet American Water Works Association ("AWWA") standards. (covenant)
- (5) The Project shall comply with Ordinance No. 165,004, the Water Conservation Ordinance, which mandates that low flow showerheads be installed in new or Altered structures. (covenant)
- (6) Water pressure greater than 50 pounds per square inch (psi) shall be reduced to 50 psi or less by means of a pressure-reducing valve. (covenant)
- (7) Drinking fountains in Project buildings shall be equipped with self-closing valves. (permit)
- (8) Restaurants in Project buildings shall use only water-conserving models of dishwashers or spray emitters that have been retrofitted for reduced flow. (permit)
- (9) The Project shall comply with the Xeriscape Ordinance No. 163,532. (covenant)
- (10) Water-conserving measures in landscape management shall include the following provisions: (permit)

- Warm season grasses shall be used if new lawn is planted.
 - In new plantings, plants of similar water use shall be grouped to reduce over-irrigation of low-water consumption plants.
 - Mulch shall be used in all new landscaped areas.
 - Efficient irrigation systems that minimize runoff and evaporation, and maximize the water that will reach plant roots shall be installed in new landscaped areas. Automatic irrigation systems shall be set to insure irrigation during early morning or evening hours.
 - Pervious paving material shall be used whenever Feasible to reduce surface water runoff and aid in ground water recharge.
 - New slopes shall be graded so that runoff of surface water causes neither erosion nor flooding.
 - The Feasibility of utilizing reclaimed water, stored rainwater or grey water for irrigation shall be investigated.
- (11) The Project shall comply with Ordinance No. 166,080, which prohibits hose washing of sidewalks, use of water in fountains unless the water is recycled, and watering of lawns between 10:00 a.m. and 5:00 p.m.; requires that restaurants serve water only upon request; and provides other measures pertaining to curtailments of on-site water use. (covenant)
- (12) Any plans prepared to permit the transport or utilization of reclaimed water shall be submitted to the Department of Health Services prior to the approval of related construction plans by the Department of Building and Safety or other required agency.
- j. High Pressure Water. (covenant)
- (1) Prior to the issuance of a building permit for Material Construction, undertake fire flow tests to determine the flow characteristics of the water mains and to assist in evaluating the condition of the interior surfaces of pipes within the Construction Site.

- (2) Prior to the issuance of a building permit for Material Construction, develop a pipe leak detection and repair plan to ensure water conservation, which includes the following:
 - Allocate funds for conduit replacement in the annual budget. Replacements can be prioritized and phased according to the results of the fire flow tests and leak detection programs.
 - Upgrade and replace conduits related to Material Construction which are in a state of substantial disrepair.
 - Repair or replace defective valves or main junctions during conduit maintenance and repairs.
- (3) Replacement pipe and installation procedures shall meet City of Los Angeles Department of Water and Power and Fire Department specifications and American Water Works Association ("AWWA") standards.

k. Traffic.

- (1) Transportation Demand Management ("TDM") Plan.
(covenant)

The property owner shall submit to LADOT for its review and approval a TDM Plan designed to reduce the total number of peak hour and average daily trips to and from the Studio Property to levels consistent with the Trip Cap Monitoring Program. The Plan shall be in substantial conformance with the TDM Plan Program Elements set forth in Appendix 2 of the Specific Plan. The Plan may include a variety of measures to reduce vehicle trips including, but not limited to, encouraging ride-share strategies both on-site and off-site, such as carpools and vanpools, telecommuting and flexible work hours for employees (both permanent and temporary). Compliance with the trip caps of the Trip Cap Monitoring Program shall be deemed compliance with the TDM Plan.

The TDM Plan shall be maintained by the property owner and all successors in interest over the life of the Project.

The property owner shall prioritize TDM measures that target the longest commute trips.

(2) TDM Plan Program Elements. (covenant)

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

- Marketing & Education Measures

- Employ one or more trained TDM staffpersons on-site on a full-time basis.
- Encourage extensive rideshare participation through newsletters, bulletin boards and other similar methods.
- Track usage of each TDM incentive or service.
- Operate a "Commuter Store" at a visible, central location on the Studio Property.
- Utilize prizes and special events to maintain interest and encourage participation in the TDM Plan.
- Brief each new employee of the property owner on TDM Plan requirements.

- On-Site Services Enhancements

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

- Facility Improvements

- Establish convenient carpool and/or vanpool loading areas.
- Upgrade and expand bicycle racks, showers and lockers.
- Contribute to improvements of bike routes on access routes to the Studio Property.
- Add or upgrade bus stop facilities near the Studio Property.

- Seek improved bus service to the Studio Property, especially on north and south routes.
- Support LADOT express bus service by matching employee fares.

- Service Operation

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

- Alternative Work Arrangements

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

(3) Incentives for Project Employees and Visitors.
(covenant)

- The property owner shall implement a referral program, as deemed appropriate by the property owner, to help in directing new employees and relocating existing employees to take advantage of housing

opportunities within 10 miles of the Studio Property.

- To address the need for affordable housing within the entertainment core, the property owner shall consult with other major studios to encourage and facilitate the development of affordable housing for studio employees in the studio core area of Los Angeles.
- In order to further limit emissions from vehicle trips, the Project shall, where Feasible:
 - o Encourage participation in the Century City Transportation Management Association (TMA).
 - o Schedule the movement of goods for off-peak traffic hours.
 - o Provide bicycle lanes, storage areas and amenities (i.e., lockers and showers), and ensure efficient parking management.
 - o Provide facilities to accommodate on site-parking of electrically powered street vehicles.
- The property owner shall pay for the relocation of any Santa Monica Municipal Bus Lines bus-stops caused by the closure of the existing access at Pico Boulevard and Motor Avenue and the establishment of the Pico West access further west on Pico Boulevard.
- The property owner shall provide ancillary services at the Studio Property where Feasible, including but not limited to, dining facilities, banking services, the sale of postage stamps, a gift and snack shop, and a dispensary.
- The property owner shall implement a delivery tracking program to consolidate delivery and messenger services from each vendor and, to the extent Feasible, the total number of vendors serving the Studio Property. The program shall also encourage purchases from local suppliers.

