

Appendix FEIR-15

Helipad Operations Memorandum

MEMORANDUM

DATE: August 21, 2023
TO: Stephanie Eyestone-Jones, Eyestone Environmental
FROM: Michael Klausman, Television City
RE: Historical Use and Operations of Existing Helipad at Television City

Purpose

The purpose of this memorandum is to document the historical use and operations of the existing helipad located at Television City. This information has been provided by Jeff Mapes, Vice President of Facilities Operations, and Michael Klausman, President of Television City, who has worked at the Television City studios since 1971.

Background

Michael Klausman was first appointed Senior Vice President, West Coast Operations, Operations and Engineering, CBS Television in 2001. Since 2001, Mr. Klausman has and continues to oversee the day-to-day operations at Television City including technical operations, engineering, facilities, stage operations and program production services. Today, Mr. Klausman remains in charge of marketing and operations at Television City and is also responsible for negotiating contracts with production companies for the use of the facilities.

Existing Physical Conditions

The existing physical conditions of the helipad are shown in the drawings and photos depicted in Attachment 1 to this memorandum. They include the location of the existing helipad, approved flight path and various perspective views.

The existing helipad is located on the roof level of the Service Building located at 7800 Beverly Boulevard, Los Angeles, CA, 90036. The helipad consists of a 50'-0" X 48'-4" helipad defined

by a 4' high concrete curb at its perimeter. The building is currently occupied, and the level below the helipad is used for Television City's prop construction shop. The steel roof framing is encased in plaster.

Helipad Permit History

The helipad permit history was documented and confirmed by Ricarda Bennett, Heliport Consultants, in a February 17, 2017 Memorandum included as Attachment 2.

The existing helipad was legally permitted in October 17, 1950 (ZA Case No.11412) when a "blanket" Conditional Use Permit (CUP) and zone variance approval was issued for all improvements on the property.

As described in ZA Case No. 11412, the use of the land was granted to CBS or its current and/or future affiliates. ZA 11412 states that *"...the use of said property and buildings and structures for such motion picture production and allied and associated developments and operations in addition to all uses thereof otherwise permitted in the present applicable zones, including all uses incident, necessary or appurtenant to any of the above described activities, together with accessory buildings and offstreet parking facilities, is hereby authorized..."*. Condition #1 required that for each project *"...Complete plans of all proposed buildings and structures including a detailed plot plan showing the exterior boundaries of the property..."* be submitted for approval by the Zoning Administrator prior to issuance of building permits.

As further described in Attachment 2, CBS submitted two applications to the Los Angeles Department of Building and Safety (LADBS) for two additions to the Service Building including Unit "A" (Jan. 9, 1969, 01275 LA 80777) and Unit "B" (Jul. 7, 1969, 34806 LA 91405). Unit B is the location of the helipad building and the Certificate of Occupancy for this building was granted by LADBS on April 22, 1971. On March 13, 1970, the State Division of Aeronautics (DOA) issued the helipad permit. One of the conditions of the permit stated that the helistop should be maintained in accordance with the FAA Heliport Design guide (Nov., 1969, AC-1A).

Historical Use of Helipad

In the early 1970s, news was recorded via video tape at Television City and then transferred to 16mm film for distribution to the many affiliated stations CBS owned and managed, including in Alaska and Hawaii. The processed film would immediately be taken to the helipad where it was picked up and taken to the airport for first flights out to stations who did not have video tape or satellite capabilities. These operations occurred multiple times every day until around the end of the 1970s.

For the next 40 to 50 years, the helipad was more commonly used approximately five (5) times per year primarily for the transportation of industry VIP executives and talent in and out the studio, for special events, news and media related flights, as well as policing activities by the Los

Angeles Police Department and emergencies. The hours of operations would occur primarily between the hours of 9:00 AM to 9:00 PM and the helicopters would use the flight path shown in Sheet 3 of Attachment 1. To date, the helipad operations has remained in this location and at this approximate use level.

An October 14, 1987 DOA inspection report based on an October 1, 1987 site visit by DOA Safety Officer Betsy Eskridge modified the original flight path and registered it in the DOA database. Attachment 3, a 12/29/1993 copy of the DOA database, shows the 8 to 1 flight path as 180 deg. approach and 360 deg. departure. The most recent confirmation of this final DOA designated flight path is shown on the 4/13/2000 copy of the database which indicates the same flight path as recorded in 1987, also included as part of Attachment 3. These flight paths remain today as stated in the DOA database.

Continued Use of Helipad as part of Proposed Project

With the Project, the helipad would remain in the same general location at a higher altitude, and future operation of the helipad would be similar to existing conditions, including the number of flights and flight path, subject to potential minor modifications that may be required by the DOA in the future.

Attachments

Attachment 1: Existing Physical Conditions

Attachment 2: Heliport Consultants Memorandum, 2017

Attachment 3: California Division of Aeronautics Heliport Inventory

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Klausman". The signature is fluid and cursive, with the first name "Michael" and last name "Klausman" clearly distinguishable.

