

Appendix FEIR-2

Comparison Chart of Draft EIR and the
Preliminary Draft Specific Plan

Appendix FEIR-2

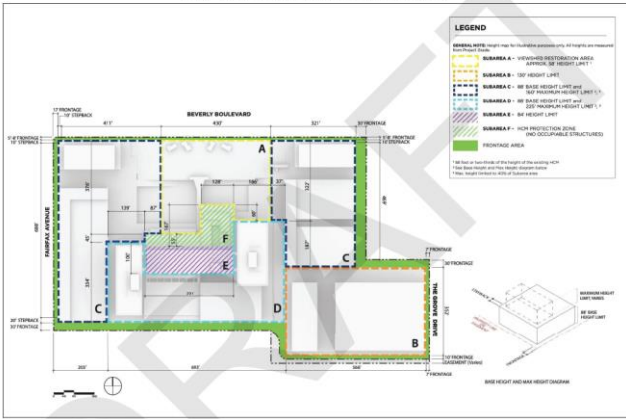
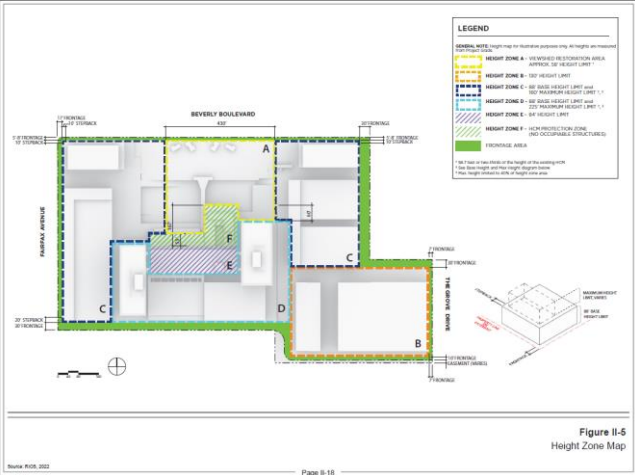
TVC Draft EIR and Proposed Specific Plan Comparison Chart

| Topic | Draft EIR | Draft Specific Plan ¹ | Notes |
|-------------------------------|--|---|--|
| FLOOR AREA | | | |
| Maximum Floor Area | Total—1,874,000 square feet Sound Stage—350,000 square feet Production Support—104,000 square feet Production Office—700,000 square feet General Office—700,000 square feet Retail—20,000 square feet (Table II-2, Page II-13) | Total—1,874,000 square feet Sound Stage—350,000 square feet Production Support—104,000 square feet Production Office—700,000 square feet General Office—700,000 square feet Retail—20,000 square feet (Table 5.2.B, Page 14) | Consistent |
| Definition: Floor Area | The area in square feet confined within the interior face of the exterior walls of a building, but not including the area of the following: exterior walls; stairways; shafts; light courts; bicycle parking (covered); rooms housing building-operating equipment or machinery; basement and ground floor (covered) storage areas; recycling or waste management equipment or machinery; parking areas with associated driveways and ramps; areas related to the Mobility Hub; outdoor eating areas (covered or uncovered); trellis and shade structures; covered canopies; existing marquees and walkways (covered); | Floor Area shall be as defined in accordance with Section 12.03 of the Code, with the following exceptions: areas related to the Mobility Hub; basecamp, outdoor eating areas (covered or uncovered); trellis and shade structures; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses (e.g., Sets/Facades). (Page 7) | Consistent. Draft Specific Plan definition is consistent with the Draft EIR definition. The draft Specific Plan uses the LAMC floor area definition as the base and clarifies the exclusions unique to a studio |

¹ This comparison chart is based on the Preliminary Draft TVC 2050 Specific Plan dated October 13, 2023 (referred to herein as the “draft Specific Plan”), that was made publicly available on the Department of City Planning’s website on October 13, 2023. Please note that capitalized terms are defined in the draft Specific Plan.