- The property owner shall establish or participate in a shopping shuttle to Century City, Beverly Hills and West Los Angeles, if Feasible.
- The property owner shall investigate the Feasibility of establishing compressed work-weeks or staggered work hours within certain departments and employee groups on a voluntary basis with the goal to shift 10 percent of its full-time staff employees to compressed or off-peak hour work schedules.
- The property owner shall add teleconferencing facilities if that will reduce the number of trips made off-site by employees of the property owner and trips made to the site by visitors.
- The property owner shall schedule television program tapings and large-audience screenings at the Studio Property so that audience delivery to the Studio Property shall occur before or after peak commute hours as defined in the Trip Cap Monitoring Agreement, to the extent Feasible.
- The property owner shall establish a commuter office located at the Studio Property.
- The property owner shall designate a full-time, on-site transportation coordinator and shall add staff as needed to fully support its Transportation Demand Management ("TDM") program. The employee transportation coordinator and support staff shall be based in the commuter office. The staff shall provide commuter assistance and information throughout business hours.
- The commuter office shall make available for sale on-site transit passes for employees of the property owner and their families.
- The property owner shall implement the following on-site transit improvements to encourage further transit use by employees of the property owner:

- Upgrade bus stop facilities adjacent to the Studio Property entrances by providing benches and covered shelters. These improvements shall be dedicated to the City for maintenance.
 - Move existing bus stop facilities adjacent to the Studio Property closer to new Studio Property entrances.
 - Provide a bus turnout on Pico Boulevard in order to improve traffic flow near the Studio Property, if Feasible and approved by LADOT.
 - Coordinate with local transit agencies to improve existing service for employees of the property owner, including requesting changes in schedules and stops.
 - Request improved transit service along the north-south routes to the Studio Property.
 - Cooperate with the Century City TMA to negotiate with the City of Los Angeles to establish express bus service to serve the needs of Century City employees.
 - Work with the City of Los Angeles Department of Transportation to provide improved bike facilities on streets accessing the Studio Property.
- Carpool and vanpool loading and unloading areas shall be established where Feasible at locations on the Studio Property to make it convenient and safe for commuters to load and unload near their place of employment.

- To target potential employees already located in close proximity to the Studio Property, the property owner shall advertise job opportunities within the West Los Angeles area.

(4) Trip Cap Monitoring Program. (covenant)

No later than the issuance of a building permit for 50,000 cumulative net new Gross Square Feet or more of Studio Office Use facilities, the property owner shall implement a Trip Cap Monitoring Program as described in the Specific Plan. The Program shall include a description of the Phase 1, 2 and 3 vehicle trip caps, the requirements for monitoring and reporting of the trips generated by the Studio Property, and penalty provisions for exceeding allowable vehicle trips to ensure that vehicle trips generated by the Studio Property will not exceed the trip limits specified in the Specific Plan.

The Program shall include procedures to adjust the Program if goals are not met, as well as appropriate penalties for exceeding the trip caps. The Program shall also include a provision for reimbursing the City for its actual costs incurred in monitoring the Program. Any fines collected shall be used by the City for implementing alternative transportation mitigation measures to mitigate Project-related traffic effects due to exceeding the trip cap limitations, which may include funding for additional buses, other transit improvements, street improvements, ATSAC improvements, and/or other transportation measures deemed appropriate by LADOT.

(5) Land Use Restrictions. (covenant)

The existing and proposed buildings located on the Studio Property within the Specific Plan shall be restricted to "Studio Use" during the entire life of the Project in order to exclude any conversion into conventional commercial development. "Studio Use" shall be clearly defined in the proposed amendments to the Specific Plan.

In addition, the property owner must sign and record a covenant and agreement guaranteeing that the current owner and any future owners of the Studio Property shall comply with the requirements stated in the proposed Specific Plan including, but not limited to, the restrictions of land use to "Studio Use."

(6) Audience Delivery System. (covenant)

Expand the audience delivery system for the off-site/remote collection of general audiences (excluding employees of the property owner, their families and guests) attending television program recordings and the transportation of these audiences to and from the Studio Property in high-occupancy vehicles (buses, vans, etc.) on routes previously approved by LADOT. General audience parking on-site shall be prohibited.

(7) Neighborhood Protection Plan. (covenant)

In addition to mitigating the Project-related traffic effects, the property owner shall submit to LADOT a Neighborhood Protection Plan designed to control the intrusion of arterial traffic into the local residential neighborhoods and protect pedestrians in the Project vicinity. The Plan shall be developed in consultation with LADOT, the Fifth District Council Office, and neighborhood groups in the Project vicinity and shall be based on monitoring of traffic conditions after occupancy of the Project. In connection with the Plan, the applicant shall cooperate with LADOT in investigating the effects of prohibiting left turns from National Boulevard onto Motor Avenue from 7 a.m. to 9 a.m. on weekdays (excluding weekends). In addition, the Plan may include, but shall not be limited to, traffic control and crossing guards, turn prohibitions, the installation of traffic diverters, or other measures meant to discourage traffic from entering the residential neighborhoods.

No later than the issuance of a building permit for a Project building, the property owner shall guarantee through bond, cash or irrevocable letter of credit, if requested by LADOT, the maximum amount of \$500,000 to fund possible transportation improvements described in the proposed Plan and any additional improvements deemed necessary by LADOT. In the

event the Plan is guaranteed by cash, LADOT shall deposit the monies in an interest-bearing account and shall provide the property owner with an annual statement reflecting interest earned and payments made. Upon the expiration of the term of the development agreement between the City and Fox Inc., the property owner may request a refund from LADOT for any unused portion of these funds. However, the refund shall only be granted if LADOT and the Fifth District Council Office determine that all of the provisions of the plan have been fully complied with and no additional future improvements are necessary.