Michael Klausman

Attachment 1: Existing Physical Conditions



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HELIPORT CONSULTANTS

140 Guarante Court / Thousand Oaks, CA 91320
(805) 496-0066 www.helipadgroup.biz helipad@helipadgroup.biz

SHEET TITLE
VICINITY MAP

PROJECT NAME
TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro

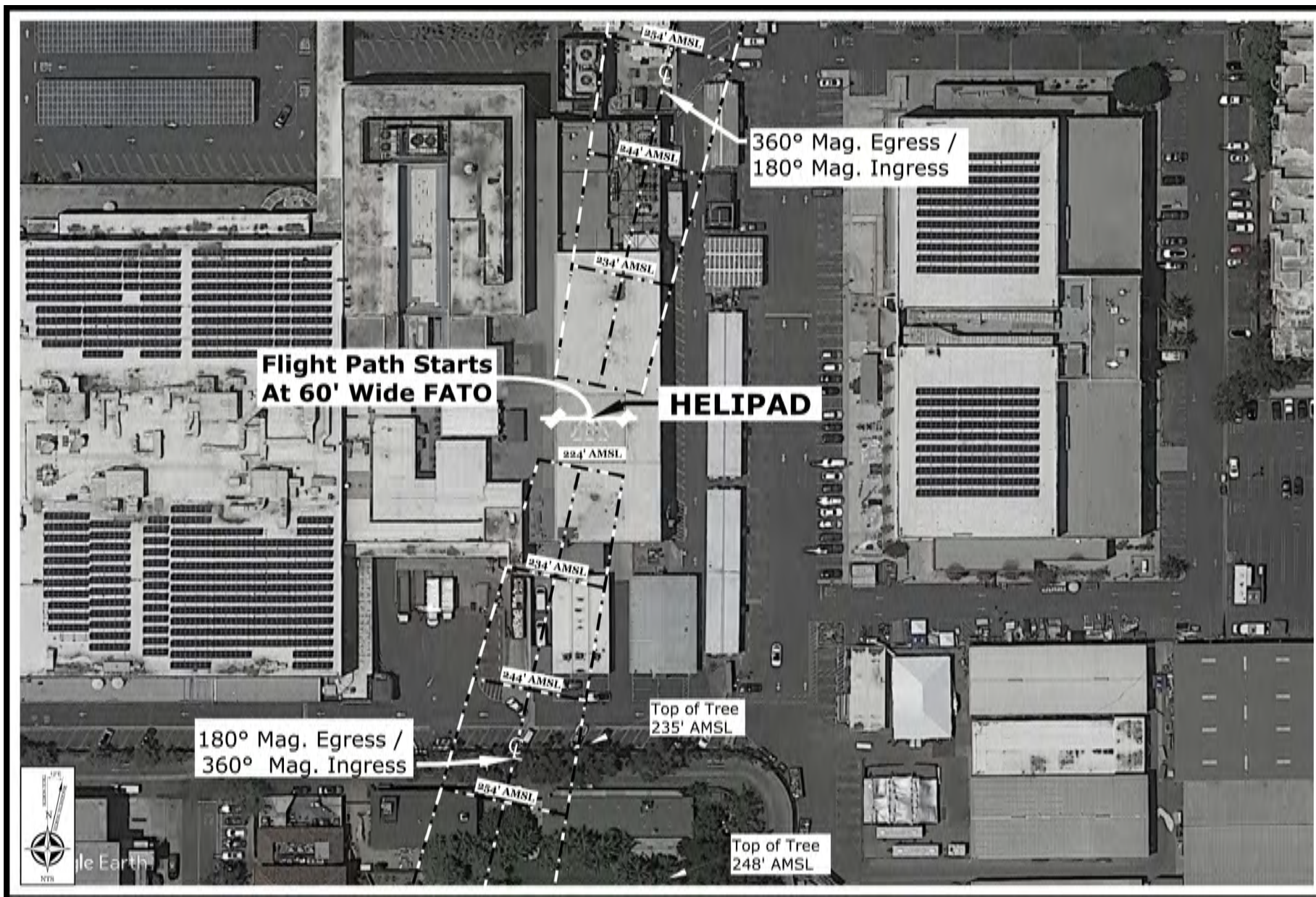
PROJ #: 151.1

DATE: 10/26/2020

SCALE: NTS

SHEET: 1 OF 19

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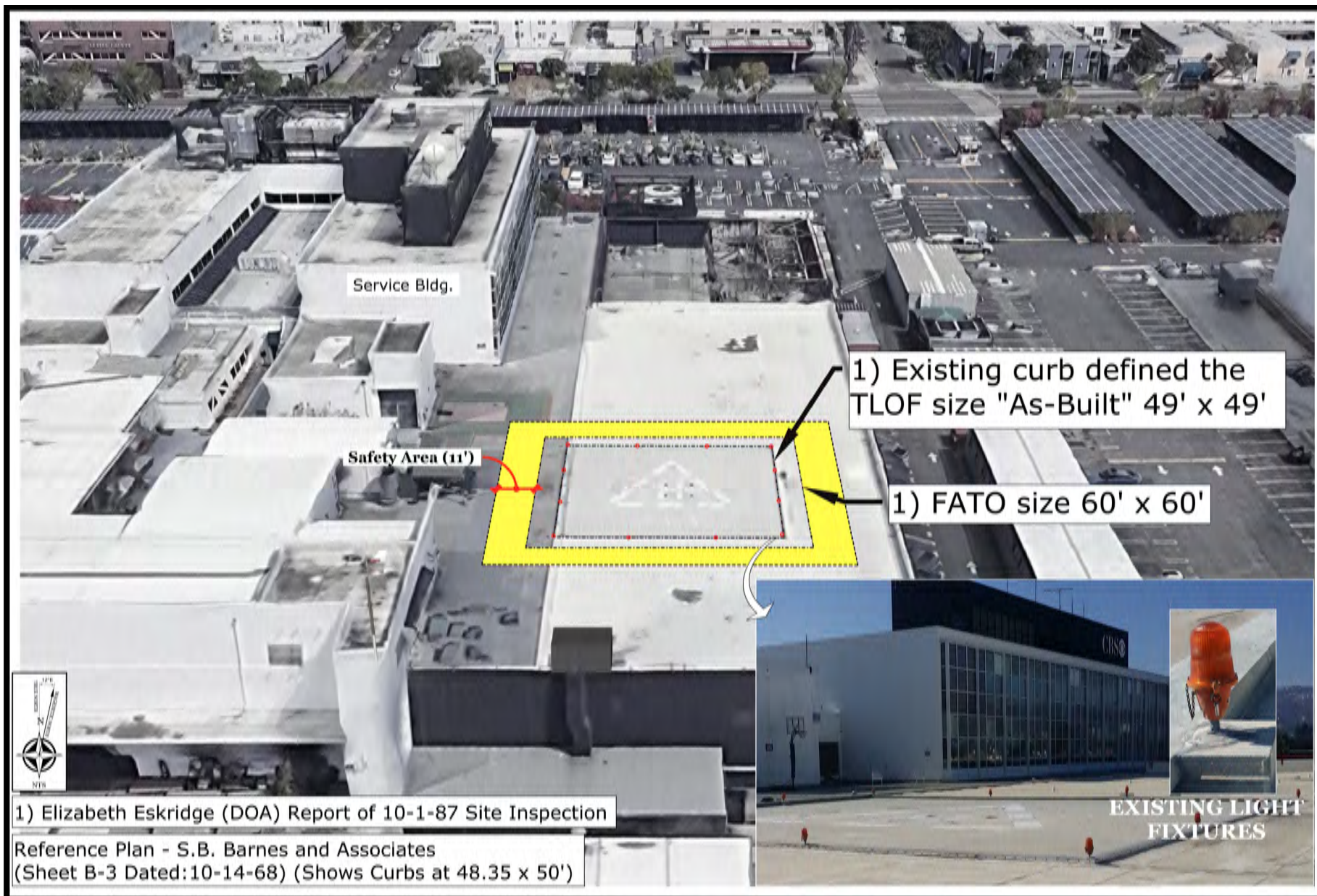
HELIPORT CONSULTANTS	
	