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| | <p>outdoor production areas; buildings wholly constructed to house mechanical, plumbing, electrical, or other co-generation and stormwater equipment; production trailers; basecamp areas; temporary uses; and sets/façades.</p> <p>(Page II-1)</p> | | <p>campus. The draft Specific Plan definition removes co-generation because the Project would not include such use; refer to Section III, Revisions, Clarifications, and Corrections to the Draft EIR.</p> |
| PERMITTED USES | | | |
| <p>Permitted Uses</p> | <p>The proposed Specific Plan would permit:</p> <ul style="list-style-type: none"> • Sound stage • Production support • Production office • General office • Retail <p>The following types of related uses and facilities would also be permitted, as detailed in the Specific Plan:</p> <ul style="list-style-type: none"> • Audience and entertainment shows • Basecamps • Catering facilities • Childcare and educational facilities • Communication facilities • Conference facilities • Emergency medical facilities to serve the on-site employees and visitors • Fitness facilities • Fueling stations and vehicle repair related to on-site uses and activities | <p>The uses permitted shall be consistent with the following:</p> <ul style="list-style-type: none"> • Sound Stage • Production Support • Production Office • General Office • Retail <p>The following uses and activities shall be allowed anywhere within the Specific Plan area, as ancillary uses:</p> <ul style="list-style-type: none"> • Basecamp • Cellular Facilities and Communication Facilities • Childcare • Emergency medical facilities (for on-site users) • Helipad • Infrastructure and private and public utilities • Parking • Recreational and fitness facilities (for on-site users) • Security facilities and entry kiosks • Sleeping quarters (limited to infrequent use by on- | <p>Consistent. Draft Specific Plan narrows permitted uses, as the draft Specific Plan only permits sound stage, production support, production office, general office and retail uses, as well as accessory and incidental uses. The C2 Zone language in the Draft EIR was intended to apply only to retail, but that language has been deleted in the Final EIR and the draft Specific Plan clarifies that retail is limited to</p> |

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| | <ul style="list-style-type: none"> • Helipad • Infrastructure • Maintenance and storage facilities • Mills/manufacturing • Modular offices and trailers • Museum exhibits and theaters • Parking • Recreational facilities • Restaurants and special event areas including the sale of alcoholic beverages • Security facilities • Signs • Sleeping quarters for certain on-site personnel • Special events • Storage and warehouses • Studio support facilities • Various ancillary commercial and retail uses to serve the on-site employees and visitors • All other uses permitted in the C2 zone unless expressly prohibited in the Specific Plan. <p>(Pages II-1, II-15 and II-16)</p> | <p>site personnel)</p> <ul style="list-style-type: none"> • Special events • Temporary uses • Existing uses/facilities that were permitted in the zone in which such existing uses/facilities were located prior to the effective date of this Specific Plan <p>(Pages 13–14)</p> | <p>neighborhood retail uses. The Final EIR is consistent with the draft Specific Plan; refer to Section III, Revisions, Clarifications, and Corrections to the Draft EIR.</p> |
| <p>Definition: Basecamp</p> | <p>Defined areas at, near, or within a filming location where critical production activities can be coordinated... [and] where mobile facilities such as trucks, generators and support vehicles related to production are temporarily staged. These areas provide for active uses (including, but not limited to, loading, wardrobe, hair, make-up, craft service, etc.) and passive uses (including, but not limited to, parking, storage of mobile facilities, power generators, support vehicles, etc.) all related to production activities.</p> | <p>A temporary or permanent area at, near, or within a filming location where Production Activities can be coordinated and where mobile facilities such as trucks and support vehicles related to production are temporarily staged, that includes, but is not limited to: loading, wardrobe, hair, make-up, craft service, parking, storage of mobile facilities, support vehicles, etc., in direct support of the Production Activity.</p> <p>(Page 6)</p> | <p>Consistent. Draft Specific Plan definition removes generators because the Project would not include generators in basecamp areas. The Final EIR is consistent with the draft Specific Plan; refer to Section III,</p> |

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| | (Page II-7) | | Revisions, Clarifications, and Corrections to the Draft EIR. |
| HEIGHT LIMITS | | | |
| Map | <p style="text-align: center;">MAP 2. SPECIFIC PLAN SUBAREA MAP</p>  <p style="text-align: center;">(Page II-18)</p> |  <p style="text-align: center;">(Page 3)</p> | <p>Consistent. The draft Specific Plan uses the term subareas rather than height zones. Otherwise, the height limits and height zones in the Draft EIR match the draft Specific Plan.</p> |
| Height Zone A | <p>Height Zone A—58-Foot Height Limit (Viewshed Restoration Area): Height Zone A extends 430 feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genesee Avenue on the east and extending southward toward the Primary Studio Complex. Height Zone A would limit building height across the entire zone to approximately 58 feet or two-thirds of the 88-foot height of the existing HCM, consistent with the HCM designation.</p> <p style="text-align: center;">(Page II-19)</p> | <p>Subarea A. Viewshed Restoration Area: Subarea A is located within the northern portion of the Specific Plan area and extends 430 feet along Beverly Boulevard to the west from Genesee Avenue on the east, and southward toward the Primary Studio Complex. Buildings in Height Zone [sic] A shall be limited to 58 feet in height. Buildings in Subarea A shall also comply with the Viewshed Restoration Area objective standards included in Section 5.6 of this Specific Plan.</p> <p style="text-align: center;">(Page 17)</p> | <p>Consistent. Draft Specific Plan includes clarifying reference to Viewshed Restoration Area criteria, which is from HCM designation.</p> |