(8) Trip Transfer Prohibited.

The transfer of trips between the Studio Property and other sites shall be prohibited.

1. Parking.

- The property owner shall provide on-site parking for all construction workers. (covenant)
- In addition to existing parking facilities, the property owner shall provide above grade, subterranean and/or surface parking in connection with and at the time of construction of each new building, as necessary to provide a sufficient number of parking spaces on-site to meet all parking needs and as consistent with the limitations set forth in the Specific Plan. The minimum number of on-site parking spaces serving the Studio Property for both new and existing buildings shall equal the sum of the following:
 - o At least three (3) spaces per 1,000 Gross Square Feet of new Studio Office Use facilities.
 - o At least 1.6 spaces per 1,000 Gross Square Feet of new Studio Production/Post-Production Use, Support Use and Ancillary Support Use facilities.
- The location and type of parking spaces on the Studio Property shall conform with the limitations set forth in the Specific Plan. The total number of parking spaces on the Studio Property shall not exceed 4,500. (permit)

- All access roads, including fire lanes, shall be maintained in an unobstructed manner. The entrance to all required fire lanes or required private driveways shall be posted with a sign not less than 17 inches by 22 inches in size in accordance with Section 57.09.05 of the Los Angeles Municipal Code. (covenant)
- Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus, or where fire hydrants are installed, those portions shall not be less than 28 feet in width. (covenant)
- Access for Fire Department apparatus and personnel to and into all buildings and structures shall be provided and maintained as required by the Fire Department. (covenant)
- To mitigate potential significant effects on emergency access, the property owner shall covenant and agree that all on-site streets shall remain open to free travel of emergency vehicles. (covenant)
- The water delivery system shall be improved prior to occupancy and reviewed by the Fire Department, based on results of fire flow tests. (covenant)
- Definitive plans and specifications of each Project building shall be submitted to the Fire Department at the time of submittal of building permit applications to the Department of Building and Safety, and Fire Department requirements for building permits shall be implemented in connection with such construction. (covenant)

n. Police Protection.

- All entrances into and exits out of the Studio Property shall either (1) be staffed by a private security guard, or (2) utilize a card key gate. (covenant)
- All on-site parking areas shall be periodically monitored by security guards employed by the property owner. (covenant)
- Project parking areas, and elevators and lobbies in Project buildings shall have good illumination, and shall be designed with

minimum dead space to eliminate areas of concealment. (permit)

- Private security guards shall monitor and patrol the Studio Property. (covenant)
- The property owner shall contact the Police Department's Crime Prevention Unit for suggestions on crime prevention features that could be incorporated into the Project design. (permit)
- Upon completion of each Project building or structure, provide the West Los Angeles Area commanding officer with a diagram of the Project, including access routes, unit numbers and any information that might facilitate police response. (covenant)
- To mitigate potential significant effects on emergency access, the property owner shall covenant and agree that all on-site streets shall remain open to free travel of emergency vehicles, as required by the Police Department. (covenant)

o. Sewers.

- No later than the issuance of a building permit for Material Construction, the property owner shall initiate an annual line and manhole inspection, and cleaning program for sewer lines. Sewer lines shall be cleaned as necessary to remove accumulated grease, scum and grit. (covenant)
- Prior to or concurrent with the initiation of the sewer inspection and cleaning program, a video inspection shall be performed to ascertain the condition of existing lines.
- The property owner shall comply with Ordinance No. 163,532 which requires that water saving devices be installed in all new commercial, industrial and residential structures. This ordinance requires that (1) showers be equipped with low-flow showerheads, (2) water closets be equipped with flushometer valves which flush water closets with a maximum of three and one-half gallons or water closet flush reduction devices, and (3) urinals be equipped with flushometer valves which flush urinals with a maximum of one and one-half gallons. (covenant)

- The property owner may conduct a monitoring program of Project parking, including monitoring of Local Street parking, satisfactory to LADOT, to determine whether the number of parking spaces at the Studio Property could be reduced as a result of implementation of the TDM Plan and the Trip Cap Monitoring Program. If such a determination is made by LADOT, then the parking needs shall be adjusted accordingly. (covenant)

m. Fire Protection.

- Project buildings shall be fully sprinklered in accordance with the Los Angeles Municipal Code, Sections 57.09.07 and 57.118.11. (permit)
- The Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles (C.P.C. 19708). (covenant)
- Adequate public and private fire hydrants shall be provided for all Project buildings or structures as Project construction proceeds, as required by the Fire Department. (covenant)
- All first-story portions of Project buildings or structures must be within 300 feet of an approved fire hydrant. (permit)
- If any portion of the first-story exterior walls of a Project building or structure is more than 150 feet from the edge of the roadway of an improved street, an improved fire lane shall be provided so that such portion is within 150 feet of the edge of the fire lane. (permit)
- The property owner shall provide at least two different ingress/egress roads for the Studio Property that are able to accommodate major fire apparatus and provide for an evacuation during emergency situations. (covenant)
- Fire lanes 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 without secondary access. (covenant)

- Applications for construction of new sewer lateral connections shall be presented to the Bureau of Engineering. (permit)
- The property owner shall comply with the provisions of Ordinance No. 166,060 regarding sewer capacity allotment in the City of Los Angeles. (permit)

p. Solid Waste.