140 Gazzara Court / Thousand Oaks, CA 91320 (805) 496-0088 www.helipadgroup.biz helipad@helipadgroup.biz	

EXISTING APPROVED FLIGHT PATH	
SHEET TITLE PROJECT NAME TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION	
ADDRESS 7800 Beverly Blvd. Los Angeles, CA 90036	

DRAFTER: Tico Navarro
PROJ #: 151.1
DATE: 10/26/2020
SCALE: NTS
SHEET: 3 OF 19

SHEET ID

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REVISIONS	DATE	BY	DESCRIPTION
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6	10/26/2020		

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SHEET TITLE
PERSPECTIVE VIEW OF EXISTING HELIPAD
PROJECT NAME
TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION
ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro
PROJ #: 151.1
DATE: 10/26/2020
SCALE: NTS
SHEET: 4 OF 19
SHEET ID



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HELIPORT CONSULTANTS

148 Gurnea Court / Thousand Oaks, CA 91320
 (805) 496-0066 www.helipadgroup.biz helipad@helipadgroup.biz

LOOKING NORTH

TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

PROJECT NAME
 ADDRESS
 7800 Beverly Blvd.
 Los Angeles, CA 90036

DRAFTER: Tico Navarro
 PROJ #: 151.1
 DATE: 10/26/2020
 SCALE: NTS
 SHEET: 5 OF 19
 SHEET ID



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HELIPORT CONSULTANTS

148 Gazzara Court / Thousand Oaks, CA 91320
 (805) 495-0088 www.helipointgroup.biz helipoint@helipointgroup.biz

LOOKING NORTH EAST

TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

PROJECT NAME
 ADDRESS
 7800 Beverly Blvd.
 Los Angeles, CA 90036

DRAFTER: Tico Navarro

PROJ #: 151.1

DATE: 10/26/2020

SCALE: NTS

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SHEET ID



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148 Gazzaria Court / Thousand Oaks, CA 91320
(805) 495-0588 www.heliportgroup.biz heliport@heliportgroup.biz

LOOKING EAST

TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

PROJECT NAME
ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro
PROJ #: 151.1
DATE: 10/26/2020
SCALE: NTS
SHEET: 7 OF 19
SHEET ID