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| Height Zone B | Height Zone B—130-Foot Height Limit: Located within the southeast portion of the Project Site, Height Zone B is subject to a height limit of 130 feet within the entirety of the Height Zone B area. (Page II-19) | Subarea B. 130-Foot Height Limit: Subarea B is located within the southeast portion of the Specific Plan area and shall be subject to a height limit of 130 feet. Page 17) | Consistent |
| Height Zone C | Height Zone C—160-Foot Maximum Height Limit: Located along the western side and in the northeast sections of the Project Site, Height Zone C is subject to a base height limit of 88 feet and allows a maximum height of 160 feet within up to 40 percent of the Height Zone C area. (Page II-19) | Subarea C. 160-Foot Height Limit: Subarea C is located along the western side and in the northwest and northeast sections of the Specific Plan area. Buildings in Subarea C shall be limited to a base height of 88 feet. However, a maximum height of 160 feet shall be permitted within up to 40 percent of the Subarea C area. (Page 17) | Consistent |
| Height Zone D | Height Zone D—225-Foot Maximum Height Limit: Located within the central and southern portion of the Project Site, Height Zone D is subject to a base height limit of 88 feet and allows a maximum height of 225 feet within up to 40 percent of the Height Zone D area. (Page II-19) | Subarea D. 225-Foot Height Limit: Subarea D is located within the central and southern portion of the Specific Plan area. Buildings in Subarea D shall be limited to a base height of 88 feet. However, maximum height of 225 feet shall be permitted within up to 40 percent of the Subarea D area. (Page 17) | Consistent |
| Height Zone E | Height Zone E—84-Foot Height Limit: Height Zone E is a rooftop zone that extends a length of approximately 350 feet along the north façades of the Primary Studio Complex at a beginning point 55 feet south of the north façade of the Studio Building. Height Zone E is not subject to the base height limit of 88 feet but rather limits any rooftop addition to a height limit of 84 feet. Accordingly, new construction in Height Zone E would be limited to a height of 36 feet above the existing parapet of the Studio Building within the entirety of the Height Zone E area. (Pages II-19 to II-20) | Subarea E. 84-Foot Height Limit: Subarea E is a rooftop zone that extends a length of approximately 350 feet along the northerly façades of the Primary Studio Complex at a beginning point 55 feet south of the northerly façade of the Studio Building. Subarea E shall be subject to a height limit of 84 feet. Accordingly, new construction in Subarea E would be limited to a height of 36 feet above the existing parapet of the Studio Building within the entirety of the Subarea E area. (Page 17) | Consistent |





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| Height Zone F | <p>Height Zone F—HCM Protection Zone: Height Zone F is a rooftop zone that extends a length of approximately 350 feet along the north façades of the Primary Studio Complex and approximately 167 feet south from the north façade of the Service Building and approximately 55 feet south from the north façade of the Studio Building. Height Zone F is not subject to the base height limit of 88 feet but prohibits the construction of any new occupiable building. Non-occupiable structures and elements, such as circulation elements, sidewalks, landscaping, security kiosks, fences, walls, projections, stairs, balconies, and appurtenances, would be permitted with no height limit. Existing rooftop appurtenances in Height Zone F may be maintained and modernized as long as screening is provided in compliance with the Specific Plan.</p> <p>(Page II-20)</p> | <p>Subarea F. HCM Protection Area: Subarea F is a rooftop zone that extends a length of approximately 350 feet along the northerly façades of the Primary Studio Complex, approximately 167 feet south from the northerly façade of the Service Building and approximately 55 feet south from the northerly façade of the Studio Building. The construction of any new occupiable building is prohibited in Subarea F. Existing rooftop appurtenances in Subarea F may be maintained and modernized, as long as screening is provided in conformance with Appendix D (Design Standards).</p> <p>(Page 17)</p> | Consistent |
| Definition: Project Grade | <p>Project Grade is established at an elevation of 201 feet AMSL, which represents the base level of production activity and a substantial portion of the existing topographic elevation of the Project Site. The Primary Studio Complex, where the main production facilities are located, is at an elevation of 201 feet AMSL.</p> <p>(Page II-10)</p> | <p>[Project] Grade shall be measured from a fixed point of 201 feet above mean sea level (AMSL), which represents the base level of Production Activity.</p> <p>(Page 7)</p> | Consistent |
| Measurement of Height | <p>Height is measured from Project Grade (i.e., 201 feet AMSL).</p> <p>(Page II-17)</p> | <p>Building height shall be measured as the vertical distance above Project Grade to the highest point of the roof structure, not including parapets or guardrails.</p> <p>(Page 17)</p> | Consistent |