- Prior to the issuance of building permits for Material Construction, a recycling and resource recovery coordinator shall be named to design and implement a plan to coordinate safety, health and resource conservation at the Studio Property. Prior to implementation, the plan shall be reviewed by the Department of Public Works, Integrated Solid Waste Management Division to ensure compliance with the mitigation measures herein. (permit for first 40,000 Gross Square Feet) The plan shall include:
 - o A recycling program shall be implemented to reduce the amount of solid waste going to landfills. The recycling program shall take account of the City's goals and efforts in this area, which now looks toward a 25 percent reduction over the base year (1990) by 1995 and a 50 percent reduction by 2000.
 - o Recycling bins and chutes shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material, as directed by the Department of Building and Safety or, in the absence of such direction, by the property owner.
 - o An educational/outreach program for all employees at the Studio Property shall be instituted to reduce the output of solid waste through recycling and reduction of waste at the source.
- Prior to the issuance of building permits requiring the demolition of a building or structure, proof shall be submitted to the Department of City Planning that either (1) all demolition materials will be transported to a material recovery facility, as consistent with generally accepted recycling practices, or (2) a plan has been devised by the recycling

and resource recovery coordinator to provide for the disposal of recyclable demolition materials and ensure that arrangements are made with individual firms to recycle the materials. (permit)

- In accordance with the Health and Safety Code, the property owner shall file a "Business Plan" with the City Fire Department, should the property owner store or use certain quantities of hazardous materials on the Studio Property. (permit for first 40,000 Gross Square Feet)
- The property owner shall formulate an emergency response plan and train appropriate personnel for handling and disposal of hazardous material. (covenant)

q. Microwave Radiation. (permit)

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

r. Aesthetics/Views.

- Open areas not used for streets, walkways, driveways or vehicle parking which are visible off-site at street level shall be landscaped prior to the start of Phase 3. Those areas adjacent to Project buildings and structures which face public streets shall be landscaped

in connection with new construction in accordance with a landscaping plan, which includes a schedule for implementation of such landscaping, prepared by a licensed architect or landscape architect. At a minimum, that plan shall provide for 24-inch box trees 20 feet on center. (covenant)

o Intersection of Avenue of the Stars and Pico Boulevard.

The plan for landscaping at the corner of Avenue of the Stars and Pico Boulevard shall be submitted to the Director of City Planning for review prior to the issuance of a building permit which will cause Average Daily Trips at the Studio Property to exceed 11,500 trips. The landscaping plan shall provide for a park-like area, in addition to the existing 25 foot setback, defined by a line between the point 35 feet from Pico Boulevard and 25 feet from Avenue of the Stars and the point 35 feet from Avenue of the Stars and 25 feet from Pico Boulevard. The landscaping for such intersection shall include mature trees and other plant materials and may, at the property owner's sole discretion, include without limitation hardscape elements such as walkways, low walls, art work, fountains or similar elements.

o Studio Development Area 2.

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

o Studio Development Area 4.

Within 25 feet measured in any direction from the Common Property Line, a landscaped buffer shall be provided on top of new buildings or structures. If no new buildings or structures are built within 25 feet of the Common Property Line, no landscaping shall be required.

- The property owner shall provide landscaping as necessary to screen large blank walls directly visible from public streets, in accordance with a perimeter landscaping plan. Any new fencing shall not exceed the height of existing fencing, and shall be subject to any applicable municipal codes. (covenant)
- All roof-mounted mechanical equipment and/or duct work, excluding satellite or microwave antennae dishes, shall be screened from ground and horizontal plane views of persons outside the Studio Property, as determined by the Department of City Planning. All new distribution lines shall be installed underground, where physically feasible. The Rules for Electric Service of the Department of Water and Power shall be used to determine the appropriate installation of new distribution lines. (covenant)
- New parking structures shall be connected with other Project buildings by sidewalks, walkways or other pedestrian routes. Such routes shall be landscaped. (covenant)
- To further reduce the aesthetic effects on the J.W. Marriott Hotel, the property owner shall provide or comply with the following: (permit)
 - o Mechanical equipment on the rooftops of new structures within Studio Development Areas 2 and 9, and mechanical equipment on the rooftops of new structures within 150 feet of the Common Property Line of Studio Development Area 4, shall be screened from the view of Hotel guests at and above street level.
 - o The property owner shall submit plans for development of the Project in Studio Development Areas 2, 4 and 9 to the General Manager of the Marriott Hotel simultaneously with submission to the City of Los Angeles.

In Studio Development Area 2:

- o Wall-lighting only for rooftop parking, except as necessary for safety and security.

- Fan houses which provide mechanical exhaust from the parking structure shall not be directed onto the Hotel pool deck.
- The Studio Development Area 2 parking garage shall have a solid wall facing east to reduce glare and car exhaust effects on the Hotel.
- The most southerly 50 feet of the east face of the proposed parking structure measured from the south line of Studio Development Area 2 shall be either landscaped (possibly with vines or ivy) or shall be painted with a mural similar to the existing mural in Studio Development Area 9.

In Studio Development Area 4:

- Any loading or trash areas located on the north side of Project construction proposed for Area 4 shall be screened from the view from the Hotel's reception and pool deck areas.

In Studio Development Area 9:

- The property owner shall agree to maintain the present mural in accordance with past practice until such time as Sound Stage 22 is demolished. If Sound Stage 22 is demolished, any new vertical walls facing the Hotel within 50 feet from the Common Property Line shall be solid (i.e. no windows shall face the Hotel garden area) and shall be painted with a scenic mural of similar aesthetic value as the existing mural. The new mural shall be lighted in a manner similar to the existing mural.

- To reduce the aesthetic effects on Avenue of the Stars, development within 150 feet of Avenue of the Stars shall comply with the following: (permit)

Landscaping:

- Plant trees, a maximum of 20 feet apart, which will reach a minimum height of 22 feet within five years. In lieu of trees, ivy may be planted on the east face of buildings along Avenue of the Stars to cover a minimum of 50 percent of the eastern facade within five years. This

option is permissible for buildings set back 50 feet or more from the Studio Property line and shall be in addition to existing landscaping requirements.