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HELIPORT CONSULTANTS

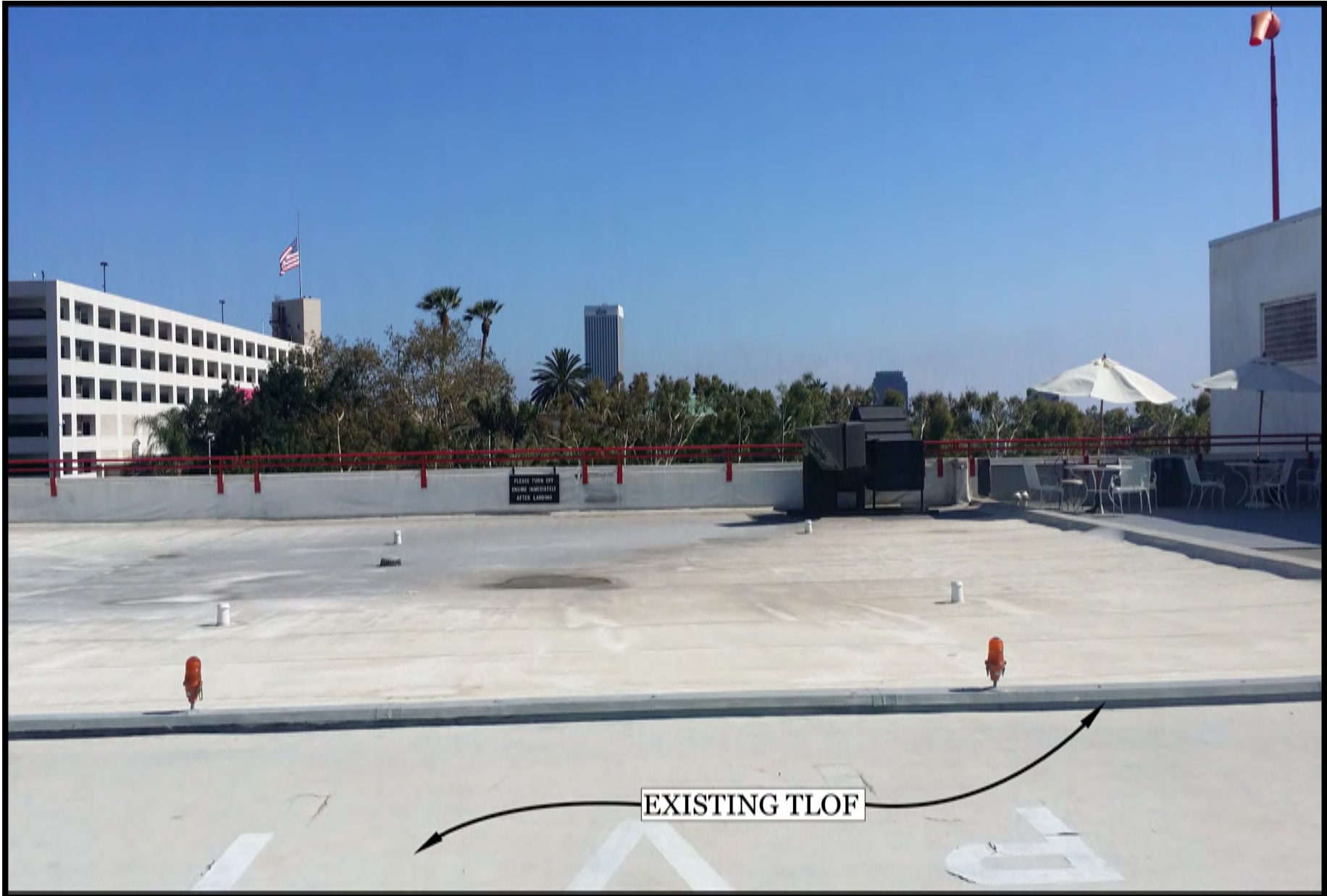
148 Gazzaria Court / Thousand Oaks, CA 91320
 (805) 496-0066 www.helipadgroup.biz helipad@helipadgroup.biz

SHEET TITLE
 LOOKING SOUTH EAST

PROJECT NAME
 TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

ADDRESS
 7800 Beverly Blvd.
 Los Angeles, CA 90036

DRAFTER: Tico Navarro
 PROJ #: 151.1
 DATE: 10/26/2020
 SCALE: NTS
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 **HELIPORT CONSULTANTS**

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info@helipointgroup.biz

SHEET TITLE
LOOKING SOUTH

PROJECT NAME
TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro
PROJ #: 151.1
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HELIPORT CONSULTANTS

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LOOKING SOUTH WEST

TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

PROJECT NAME
 ADDRESS
 7800 Beverly Blvd.
 Los Angeles, CA 90036

DRAFTER: Tico Navarro
 PROJ #: 151.1
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 SCALE: NTS
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HELIPORT CONSULTANTS



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SHEET TITLE
LOOKING WEST

PROJECT NAME
TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro

PROJ #: 151.1

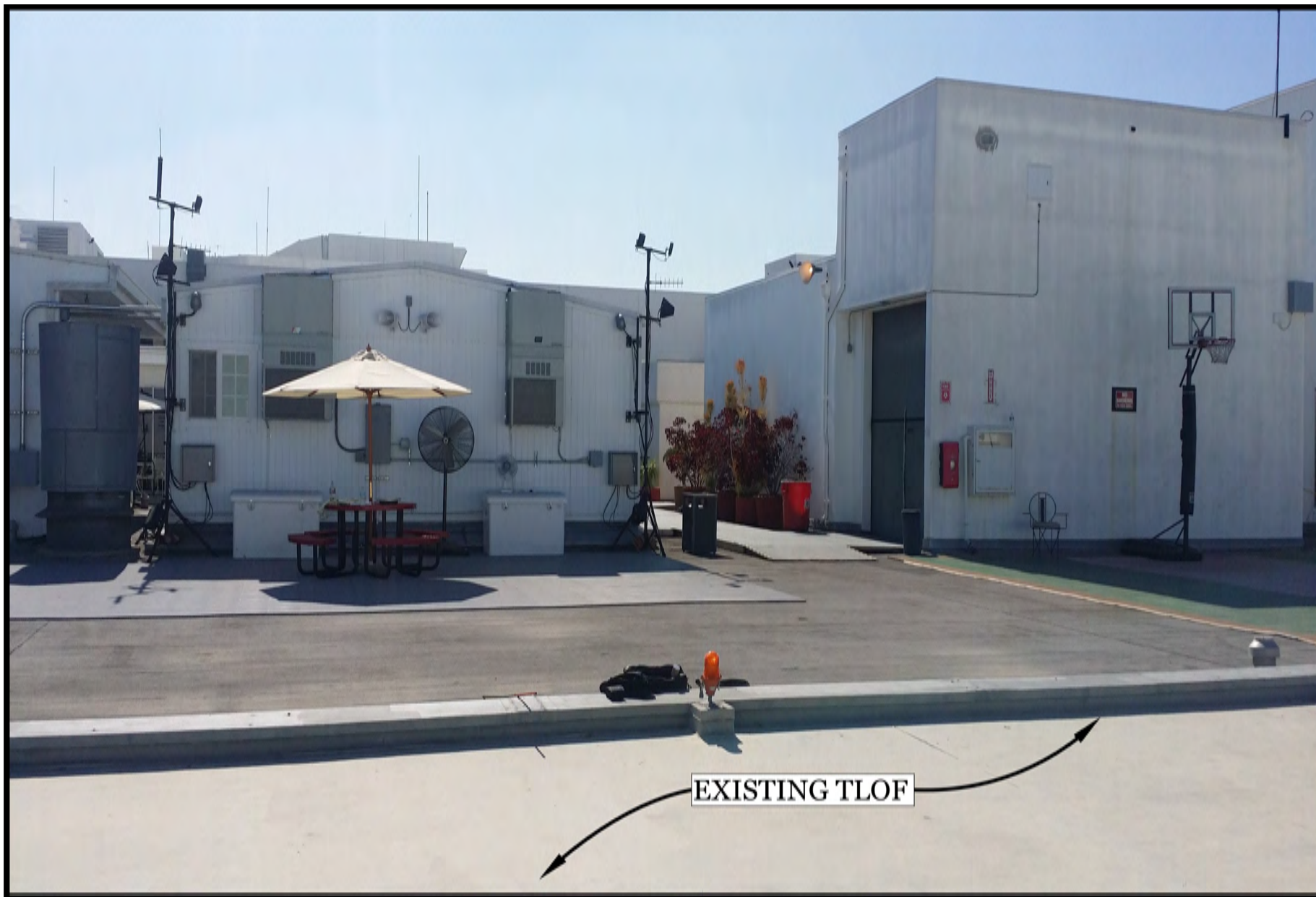
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HELIPORT CONSULTANTS