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| FRONTAGE AREA (SETBACK) REQUIREMENTS | | | |
| Frontage— Fairfax Avenue | A 17-foot-wide frontage area (including a portion of the sidewalk) would be provided along the entire Project Site edge along Fairfax Avenue (total length of 755 feet excluding driveways and pedestrian entrances). (Page II-21) | A 17-foot-wide setback shall be provided along the entire length of Fairfax Avenue. (Page 18) | Consistent. The draft Specific Plan uses the term setbacks rather than frontage areas. Otherwise, the frontage area requirements in the Draft EIR match the draft Specific Plan. |
| Frontage— Beverly Boulevard | A varying 5- to 8-foot-wide frontage area would be provided along the entire Project Site edge along Beverly Boulevard (total length of 1,219.5 feet excluding driveways and pedestrian entrances). (Page II-21) | A varying 5- to 8-foot-wide setback shall be provided along the entire length of Beverly Boulevard. (Page 18) | Consistent |
| Frontage— Shared Eastern Property Line | A 30-foot-wide frontage area would be provided along the Project Site edge adjacent to the Broadcast Center Apartments (total length of 735.5 feet along the Shared Eastern Property Line). (Page II-21) | A 30-foot-wide setback shall be provided along the entire length of the property located at Assessor Parcel No. 5512-002-010 (Broadcast Center Apartments). (Page 18) | Consistent |
| Frontage— The Grove Drive | A 7-foot-wide frontage area (including a portion of the sidewalk) would be provided along the Project Site edge along The Grove Drive (total length of 404.5 feet excluding driveways and pedestrian entrances). (Page II-21) | A 7-foot-wide setback shall be provided along the entire Specific Plan edge along The Grove Drive, for a total length of approximately 405 feet ,excluding driveways and pedestrian entrances. (Page 18) | Consistent |
| Frontage— Southern Property Line/ Southern Shared Access Drive | The frontage area along the southern property line would vary from 10 feet wide on the eastern segment (adjacent to the Southern Shared Access Drive) to 30 feet wide along the central portion and western segments (for a total length of 1,471 feet excluding driveways and pedestrian entrances). | A 10-foot-wide setback shall be provided along the approximately 570-foot-long eastern segment of the southern property line beyond the approximately 20-foot-wide access easement within the Specific Plan site for the southern shared access drive (for a total of a 30-foot-wide area), and a 30-foot setback shall be provided along the approximately 900-foot long central | Consistent |

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| | (Page II-21) | portion and western segments of the southern property line, for a total length of approximately 1,470 feet. (Pages 18–19) | |
| Definition: Frontage Area | Frontage areas would function as buffers and transitional space around the Project Site perimeter. Within these areas, features such as sidewalks, landscaping, security kiosks, fences, walls, projections, stairs, balconies, and parking would be permitted. (Page II-20) | These areas along the Specific Plan boundaries shall function as buffers and transitional space around the perimeter of the Specific Plan area. Within these areas, features such as circulation elements, art installations, wayfinding signage, sidewalks, landscaping, security kiosks, fences, walls, projections, stairs, balconies, and parking are permitted. (Page 18) | Consistent |
| STEPBACK REQUIREMENTS | | | |
| Stepback— Fairfax Avenue | 10-foot building stepback would be provided for any building fronting Fairfax Avenue that exceeds the 88-foot base height limit within Height Zone C. (Page II-21) | Within 5 feet of the setback along Fairfax Avenue, a 10-foot building stepback shall be provided for any portion of a building that exceeds the 88-foot base height limit within Subarea C. (Page 19) | Consistent |
| Stepback— Beverly Boulevard | 10-foot building stepback would be provided for any building fronting Beverly Boulevard that exceeds 88 feet. (Page II-21) | Within 5 feet of the setback along Beverly Boulevard, a 10-foot building stepback shall be provided for any portion of a building that exceeds the 88-foot base height limit within Subarea C. (Page 19) | Consistent |
| Stepback— Southern Property Line/ Southern Shared Access Drive | 20-foot building stepback would be provided for any building within Height Zones C or D that exceeds the 88-foot base height limit and is located adjacent to the southern property line. (Page II-21) | Within five feet of the setback along the southern Specific Plan boundary, a 20-foot building stepback shall be provided for any portion of a building that exceeds the 88-foot base height limit within Subarea C or D. (Page 19) | Consistent |