Articulation:

o Limit flat areas of building facades facing Avenue of the Stars to 1,250 square feet. Further, planar changes, or elements moved perpendicular or at an angle to the facade elevation, shall average twelve inches with a minimum of six inches. In the alternative, fenestration may be utilized to satisfy articulation requirements for any building or portion thereof. Compliance shall be met by providing 15 percent of the applicable facade with fenestration. Fenestration may be achieved by installing windows with glazing or opaque panels if a windowed appearance is achieved.

s. Archaeological Resources. (covenant)

- For construction of Project buildings and structures with a substructure or Excavation of 50 cubic yards or more of material, that could disturb potential archeological resources, the property owner shall retain either a qualified member of the Society of Professional Archaeologists (SOPA) or a SOPA-qualified archaeologist to monitor, or develop a monitoring and treatment program for, subsurface operations. If significant archaeological resources are uncovered during the course of such subsurface operations, the operations shall be diverted away from the site where the resources are uncovered until the archaeologist assesses the resources, evaluates the impact and makes a determination whether or not the resource is significant and requires mitigation measures for salvage. Copies of any archaeological survey, study or report generated by the archaeologist shall be submitted to the UCLA Archaeological Information Center.
- In the event human remains are found on the Studio Property, the property owner shall comply with the procedures outlined in Health and Safety Code Sections 7050.5 (b) and (c), and Public Resources Code Sections 5097.94 (k) and (l), and 5097.98 (a) and (b).

t. Paleontological Resources. (covenant)

- For construction of Project buildings and structures with a substructure or Excavation of 50 cubic yards or more of material, that could disturb potential paleontological resources, the property owner shall retain a qualified paleontologist to monitor, or develop a monitoring and treatment plan for, subsurface operations. The plan shall include procedures for treatment of any fossil remains discovered. The selection of the paleontologist and the development of the monitoring and treatment plan shall be made in consultation with the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County to comply with applicable paleontologic requirements.

- If fossil remains are uncovered by such subsurface operations, the monitor shall divert the subsurface operations away from the site where the fossil remains have been uncovered until they have been removed and until, if warranted, the monitor or field technician has collected up to 200 pounds of rock to process for smaller fossil remains. If important fossil remains are found during testing, further fossiliferous sampling may be required. This sampling shall take place in accordance with the mitigation measures summarized below and as presented in Technical Appendix K.2 to the DEIR.
 - o The monitor shall collect all identifiable vertebrate and samples of megainvertebrate remains. All fossil sites shall be plotted on the topographic map of the proposed Project site.

 - o If the monitor is not present when fossil remains are found by auguring or Excavation in any area, Excavation work around the remains shall cease and the monitor shall be notified to report to the Excavation site immediately to remove the remains.

 - o At the monitor's request, the Grading contractor may assist in removing rock samples to an adjacent location for initial processing.

 - o A field technician may conduct the initial processing of the rock samples for smaller fossil remains while on site. The

resulting concentrate shall be transported to an acceptable facility, such as the Los Angeles County Museum, for final processing.

o All fossil remains recovered in the field during monitoring or by processing rock samples shall be prepared, identified, catalogued, curated and deposited into an acceptable facility such as the Natural History Museum of Los Angeles County collections. Accompanying notes, maps and photographs shall also be filed at the selected facility.

- Prior to the issuance of a certificate of occupancy for a Project building and following completion of the mitigation measures performed for paleontological resources, the monitor shall prepare and submit a report of the mitigation measures performed, including an inventory describing the significance of any fossil remains discovered, to the City of Los Angeles Department of Building and Safety and, if appropriate, other public agencies to signify completion of the paleontological resources mitigation program.

u. Historic Resources. (covenant)

- Prior to the issuance of a Project building permit, the property owner shall begin implementing an Historic Preservation Plan prepared by an Historic Preservation Expert. Pursuant to the objectives of the Historic Preservation Plan, every effort shall be made to ensure that construction of Project buildings in the Historic Studio Area or Transition Zone is Compatible with the architectural and historic character of the Historic Studio Area, and enhances the pedestrian vitality of the Historic Studio Area by maintaining historic circulation patterns, street furniture and landscaping. Landscaping shall be Compatible with the historic character of the Historic Studio Area and, where possible, recreate historic landscape patterns. To achieve these goals, the Historic Preservation Plan shall include the following provisions:

o An inventory of Contributing Buildings.

o Criteria for the preservation of Preserved Buildings based on the Secretary of the

Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- Objective construction criteria for the construction of Project buildings.
 - Replacement of a Preserved Building with another structure designed for the same use shall be permitted only where it is not Feasible to upgrade and/or expand a Preserved Building for such continued use.
 - Where new uses are required, Preserved Buildings shall be adapted for reuse, if Feasible and if the adaptation is Compatible with the historic integrity of the structure.
 - Relocation of Preserved Buildings to another location within the Studio Property is permitted, if retention of a Preserved Building at its present site is not Feasible.
 - The Historic Preservation Expert shall possess a graduate degree in architectural history or architecture, and at least three years of experience working as a historic preservation professional.
 - Maintain historic street grid patterns.
 - On the western boundary of the Studio Property, where existing chain-link fence is replaced by walls, design of the walls shall reference historic walls originally located on the western perimeter of the Studio Property.
- All Project buildings in the Historic Studio Area and the Transition Zone shall be designed and constructed pursuant to "Construction Criteria" contained in the Historic Preservation Plan. No building permit for construction of a Project building in the Historic Studio Area or Transition Zone shall be issued unless a Certificate of Conformity with the Historic Preservation Plan is prepared by an Historic Preservation Expert. The property owner shall use reasonable and good faith efforts to comply with the Construction Criteria for Project construction outside the Historic Studio Area and Transition Zone.