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SHEET TITLE
LOOKING NORTH WEST

PROJECT NAME
TELEVISION CITY STUDIOS (TVCS) HELIPAD RENOVATION

ADDRESS
7800 Beverly Blvd.
Los Angeles, CA 90036

DRAFTER: Tico Navarro
PROJ #: 151.1
DATE: 10/26/2020
SCALE: NTS
SHEET: 12 OF 19

SHEET ID

Attachment 2: Heliport Consultants Memorandum, 2017

HELIPORT CONSULTANTS
148 GAZANIA COURT
THOUSAND OAKS, CA 91362
TEL: (805) 496-0986
FAX: (805) 494-5151
E-Mail: rbennett@bennettgroup.biz

M E M O R A N D U M

TO: Jeff Mapes, CBS Director of Facilities

FROM: Ricarda Bennett

DATE: February 17, 2017

SUBJECT: CBS Television City - Helistop City Approval Status - Addendum

City Cases:

The City helistop approval documents were not found on the initial online research. The next step was to go to the City archives downtown. From the preliminary research, we were able to find a reoccurring case dating back to 1950 (ZA-11412, Oct. 17, 1950) that was a "blanket" CUP approval process for almost all future improvements on the property. This CUP variance approval by the Zoning Administrator contemplated that the buildings on the CBS property would be developed over several years. Thus, the CUP with conditions provided the means by which the various building plans would be expedite through the Zoning Administrator's office.

Looking at the historical records, we found a document entitled "Exh. A - Original Zoning Administrator's Approval and Plot Plan Approved in 1951" based upon case number ZA-11412. This document also contained an "Analysis of the original conditional use permit approved by the Zoning Administrator in 1950" (Exhibit A, F & G of the document attached).

The original CUP document (ZA-11412) indicated that the Zoning Administrator (ZA) understood that the television industry was a new business and that no one could conceive at that time how popular it would become nor what type of buildings or accessory uses would be needed in the future to make a successful studio. Therefore, the ZA created a combination document that set forth a list of conditions and a variance provision that would define the type of activities and buildings that could be approved on what was then a 25 acre site.

The use of the land was granted to CBS or its current and/or future affiliates (Zoning Administrator's Conditions of Approval Oct. 17, 1950, ZA 11412):

"... in addition to all uses thereof otherwise permitted in the present applicable zones (C2 & C3), including all uses incident, necessary or appurtenant to any of the above described activities..."

“...for the production of motion pictures and other allied or associated developments and operations in connection therewith, or in connection with automatically permitted use of the property for television and radio broadcasting studios together with accessory buildings...”

There was no condition allowing a helistop because helicopters were just coming on the civilian scene. Condition #1 required that for each project “...Complete plans of all proposed buildings and structures including a detailed plot plan showing the exterior boundaries of the property...” be submitted for approval by the Zoning Administrator prior to issuance of building permits. Subsequently, all the buildings and additions to buildings developed on the property probably went through the ZA ministerial approval.

We searched for an application to the City hoping to find approved helipad plans from the Division of Aeronautics. We looked in the case files starting from the date of the plans CBS provided us up to the date of the Division of Aeronautics (DOA) permit (March 13, 1970). The attached two applications to the City for Unit “A” (Jan. 9, 1969, 01275 LA 80777) and Unit “B” (Jul. 7, 1969, 34806 LA 91405) are for two additions to the Service Building. A vicinity map attached to Unit “A” application identified the location of Unit “B”. The application for Unit “B” unfortunately did not have a plan included in the file but provided directions to “see Application for “Unit A” for the plot plan” of Unit “B”. Further, the “size of the addition” (73' x 213'-7 ½") written on the Unit “B” application matches the measurements taken from the building plans CBS provided (dated 10/14/1968). The CBS plans also indicated the helipad building as “Unit B” as referenced in the application. These structural engineering plans (dated 10/14/1968) show the helipad design and were approved by Building and Safety.