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| Definition: Stepback(s) | An architectural tool used to reduce building massing and vary building forms by pulling the façade of upper stories back from the building edge at a predetermined elevation above Project Grade. (Page II-20) | A horizontal distance by which the upper levels of a building façade is offset from the lower levels of the façade, in order to reduce building mass above a specified height. (Page 9) | Consistent |
| LAND USE EXCHANGE PROGRAM | | | |
| Land Use Exchange Program | Provide[s] development flexibility by allowing for exchanges between certain categories of permitted land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses as long as the limitations set forth in the Specific Plan are met. The permitted adjustments would be limited as follows: a) Sound stage floor area may be increased from 350,000 square feet up to a total of 450,000 square feet in exchange for decreases in other uses. b) Production support floor area may be increased from 104,000 square feet in exchange for decreases in other uses. c) Production office uses must not exceed 700,000 square feet. d) General office uses must not exceed 700,000 square feet. e) Retail uses must not exceed 20,000 square feet. f) The total Project floor area must not exceed 1,874,000 square feet or a sitewide FAR of 1.75:1. (Page II-16) | Provide[s] development flexibility by permitting limited exchanges of permitted Floor Area between certain Studio Land Uses while maintaining the intent and regulatory requirements of this Specific Plan. Floor Area from any permitted Studio Land Use may be exchanged for a limited amount of additional Sound Stage and Production Support uses. The adjustment shall be limited as follows: a) Sound Stage Floor Area may be increased from 350,000 square feet up to a total of 450,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses. b) Production Support Floor Area may be increased from 104,000 square feet up to a total of 450,000 square feet in exchange for an equivalent decrease in Floor Area of other Studio Land Uses. c) Production Office Floor Area shall not exceed 700,000 square feet. d) General Office Floor Area shall not exceed 700,000 square feet. e) Retail Floor Area shall not exceed 20,000 square feet. f) The total Floor Area within the Specific Plan area shall not exceed 1,874,000 square feet. (Pages 15–16) | Consistent. Draft Specific Plan includes additional limit on production support in response to public comments on the Draft EIR. This additional limit is included in the Final EIR; refer to Section III, Revisions, Clarifications, and Corrections to the Draft EIR. |

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| HISTORIC REGULATIONS | | | |
| Character-Defining Features | <p>The character-defining features of the Primary Studio Complex are set forth in the findings that were adopted as part of the HCM designation (CHC-2018-476-HCM), which is included in Appendix C of the Historic Report [Appendix C.1 of Draft EIR].</p> <p>(Page I-17)</p> | <p>Definition—Character-Defining Features: The features identified in the findings that were adopted as part of the Historic Cultural Monument Character-Defining Features (Appendix G) for the Primary Studio Complex (CHC-1028-476-HCM).</p> <p>(Page 6)</p> | Consistent. |
| Viewshed Restoration Area | <p>The Project would open up the currently obstructed views of the Primary Studio Complex from Beverly Boulevard.</p> <p>(Pages II-22 and IV.B-53)</p> <p>Height Zone A would limit building height across the entire zone to approximately 58 feet or two-thirds of the 88-foot height of the existing HCM, consistent with the HCM designation.</p> <p>(Page II-19)</p> <p>All new construction located within the Viewshed Restoration Area would require review by the Director of City Planning and OHR (Pages II-23 and IV.H-29).</p> <p>Future Exterior Viewshed Features of the Primary Studio Complex as seen from Adjacent Public Areas along Beverly Boulevard:</p> <ul style="list-style-type: none"> – Central entryway bridge – Signage on the central entryway bridge – Signage at the western corner of the Service Building – View of the intersection between the western portion of the Service Building and Studio Building so that it is possible to “read” the structures as two asymmetrically connected volumes (see Exhibit 1a) | <p>Any Project within Subarea A Viewshed Restoration Area shall preserve meaningful views of the Primary Studio Complex from the adjacent public right-of-way along Beverly Boulevard, as guided by the following criteria, consistent with the HCM Designation:</p> <ol style="list-style-type: none"> 1. Heights of structures within Subarea A shall not exceed 58 feet. 2. One-story buildings and structures of a similar size and height shall be permitted throughout Subarea A. Such buildings and structures within Subarea A that do not exceed 25 feet shall be permitted through the Administrative Review process set forth in Section 4.2 of this Specific Plan. Buildings and structures within Subarea A that exceed 25 feet shall be permitted through the Project Compliance process set forth in Section 4.2 of this Specific Plan, and shall require review by the Office of Historic Resources for compliance with the HCM Designation, and may require further CEQA review. 3. View corridors from the adjacent public right-of-way along Beverly Boulevard shall maintain clear and unobstructed views of the following: <ul style="list-style-type: none"> – Central entryway bridge – Signage at the western corner of the Service Building – The connection between the asymmetrical volumes of the western portion of the Service | Consistent. Draft EIR notes that development within Viewshed Restoration Area would be subject to HCM restrictions. Draft Specific Plan uses adopted HCM findings for Viewshed Restoration Area as objective criteria and adds a discretionary process for anything that may exceed one of the HCM findings that permit one-story buildings/structures throughout. |