- The Construction Criteria in the Historic Preservation Plan shall govern the design of Project buildings to ensure their Compatibility with existing Preserved and Contributing Buildings, and shall include, among other things, the objective criteria below. The determination of what is Compatible is not a matter of discretion.
- o No more than 230,000 Gross Square Feet of Project construction shall be allowed within the Historic Studio Area (200,000 Gross Square Feet in Studio Development Area 6 and 30,000 in Studio Development Area 8).
- o Scale, height, roof form and massing relationships of such Project Buildings shall be Compatible with adjacent structures. Project construction in Studio Development Area 6 shall be a maximum of four stories or 65 feet, the height of the existing historic stages, and shall be located in the eastern and southern portions of Area 6, where existing buildings are of greater height and mass. Height in Studio Development Area 6 between Buildings 42, 44, 52 (one-story structures approximately 15 feet high) and 214 (a two-story structure approximately 30 feet high) shall be limited to 45 feet.
- o Project construction shall be Compatible with existing Preserved and Contributing Buildings in their use of exterior materials, textures, finishes and colors. Materials shall be opaque and non-reflective and may include, but not be limited to, masonry, stucco, concrete or smooth plaster. For example, in Studio Development Area 5, wood siding may be used to ensure Compatibility with existing Craftsman structures. The exterior appearance of parking structures shall also be Compatible to the extent any detailing or architectural treatments are used. Fenestration, rhythm of openings and roof form of existing Preserved and Contributing Buildings shall be maintained in Project construction adjacent to each such Preserved or Contributing Building.
- o The existing areas designated as First Street on the south, Fourth Street on the

north and Avenue D on the east shall be maintained as a buffer between Project construction in Studio Development Area 6 and surrounding Preserved and Contributing Buildings in Studio Development Area 8. Within Studio Development Area 8, the character-defining historic street grid pattern shall be maintained. New parking structures shall be limited to those areas at the periphery of the Studio Property.

- The Alteration or relocation of Preserved Buildings shall comply with the following requirements:

- No permits shall be issued for Alteration or relocation of any Preserved Building unless a Certificate of Conformity with the Historic Preservation Plan is prepared by an Historic Preservation Expert, or an environmental review pursuant to the California Environmental Quality Act ("CEQA") is performed.
- If a Certificate of Conformity is prepared, the Alteration or relocation may be performed without further review or approval, other than building permits.
- If a Certificate of Conformity is not prepared, an environmental review of the Alteration or relocation on the Historic Studio Area pursuant to CEQA shall be performed. The CEQA review may be a negative declaration, mitigated negative declaration or a focused Environmental Impact Report ("EIR"). The review shall include a report prepared by an Historic Preservation Expert; preparation of appropriate documents and adoption of appropriate findings pursuant to CEQA; and imposition of building specific mitigation measures, including documentation of the Preserved Building affected and other mitigation measures provided in the Historic Preservation Plan. Where a significant adverse impact on the Historic Studio Area taken as a whole will occur as a result of the proposed Alteration or relocation, the permit application shall not be approved without adoption of a finding that specific economic, social or other considerations make infeasible the preservation of the Preserved Building.

- Where a negative declaration or a mitigated declaration is prepared pursuant to such CEQA review, the Department of Building and Safety shall adopt all Feasible mitigation measures. Where the Department of Building and Safety determines that a focused EIR is required, the EIR shall include a discussion of the studio's operational and/or economic needs which would make avoidance of significant impacts on the Historic Studio Area infeasible.
- The demolition of a Preserved Building shall comply with the following:
 - No permit for the demolition of a Preserved Building shall be issued unless a review of the impact of such demolition on the Historic Studio Area pursuant to CEQA is performed. The CEQA review may be a negative declaration, mitigated negative declaration or a focused EIR. The review shall include a report prepared by an Historic Preservation Expert; preparation of appropriate documents and adoption of appropriate findings pursuant to CEQA; and imposition of building-specific mitigation measures, including documentation of the Preserved Building affected and other mitigation measures provided in the Historic Preservation Plan. Where a significant adverse impact on the Historic Studio Area taken as a whole will occur as a result of the proposed demolition, the permit application shall not be approved without adoption of a finding that specific economic, social or other considerations make infeasible the preservation of the Preserved Building.
 - Where a negative declaration or a mitigated negative declaration is prepared pursuant to such CEQA review, the Department of Building and Safety shall adopt all Feasible mitigation measures, including the documentation of the historic features of the Preserved Building to be demolished. Where the Department of Building and Safety determines that a focused EIR is required, the EIR shall include a discussion of the property owner's operational and/or economic needs which would make avoidance

of significant impacts on the Historic Studio Area infeasible.

- For every Contributing Building that is demolished, a "Historic Structures Report" shall be prepared by an Historic Preservation Expert prior to demolition. This Report shall document the significance of the building and its physical conditions, both historic and current, through measured drawings, photographs, written data and text.
- There is no Feasible site for relocation of Buildings 41, 216, 217 and 218 within the Studio Property. Prior to demolition, they shall be offered for relocation to an appropriate off-site facility such as a movie location ranch or similar facility. If relocation off-site is not Feasible, they may be demolished. If Building 78 is not retained in its present location, it shall be relocated from its present location in Studio Development Area 6 to a site adjacent to Building 80 in the residential district in Studio Development Area 5.
- If Building 57 (Commissary) is demolished, the murals located in Building 57 shall be relocated to a new commissary or another appropriate interior on site. If the mural in the commissary is relocated, specifications for removal and relocation will be provided by an expert painting conservator in accordance with the following guidelines:
 - o The mural shall be photo-documented prior to any work.
 - o Surface dust shall be removed. Prior to removal, excess dirt and grease shall be removed only where necessary and only using gentle methods. General cleaning of the mural shall occur, if at all, after removal.
 - o Prior to removal, a protective facing paper shall be applied to areas where fragile paint layers or other special conditions may exist.
 - o The mural shall be removed with the gentlest method possible, such as gentle delamination using spatulas and subsequent rolling onto large tubes.