DOA and CEQA

The Division of Aeronautics issued the helipad permit March 13, 1970. There were no size specifications on the permit pages. One of the conditions of the permit stated that the helistop should be maintained in accordance with the FAA Heliport Design guide (Nov., 1969, AC-1A). The DOA did not have a set of plans in their file around the date of the permit. The file did contain a small hand sketch (1976) of the helipad defined with the curbs at 49 x 49 ft. (attached). It is important to note that subsequent information on the helipad describe the FATO size as 60 x 60 ft. This information was found in the DOA's computer data base archive.

Additionally, there was no evidence that an environmental review had been performed. The California Environmental Quality Act (CEQA) did not come into being until 1970. So it is highly probable that no helicopter noise tests were performed. Should the helistop FATO be increased to 65 x 65 ft., the DOA will probably require that an environmental analysis (Mitigated Negative Declaration MND) be performed.

Conclusions

If this open ended CUP ZA Case No.11412 is still viable, and the decision was made by CBS to enlarge the FATO to be able to accommodate the charter size helicopters, then being able to use an established protocol to navigate the discretionary approval system would be extremely beneficial.

CBS Helistop - City Approval Review/Analysis

Ricarda Bennett (signed)

Ricarda L. Bennett, Esq.

RLB: TN

Attachments-

1. City Records - CUP ZA-11412.pdf/ 43 pgs
2. Unit A - Application Doc. 1969-01275-LA80777.pdf/ with plan
3. Unit B - Application - Doc. Helipad 1969-34806-LA91405.pdf/
4. CBS Helipad Plan Sketch 052076.pdf

TABLE OF CONTENTS

Analysis of the original conditional use permit approved by the Zoning Administrator in 1950.

<u>Exhibit A</u>	Original Zoning Administrator's approval and plot plan approved in 1951.
<u>Exhibit B</u>	Architectural Award.
<u>Exhibit C1</u>	Floor Plans for Ground Floor and First Floor and Mezzanine.
<u>Exhibit C2</u>	Zoning Administrators Approvals for Prize Storage.
<u>Exhibit D</u>	Parking Plan and Study.
<u>Exhibit E</u>	Proposed Plan for the Expansion.
<u>Exhibit F</u>	Previous Zoning Administrator's Approvals.
<u>Exhibit G</u>	Additional letters from Zoning Administrator Huber E. Smutz.

EXHIBIT A

**Original Zoning Administrator's Approval and
Plot Plan Approved in 1951**

Huber E. Smutz
Zoning Administrator

CITY OF LOS ANGELES
California

Department of
City Planning

Fletcher Bowron
Mayor

Office of the
Zoning Administrator

October 17, 1950

361 City Hall
Los Angeles 12
Michigan 5211

Elizabeth Hilty and Frances Hilen
Attention: Max Eddy Utt
c/o Gibson, Dunn & Crutcher
634 South Spring Street
Los Angeles 14, California

RE: Z. A. CASE NO. 11412
Southeast corner of
Beverly Boulevard and
Fairfax Avenue

Department of Building and Safety

Greetings:

In the matter of the amended application of Elizabeth Hilty and Frances Hilen for Conditional Use approval and zone variance from the provisions of Zones C2 and C3 of the Municipal Code to permit the development and use of a 25-acre parcel of land located at the southeast corner of Beverly Boulevard and Fairfax Avenue for the erection, alteration, enlargement and maintenance of buildings and structures and the use of property and said buildings and structures for production of motion pictures and other allied or associated developments and operations in connection with permitted use of the property for operation of a television and radio studio together with accessory buildings and offstreet automobile parking facilities, including a variance from the height regulations to permit portions of the buildings constructed on the C3 Zoned portion of the property to extend onto the C2 Zoned portion of the property with heights allowed in the C3 Zone rather than being limited to the three-story height limit of the C2 Zone, please be advised that the Zoning Administrator has made the following finding of facts and determination and has conditionally granted the request.

FINDING OF FACTS AND DETERMINATION

After thorough consideration of the statements contained in the application, the report of the Investigator thereon, the statements made at the public hearing before the Administrator on September 11, 1950, and correspondence with attorneys for the applicants concerning tentative terms and conditions, all of which are by reference made a part hereof, as well as personal inspection of the property and the surrounding district on several occasions and conferences with applicants' representatives over details of the development, I find that practical difficulties, unnecessary hardships or results inconsistent with the general purposes of the C2 and C3 Zones would result from a strict enforcement thereof, and that the four requirements and prerequisites for granting a variance, as enumerated in the

City Charter and in Section 12.27-B, 1 of the Municipal Code and the requirements for authorizing a Conditional Use under the provisions of Section 12.24-C of the Municipal Code, have been established by the following facts.

1. The property involved consists of a 25-acre parcel of unsubdivided land all held in one ownership and not now severed by dedicated public streets, which constitutes one of the few large areas of land in one ownership classified in a commercial zone and reasonably close to the television and motion picture development in Hollywood which can be acquired and used for a major television center with provision for anticipated motion picture production. The Columbia Broadcasting Company through a California subsidiary has obtained options on all of the property and propose to purchase the same in progressive stages under said options if authorization can be obtained for production of motion pictures in connection with the presently permitted use of the property for radio and television studios. The proposed development is to be a multimillion dollar project which will require a number of years to complete, and since the field of television and telecasting is one which is still in its early stages of development and no one knows or can foresee with any great degree of certainty what the future holds or what activities will be necessary to successfully operate a major television studio, it is essential, before beginning such a vast project which eventually will involve the investment of millions of dollars, that the developers of such a project be assured of authority to do whatever may be or may become reasonably necessary for its successful operation in the light of future progress and new scientific developments. Thus it is essential that the production of motion pictures be permitted in connection with the permissible use of the property for various types of studios, which includes television and radio studios, but excludes motion picture studios. Furthermore, the zoning ordinance recognizes that production of motion pictures, although classified as an M1 industrial zone use, constitutes a unique type of industry which cannot always be operated to best advantage in the industrial zone or sites of sufficient size acquired in said zones and in proper proximity to the center of motion picture activity, and therefore lists said use as one which the Administrator may authorize by Conditional Use permit in a more restrictive zone. In view of these circumstances, authorization to use the property as proposed under reasonable conditions and limitations on the extent of activities would be in harmony with the intent and purpose of the Comprehensive Zoning Plan.
2. All of the property involved, except the frontage along Fairfax Avenue for a depth of approximately 150 feet, is classified in the C3 Zone permitting buildings to the Charter height limit of 150 feet, but the C2 Zoned portion of the