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| | <div data-bbox="373 245 1003 467" style="border: 1px solid black; padding: 5px;">  <p data-bbox="373 431 1003 467">Exhibit 1a: Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard</p> </div> <ul style="list-style-type: none"> <li data-bbox="411 483 1012 724">– Glass curtain wall of the Service Building, including a sufficient expanse of the eastern corner of the Service Building to cause the Service Building glass curtain wall to read as a three-dimensional cube (see Exhibit 1b) (it being understood that the lower portions of the wall and façade may not be visible from public areas) <div data-bbox="373 732 1003 971" style="border: 1px solid black; padding: 5px;">  <p data-bbox="373 938 1003 971">Exhibit 1b: Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube</p> </div> <p data-bbox="373 984 1012 1042">(Appendix C, pdf pages 133–138 [Adopted HCM Findings])</p> <p data-bbox="373 1058 676 1091">Adopted HCM Findings:</p> <p data-bbox="373 1107 1012 1409">[I]n order to achieve restoration of meaningful views of the Exterior Viewshed Features enumerated above, all future construction located within a rectangular “Future Viewshed Restoration Area” extending approximately 430 linear feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genesee Avenue on the east and extending southward toward the Primary Studio Complex would be reviewed by the City to determine whether the Exterior Viewshed Features would become or remain visible</p> | <p data-bbox="1087 245 1621 272">Building and Studio Building (see Exhibit 1a).</p> <div data-bbox="1024 280 1663 509" style="border: 1px solid black; padding: 5px;">  <p data-bbox="1024 472 1663 509">Exhibit 1a: Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard</p> </div> <ul style="list-style-type: none"> <li data-bbox="1062 526 1663 643">– Glass curtain wall of the Service Building, including enough of the eastern corner of the Service Building to appear as a three-dimensional cube (see Exhibit 1b). <div data-bbox="1024 651 1663 889" style="border: 1px solid black; padding: 5px;">  <p data-bbox="1024 857 1663 889">Exhibit 1b: Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube</p> </div> <p data-bbox="1024 906 1663 1084">4. A Project shall maintain clear and unobstructed views of the exterior viewshed features. However, this does not require continuous views of the exterior viewshed features along Beverly Boulevard for the entire width of the Viewshed Restoration Area.</p> <p data-bbox="1024 1101 1201 1133">(Pages 22–24)</p> | |

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| | <p>notwithstanding the proposed new construction, and consistent with the criteria below. It is expressly understood that in order to achieve meaningful views, any future development within this Future Viewshed Restoration Area that will be needed to achieve the requisite standards will vary depending on the size, location and design of a future development proposal. Within such project-specific (to-be-determined) view corridors, it is assumed that such buildings would not exceed two-thirds the height of the existing Primary Studio Complex, and that one-story buildings would be acceptable throughout the Future Viewshed Restoration Area. Notwithstanding the foregoing, this requirement does not absolutely prohibit structures that are higher than the two-thirds limit, so long as structures do not interfere with the mandated view corridors. Inclusion of this voluntary agreed upon viewshed restoration effort is not intended to prohibit all development within the Future Viewshed Restoration Area (indeed, it is anticipated that development will occur within portions of the Future Viewshed Restoration Area), and does not require continuous views of the enumerated Exterior Viewshed Features along Beverly for the entire width of the Future Viewshed Restoration Area. Rather, the Future Viewshed Restoration Area establishes the maximum area within which the impact on historically significant views of the Primary Studio Complex must be evaluated as part of any future redevelopment effort of the Primary Studio Complex. (Appendix C, pdf pages 133–138 [Adopted HCM Findings])</p> | | |
| <p>Project Design Features</p> | <p><u>Project Design Feature CUL-PDF-1: Project Parameters</u>—The following Project Parameters set forth the maximum permitted development footprint and building heights for new adjacent construction and additions to the Primary Studio Complex to ensure that the historic significance of the Primary Studio Complex is not adversely impacted by new</p> | <p><u>Project Design Feature CUL-PDF-1: Project Parameters</u>—The following Project Parameters set forth the maximum permitted development footprint and building heights for new adjacent construction and additions to the Primary Studio Complex to ensure that the historic significance of the Primary Studio Complex is not adversely impacted by new construction. These</p> | <p>Consistent</p> |