- Residual plaster shall be removed from the fabric prior to rolling for safe transport and/or storage. Large tubes and glassine interleaves may be used in storage.
- Prior to reinstallation, removal of residual adhesive may be necessary.
- The fountain currently located adjacent to Building 203 shall not be demolished. It may be relocated to an appropriate site within the Studio Property in accordance with the Historic Preservation Plan.

v. Housing. (permit)

- The property owner shall pay such housing fees as are required pursuant to the Affordable Housing Fee Notice (Ordinance No. 165,530).
- The property owner may elect to construct or rehabilitate low and very low affordable dwelling units as a credit against the Affordable Housing Impact Fee according to the criteria established by Ordinance No. 165,531.
- The property owner shall file a covenant and agreement to guarantee compliance with the provisions contained in Ordinance numbers 165,530 and 165,531, subject to the approval of the Department of Community Development and Department of Building and Safety.

w. Setbacks. (permit)

- No building shall be constructed, nor shall any existing building be enlarged, unless the following minimum building setback (the distance between the property line of the Studio Property and a building wall) requirements along each of the Studio Property street frontages and along the western Studio Property line are provided and maintained in connection with such building or enlargement. Notwithstanding other setback or yard requirements of the Los Angeles Municipal Code, new buildings and enlargements to existing buildings shall be subject only to the following setback requirements.

Avenue of the Stars

A minimum of 25 feet after any necessary street dedications. Provided, however, within 35 feet of the intersection of Avenue of the Stars and

Pico Boulevard, the minimum setback shall be 35 feet.

Pico Boulevard

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

The Western Studio Property Line

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

Olympic Boulevard

A minimum of 40 feet, as determined by the Department of City Planning.

The Common Property Line

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

- Eight (8) feet immediately adjacent to the north end of the Hotel pool.
- Twenty-one (21) feet at the south end of Studio Development Area 2.
- A distance determined by a straight line connecting the two points in the setback provisions above for the area between the north end of the Hotel pool and the south end of Studio Development Area 2.
- No setback is required from the north end of Studio Development Area 2 to the northern end of the Hotel Pool.

x. Miscellaneous. (covenant)

- Prior to the issuance of a building permit for Material Construction, the property owner shall file a covenant to hold the Studio Property as one parcel, as provided in the development agreement between Fox Inc. and the City of Los

Angeles ("development agreement"). Further, as provided in the development agreement, upon the earlier of the issuance of a building permit for Material Construction or the successful resolution of any litigation challenging the Specific Plan, the development agreement, or other Project Approvals, the property owner shall submit an application for reversion to acreage for the Studio Property, which the property owner may file in the form of a vesting tentative map. The City shall process and the property owner shall diligently prosecute such application for reversion to acreage. Provided, however, that in the event of litigation (including any pending litigation) challenging the Specific Plan, the development agreement, or other Project Approvals, then upon receipt of the written request of the property owner for a suspension, the City shall immediately suspend processing of such application until the successful resolution of all such litigation.

6. Grading.

- a. Properly compacted Fills not containing clays may utilize an allowable bearing capacity of 1,500 psf at a depth of 22 feet below the lowest adjacent grade. (covenant)
- b. Prior to the issuance of a building permit for the Project, a California-registered geologist shall submit to the Los Angeles Department of Building and Safety a complete geotechnical report. The Department of Building and Safety, in consultation with a California-registered geologist, shall determine that construction for foundation, excavation, subdrain systems and other geotechnical components of Project design, as recommended in the geotechnical report, are in compliance with the L.A.M.C. and the Los Angeles Building Code. (permit)
- c. To reduce hazards to construction workers, all Excavations deeper than five feet shall be shored or sloped in accordance with state and federal law. The geotechnical report shall recommend the type of shoring and/or sloping. (covenant)
- d. Prior to the Import or Export of more than 200 cubic yards of material, the property owner shall submit a "Haul Route Memo" as required by the Department of Building and Safety. For the Import or Export of more than 1,000 cubic yards of material, the property owner shall obtain haul route approval to

the extent required by the Department of Building and Safety. There shall be no haul truck staging on Avenue of the Stars. No transport of excavated materials shall be permitted on neighboring Local Streets. (covenant)

- e. Prior to the issuance of a building permit for Material Construction in Studio Development Area 1, the investigation for potential soil contamination in the areas identified in the geotechnical report dated April 24, 1991 shall be performed in concert with the foundation investigation. (covenant)
- f. Any hydrocarbon-contaminated soil identified during Grading must be removed and any contamination source must be remediated as requested by the Grading Division of the Department of Building and Safety. The property owner shall provide the Superintendent of Building and Safety with a summary of all local, state and federal required remediation activities relating to the removal of contaminated soil and submit evidence of compliance. (covenant)
- g. To minimize the potential for erosion and slumping of Excavation walls due to runoff, appropriate soil erosion devices (e.g., sandbags or berms) shall be implemented to keep runoff from flowing into the Grading Site. Motor vehicles and construction material storage areas shall be kept a safe distance from the edge of the Grading Site. (covenant)
- h. To assure proper site preparation, a certified geotechnical engineer or engineering geologist shall check all Excavation surfaces before concrete is poured. Similarly, any caisson or piling Excavations shall be inspected prior to concrete pouring. No concrete shall be poured until the City Inspector or authorized representative has also inspected and approved footing Excavations. (covenant)
- i. To reduce settlement, all backfill soil shall be compacted in layers to at least 90 percent of the maximum density obtainable by the ASTM Designation D1557-78 method of compaction. The excavated soils may be used for backfill. Some settlement of the backfill shall be anticipated and any utilities supported therein shall be designed to accept differential settlement, particularly at points of entry to buildings. Provision shall be made for some settlement of concrete walks on grade supported on backfill. (covenant)
- j. To prevent infiltration, backfill shall be placed and compacted as recommended, and good drainage

shall be provided. Building walls below grade shall be waterproofed. Landscaped areas and planters adjacent to buildings shall be sealed. As required by the City of Los Angeles, perimeter drains shall be installed at the base of building walls below grade consisting of a 4-inch-diameter perforated pipe placed with perforations down and surrounded with at least four inches of filter gravel. Non-building retaining walls shall be provided with a drain or weep holes. If the subdrain is planned to discharge into a public storm drain system, a permit from the Regional Water Quality Control Board ("RWQCB") shall be obtained. The RWQCB will test the groundwater for contamination prior to the granting of any permit to dispose of groundwater into the storm drain system. Prior to the issuance of a building permit, the property owner shall submit proof of compliance with RWQCB requirements relating to ground water contamination to the Department of Building and Safety. (covenant)