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| | <p>construction. These Project Parameters will not limit the land uses or floor areas permitted under the proposed Specific Plan. Conceptual diagrams illustrating the Project Parameters set forth below are included in Section 9 of the Historical Resources Technical Report—TVC 2050 Project (Historic Report), provided in Appendix C of the Draft EIR. Rehabilitation of the Primary Studio Complex and new construction adjacent to the Primary Studio Complex will comply with the following Project Parameters:</p> <p>Rehabilitation of the Primary Studio Complex</p> <ul style="list-style-type: none"> • Preserve the existing character-defining features of the Primary Studio Complex, as detailed in designated Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM), and restore those character-defining features which, in some cases, have been compromised in the past (prior to this Project). • Remove the non-historic Support Building addition on the west side of the Studio Building, thereby restoring the original volume of the Studio Building, revealing the currently obstructed portions of the Studio Building’s original west wall and restoring areas that have previously been removed. • Remove up to two bays of the Studio Building’s west wall to allow for an interior east-west passage through the Primary Studio Complex. • Remove the non-historic Mill Addition constructed in 1969 on the east side of the Service Building. • Retain and rehabilitate the three-story office portion of the Service Building and its steel frame and glass curtain walls on the primary (north) and east façades. • Remove the portion of the Service Building south of the three-story office, much of which has been altered since 1963. | <p>Project Parameters will not limit the land uses or floor areas permitted under the proposed Specific Plan. Conceptual diagrams illustrating the Project Parameters set forth below are included in Section 9 of the Historical Resources Technical Report—TVC 2050 Project (Historic Report), provided in Appendix C of the Draft EIR. Rehabilitation of the Primary Studio Complex and new construction adjacent to the Primary Studio Complex will comply with the following Project Parameters:</p> <p>Rehabilitation of the Primary Studio Complex</p> <ul style="list-style-type: none"> • Preserve the existing character-defining features of the Primary Studio Complex, as detailed in designated Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM), and restore those character-defining features which, in some cases, have been compromised in the past (prior to this Project). • Remove the non-historic Support Building addition on the west side of the Studio Building, thereby restoring the original volume of the Studio Building, revealing the currently obstructed portions of the Studio Building’s original west wall and restoring areas that have previously been removed. • Remove up to two bays of the Studio Building’s west wall to allow for an interior east-west passage through the Primary Studio Complex. • Remove the non-historic Mill Addition constructed in 1969 on the east side of the Service Building. • Retain and rehabilitate the three-story office portion of the Service Building and its steel frame and glass curtain walls on the primary (north) and east façades. • Remove the portion of the Service Building south of the three-story office, much of which has been altered since 1963. | |

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| | <ul style="list-style-type: none"> • Replace the portion of the Service Building south of the three-story office with new construction that partially restores the original volume of the Service Building. • Remove and/or extend the south façade of the Studio Building by up to 20 feet south. • Remove portions of the roof of the Studio Building above the interior east-west passage to create a partial open-air corridor. <p>Rooftop Addition above the Primary Studio Complex</p> <ul style="list-style-type: none"> • Design any rooftop addition as a single rectangular volume. • Design any rooftop addition to be a separate and distinct volume rather than as an integrated extension of the Primary Studio Complex. • Limit the height of any rooftop addition to 36 feet in height when measured from the top of the parapet of the Studio Building (approximately 84 feet above Project Grade) to the roof of the rooftop addition. • Set back any rooftop addition a minimum of 55 feet from the north façade of the Studio Building. • Engineer the structural support of any rooftop addition so that it could be removed without impairing the essential form and integrity of the Primary Studio Complex. <p>Adjacent New Buildings</p> <ul style="list-style-type: none"> • Locate new buildings immediately adjacent to the Primary Studio Complex to the east and south of the Service Building and to the west of the Studio Building. • For any new construction immediately east of the Service Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the | <ul style="list-style-type: none"> • Replace the portion of the Service Building south of the three-story office with new construction that partially restores the original volume of the Service Building. • Remove and/or extend the south façade of the Studio Building by up to 20 feet south. • Remove portions of the roof of the Studio Building above the interior east-west passage to create a partial open-air corridor. <p>Rooftop Addition above the Primary Studio Complex</p> <ul style="list-style-type: none"> • Design any rooftop addition as a single rectangular volume. • Design any rooftop addition to be a separate and distinct volume rather than as an integrated extension of the Primary Studio Complex. • Limit the height of any rooftop addition to 36 feet in height when measured from the top of the parapet of the Studio Building (approximately 84 feet above Project Grade) to the roof of the rooftop addition. • Set back any rooftop addition a minimum of 55 feet from the north façade of the Studio Building. • Engineer the structural support of any rooftop addition so that it could be removed without impairing the essential form and integrity of the Primary Studio Complex. <p>Adjacent New Buildings</p> <ul style="list-style-type: none"> • Locate new buildings immediately adjacent to the Primary Studio Complex to the east and south of the Service Building and to the west of the Studio Building. • For any new construction immediately east of the Service Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service | |

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| | <p>Service Building by a minimum of 60 feet and separated from the east façade of the Service Building by a minimum of 15 feet.</p> <ul style="list-style-type: none"> • For any new construction immediately west of the Studio Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 150 feet and separated from the west façade of the Studio Building by a minimum of 10 feet. • Limit new construction on the west and east of the Primary Studio Complex to 225 feet in height above Project Grade. • Design new construction to the west and east of the Primary Studio Complex as distinct volumes. • Permit up to six open-air bridges at the interior floor levels (three on the east and three on the west) to provide pedestrian access to the Primary Studio Complex and any rooftop addition from the adjacent new buildings. <p>Project Design Feature CUL-PDF-2: Historic Structure Report—The Applicant will prepare a Historic Structure Report (HSR) that will further document the history of the Primary Studio Complex and guide its rehabilitation in compliance with the Secretary of the Interior’s Standards for Rehabilitation (Rehabilitation Standards). The HSR will be completed prior to the development of the architectural and engineering plans for the Project. The HSR will be prepared based upon the National Park Service’s Preservation Brief #43: The Preparation and Use of Historic Structure Reports. The HSR will thoroughly document and evaluate the existing conditions of the character-defining features of the Primary Studio Complex and make recommendations for their treatment. The HSR will also address changes to the buildings to suit new</p> | <p>Building by a minimum of 60 feet and separated from the east façade of the Service Building by a minimum of 15 feet.</p> <ul style="list-style-type: none"> • For any new construction immediately west of the Studio Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 150 feet and separated from the west façade of the Studio Building by a minimum of 10 feet. • Limit new construction on the west and east of the Primary Studio Complex to 225 feet in height above Project Grade. • Design new construction to the west and east of the Primary Studio Complex as distinct volumes. • Permit up to six open-air bridges at the interior floor levels (three on the east and three on the west) to provide pedestrian access to the Primary Studio Complex and any rooftop addition from the adjacent new buildings. <p>Project Design Feature CUL-PDF-2: Historic Structure Report—The Applicant will prepare a Historic Structure Report (HSR) that will further document the history of the Primary Studio Complex and guide its rehabilitation in compliance with the Secretary of the Interior’s Standards for Rehabilitation (Rehabilitation Standards). The HSR will be completed prior to the development of the architectural and engineering plans for the Project. The HSR will be prepared based upon the National Park Service’s Preservation Brief #43: The Preparation and Use of Historic Structure Reports. The HSR will thoroughly document and evaluate the existing conditions of the character-defining features of the Primary Studio Complex and make recommendations for their treatment. The HSR will also address changes to the buildings to suit new production techniques and</p> | |

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| | <p>production techniques and modern amenities as well as their on-going maintenance after Project completion. The HSR will set forth the most appropriate approach to treatment and outline a scope of recommended work before the commencement of any construction. As such, the report will serve as an important guide for the rehabilitation of the Primary Studio Complex and will provide detailed information and instruction above and beyond what is typically available prior to the rehabilitation of a historical resource.</p> <p>(Pages IV.B-38 to IV.B-40)</p> | <p>modern amenities as well as their on-going maintenance after Project completion. The HSR will set forth the most appropriate approach to treatment and outline a scope of recommended work before the commencement of any construction. As such, the report will serve as an important guide for the rehabilitation of the Primary Studio Complex and will provide detailed information and instruction above and beyond what is typically available prior to the rehabilitation of a historical resource.</p> <p>(Pages 19–22, Appendix B)</p> <p>Projects shall comply with Project Design Features CUL-PDF-1 and CUL-PDF-2, as applicable, which are included in the Mitigation Monitoring Program, in Appendix B (Environmental Standards), in compliance with Section 22.171 of the Los Angeles Administrative Code.</p> <p>(Page 17)</p> | |
| Historic Sign Guidelines | <p>The Project would be developed in accordance with the Television City Historic Sign Guidelines prepared by Architectural Resources Group, provided in Appendix C of this Draft EIR.</p> <p>(Page IV.B-40)</p> | <p>Signs identified within Appendix E (Historic Sign Guidelines) shall be designed and constructed per the Guidelines identified.</p> <p>(Page 4)</p> | Consistent |

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| PARKING | | | |
| Parking Requirements | <ul style="list-style-type: none"> • Sound Stage—2.5 spaces per 1,000 square feet of floor area • Production Support—2 spaces per 1,000 square feet of floor area • Production Office—3 spaces per 1,000 square feet of floor area • General Office—3 spaces per 1,000 square feet of floor area • Retail—2 spaces per 1,000 square feet of floor area (Page IV.K-70) | <ul style="list-style-type: none"> • Sound Stage—2.5 spaces per 1,000 square feet of Floor Area • Production Support—2 spaces per 1,000 square feet of Floor Area • Production Office—3 spaces per 1,000 square feet of Floor Area • General Office—3 spaces per 1,000 square feet of Floor Area • Retail—2 spaces per 1,000 square feet of Floor Area (Page 26) | Consistent |