- k. To reduce soil erosion, an erosion control plan shall be prepared by a California-registered Civil Engineer and implemented. (covenant)
- l. The property owner shall provide barriers and warning signs, and perform wetting procedures at the Construction or Grading Site as required by the City of Los Angeles and the South Coast Air Quality Management District. (covenant)
- m. If found necessary by the Department of Building and Safety, in connection with construction of enclosed structures on the drill site in Studio Development Area 1, five methane monitoring wells shall be installed: one at each corner and one in the center of the former drill site, subject to the approval of the Department of Building and Safety. (covenant)
- n. Grading permits for the Project shall be obtained as required by the Los Angeles Municipal Code ("L.A.M.C."). (covenant)
- o. Existing uncertified Fill shall not be used for support of footings, floor slab or proposed Fill. (covenant)
- p. No Fill shall be placed until the City grading inspector or its authorized representative has inspected and approved the bottom Excavations. (covenant)
- q. The Fill shall be placed under the inspection and approval of the Project Engineer or City inspector. A compaction report shall be submitted to the

Department of Building and Safety upon completion of the compaction. (covenant)

- r. Compacted Fill shall extend beyond the footings a minimum distance equal to the depth of the Fill below the footings. (covenant)
- s. The Project Engineer shall review and approve the foundation plan and/or the Excavation/shoring plan prior to the issuance of any Grading permits, to ensure compliance with the L.A.M.C. and the Los Angeles Building Code. (covenant)
- t. Prior to the issuance of any permit for Project below-grade construction at the perimeter of the Studio Property and adjacent to a building on adjoining property, the owner of the subject site shall record a notarized affidavit with the office of the Los Angeles County Recorder informing future owners of the subject site that the lateral support of a portion of the building footings on the adjoining property is provided by the subterranean walls of the building on the Studio Property. (permit)
- u. Any Excavation that would remove the lateral support of the public right of way shall be reviewed by the Department of Public Works to ensure compliance with the L.A.M.C. and the Los Angeles Building Code. (covenant)
- v. All Project retaining walls shall be provided with a standard sub-surface backdrain system, and all Project drainage shall be conducted to the street or nearest storm drain in an acceptable manner and in a non-erosive device. (covenant)
- w. The design of the subdrainage system required to prevent possible hydrostatic pressure behind retaining/basement walls shall comply with the L.A.M.C. and the Los Angeles Building Code, as determined by the Project Engineer prior to issuance of the building permit. Installation of the subdrainage system shall be inspected and determined by the Project Engineer, where applicable, to comply with the L.A.M.C. and the Los Angeles Building Code. (permit)
- x. Basement Excavations shall be inspected and determined by the Project Engineer, where applicable, to comply with the Los Angeles Building Code. (covenant)
- y. Installation of shoring, underpinning and/or slot cutting Excavations shall be continuously inspected

by the Project Engineer, for determination of compliance with the L.A.M.C. and the Los Angeles Building Code. (covenant)

- z. Basement walls and basement slab shall be waterproofed with a Los Angeles City approved "below-grade waterproofing" material with a research report number. (covenant)
- aa. Prior to the issuance of any permit which authorizes any Excavation where the Excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure, and the Excavation site is located closer to the Studio Property line than the depth of the Excavation, the owner of the Studio Property shall provide the Los Angeles Department of Building and Safety with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an Excavation. The notice shall state the depth of such Excavation and when the Excavation will commence. (permit)
- ab. A copy of the foundation report and/or supplements shall be attached to the Department of Building and Safety District Office's set of plans. The property owner shall submit one copy of the above foundation report and/or supplements to the Department of Building and Safety plan checker prior to issuance of the building permit. (permit)
- ac. The installation and testing of tie-back anchors shall comply with the "Requirements for Tie-back Earth Anchors" of the Department of Building and Safety as part of their conditions of approval for a building permit. (permit)
- ad. Obtain written and notarized consent from adjoining property owners allowing tie-back anchors on their property. (permit)
- ae. Prior to the pouring of concrete with footings, the Project Engineer shall inspect and determine the footing Excavations to be in compliance with the L.A.M.C. and the Los Angeles Building Code. A notice shall be posted on the Construction Site for the City Building Inspector and the contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector or authorized representative has also inspected and approved the footing Excavations. A written certification to this effect shall be filed with the Department of Building and Safety upon completion of the work. (covenant)

- af. The property owner shall prohibit haul trucks from parking and/or staging off the Studio Property on neighboring Local and Collector Streets and Pico Boulevard west of the Studio Property. (covenant)

- ag. The property owner shall specifically exclude Avenue of the Stars, Galaxy Way and Empyrean Way from the haul route. Hauling shall be limited to non-peak hours in accordance with City of Los Angeles regulations. (covenant)

Sec. 3. The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the north entrance to the Hall of Administration in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

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

JUN 23 1993 and was passed at its meeting of JUN 30 1993

Approved JUN 30 1993

CITY CLERK

By Raymond J. Crisp
Deputy

Approved as to Form and Legality

June 23, 1993
James K. Hahn, City Attorney

Tom Bradley
Mayor

By Jeri L. Bunge
Deputy City Attorney

File No. 93-0909

Pursuant to Sec. 97.3 of the City Charter,
~~disapproval~~ of this ordinance recommended
for the City Planning Commission

JUN 22 1993

See attached report
Con Home
Director of Planning

DECLARATION OF POSTING ORDINANCE

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

Ordinance No. 168859, entitled: Zone change in the Century City South Studio Specific Plan - CPC 92-0525 ZC/MPR

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

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

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

Signed this 1st day of July, 1993 at Los Angeles, California.

Maria C. Rico
Deputy City Clerk

Effective Date: AUG 10 1993