property limits the height of buildings to three stories or 45 feet. The improvement of the entire site with an extensive unified development such as proposed would involve difficulties in design and efficient arrangement if portions of the buildings crossing the arbitrary zone boundary line were required to all be reduced to the permissible three-story height allowed in the C2 Zone, and a more attractive and efficient arrangement of buildings could be accomplished if some of the buildings or wings of the major buildings were permitted to extend onto the C2 Zoned property with the same height permitted on the C3 Zoned portion of the property.

A small half-acre portion of the 25-acre site under option is not now a part of the City of Los Angeles but, if acquired for development in connection with this enterprise, is to be annexed to the City of Los Angeles, and to eliminate future zoning complications in utilizing the property, this small unincorporated island has been included in the request and the authorization hereby granted, if, as and when the same is annexed to the City.

3. The granting of the request without conditions and limitations to provide for breaks in the building line of limit height structures along Fairfax Avenue, to provide for reasonable control of motion picture production activities without the unsightly "back lot" standing set facilities and open noisy shop operations, to provide for adequate offstreet parking facilities for employees, visitors and persons having business to conduct at the project, to provide for the opening and widening of streets to aid in traffic circulation, and to provide other measures necessary for the adequate protection of adjacent property owners and the occupants of such adjacent properties, would be materially detrimental to public welfare and injurious to adjacent properties and improvements, since multiple-story buildings along the entire Fairfax Avenue frontage without open courts and intervening open spaces to break the facade would completely overshadow existing or permissible buildings on adjacent properties which are limited to height and use because of zoning, the size of the lots, diversity of ownership and location adjacent to built-up residential areas, since, without adequate protective measures, the proposed activities might result in the intrusion of an objectionable and unsightly industrial type activity into a commercially zoned area adjacent to a solidly developed residential area, and since without adequate requirements for parking and eventual boundary streets around the site for traffic circulation, traffic congestion might become so acute that it would destroy the value of adjacent properties for permissible commercial uses and interfere with the residential quality of the surrounding intensively developed residential section. However, the property is now principally occupied by a stadium where football games, automobile racing and other sport events are held and a major

baseball park utilized by the Hollywood Club of the Pacific Coast League, both of which uses draw huge crowds both day and night during certain seasons of the year which have proved to be sources of disturbance to the entire district by reason of traffic and parking congestion and the usual noise and congestion caused by large public gatherings. The proposed Television City will result in the complete removal of the stadium within a short time and probable eventual removal of the baseball park after termination of its present lease with replacement by substantial permanent buildings of attractive design, and granting the request under the conditions and limitations imposed which control the objectionable features previously mentioned would not be materially detrimental to surrounding property and improvements but will benefit the general public welfare through elimination of present troublesome uses on the property and replacement with a multimillion dollar development which will not only bring additional employment but will add to the prestige and economic base of the community.

4. Granting the request without provision for widening and improvement of Fairfax Avenue to conform with the widening provided in recorded subdivisions surrounding the area and without requiring provision for the eventual surrounding of the ultimate studio site by public or private streets usable by the public to afford traffic circulation around the site would be contrary to the objectives of the Master Plan which designates Fairfax Avenue as a secondary traffic artery and contemplates local streets surrounding large acreage site developments such as here involved. However, the conditions imposed make provision for these facilities and eliminate this objection.

Therefore, by virtue of authority contained in Section 98 of the City Charter and Sections 12.24-C and 12.27-B of the Municipal Code, the use of a 24.47 acre portion of Rancho La Brea, more particularly described by metes and bounds in the application to which reference is hereby made, extending a total maximum distance of 1513.94 feet easterly of Fairfax Avenue and total maximum distance of 889.08 feet southerly of Beverly Boulevard, located at the southeasterly corner of Fairfax Avenue and Beverly Boulevard (including the use if, as and when annexed to the City of Los Angeles of the 0.63 acre parcel of unincorporated territory extending 100 feet southerly of Beverly Boulevard and 275 feet easterly of the southerly prolongation of the westerly line of Genesee Avenue) by the Columbia Broadcasting System, Inc. or its subsidiary or affiliate corporations or future successors or assigns of said System or its subsidiary or affiliate corporations for the production of motion pictures and other allied or associated developments and operations in connection therewith, or in connection with automatically permitted use of the property for television and radio broadcasting studios with the erection, alteration, enlargement and maintenance of buildings and structures on said property and the

use of said property and buildings and structures for such motion picture production and allied and associated developments and operations in addition to all uses thereof otherwise permitted in the present applicable zones, including all uses incident, necessary or appurtenant to any of the above described activities, together with accessory buildings and offstreet parking facilities, is hereby authorized as far as the zoning regulations are concerned; and a variance from the provisions of Article 2, Chapter 1 of said Code is also granted on said property, but only insofar as said variance is necessary to permit the above described use and with portions of the proposed buildings which may reach the height limit permitted on the C3 Zoned portion of the property extending above the three-story height limit permitted on the C2 Zoned portion of the property adjacent to Fairfax Avenue to the maximum height permitted on said C3 Zoned portion of the property, as hereinafter set forth in more detail, all upon the following terms and conditions:

1. That complete plans of all proposed buildings and structures, including a detailed plot plan showing the exterior boundaries of the property involved, the location of proposed buildings and structures, enclosing fixtures, parking facilities, accessways, landscaping, type of surfacing and other details of the proposed development, be submitted to and approved by the Zoning Administrator prior to the issuance of building permits; it being understood that the development is to be constructed in progressive stages, and building plans for the entire project need not be submitted prior to the construction of the first unit but may be submitted as construction progresses; and it being further understood that the initial plot plan need not show the detailed location of proposed future buildings, structures and features other than those proposed to be constructed at the time plans are submitted for approval, but should show tentative location of future buildings, structures, and other features for correlation purposes.
2. That the design and exterior finish of all buildings be of an attractive character and conform substantially with the architectural conceptions submitted with the application. Further, that the portions of the buildings extending into the C2 Zoned frontage along Fairfax Avenue but which extend above the height limit specified for such zone shall be constructed either as one or more separate buildings or as wings of one or more other buildings, with that portion of said buildings or wings above the third story limited to office type buildings and with said portion separated by substantial open spaces or light courts between each multi-story section or by use of step back construction above the third story with further step back for each additional five (5) stories thereafter.
3. That the production of motion pictures and activities in connection therewith on the subject property shall be confined and conducted entirely within completely enclosed buildings

except as hereinafter provided. In no event shall there be, under this authorization any motion picture studio "back lot" permitted on this property wherein there would be false front type of standing sets used for exterior shooting of motion pictures, provided, however, that the Administrator may, in his discretion, from time to time, upon application of the then permittee hereunder, authorize the erection and use of such exterior standing sets under such conditions as to character, duration and any other matters as the Administrator may see fit to impose. The above provision of this condition shall not be deemed to preclude the use of any portion of any of the permanent buildings on the property as background, nor to preclude the taking of motion pictures within various court yards or patios included within the interior portions of the development whether or not temporary sets are used, nor to preclude the designing or redesigning of permanent walls of any buildings forming borders of such interior court yards or patios in such a manner as to simulate some exterior scene which might be used in production of particular scenes in motion pictures. None of the sets used or activities carried on in the court yards or patios for the purposes indicated above shall be so located that they would be visible horizontally from the exterior portions of the property in question.

4. That all shop activities such as carpenter, electrical shop, machine shop, and other similar activities in connection with the enterprise be conducted in completely enclosed buildings so located on the property or so designed that no irritating or excessive noise of the activities will emanate beyond the boundaries of the subject property. Furthermore, that all incidental storage be confined within enclosed buildings except for storage of incidental transportation equipment and industrial vehicles which if not confined within buildings shall be confined within areas enclosed by walls of permanent buildings or by a solid masonry or stucco wall to prevent horizontal view of the storage activities from the exterior portions of the property.
5. That any incinerator installed for the burning of scrap or waste materials shall be a water spray, spark-arrester type equipped with modern devices and operated in such a manner as to prevent, as far as possible, smoke and soot, other than white smoke, from emanating from the incinerator.
6. That adequate offstreet automobile parking facilities shall be provided on the property for all employees, visitors and all other persons having business on the premises. Further, that such portion of the parking area as may be established in the open shall be improved and maintained in compliance with the provisions of Section 12.21-A, 6 of the Municipal Code.

7. That adequate provision be made on the property for loading and unloading of supplies and equipment, and such loading and unloading shall not be performed from adjacent public streets.
8. That additional uses hereby authorized shall be under the general control of a single organization, and no portion of the property shall be sold, leased or otherwise assigned to a separate organization for the development or operation of a separate and distinct studio for production of motion pictures, under such circumstances that the general control of the additional uses hereby authorized would be in more than one organization. It is understood that for various financial, business or corporate reasons, the generally controlling organization may find it necessary or desirable to have portions of the property or development owned or under immediate control of different corporations, and the above requirements shall not be interpreted as preventing this arrangement or preventing the rental or leasing of portions of the development for permitted or authorized purposes, provided the single over-all general control of the additional uses hereby authorized is maintained.
9. It is the intent and desire of the Zoning Administrator that the ultimate studio site (including as part of the site for this purpose only the Institute of Aeronautical Sciences ownership) shall be surrounded on all four sides by public streets or private streets usable for restricted public travel. It is understood, however, that a California subsidiary of Columbia Broadcasting System, Inc. proposes now to acquire only approximately 15 acres of the above described property, which 15 acres consist of the parcel lying westerly of the prolongation of the west line of Genesee Avenue. The balance of the property is covered by two (2) options in the purchaser, one for approximately four (4) acres and the other for approximately six (6) acres, which options may be exercised as to the first, within two (2) years, and as to the second, within five (5) years. Present plans contemplate improvement of the entire property as an integrated unit, assuming exercise of these options. Also, Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations, or the successors or assigns of any of them, contemplate a possible expansion of these improvements southerly of the south line of the property covered by this application, which may take place at some time in the future. Development of permanent roadways into or surrounding the subject property is, therefore, a matter dependent upon eventualities not now determinable. To accomplish the objective stated at the beginning of this condition, the following conditions shall apply:
 - (a) That the applicant or subsequent owners, heirs or assigns shall file and record a Subdivision Tract Map of that

portion of the property now being acquired so as to clear the public records of metes and bounds descriptions thereof and to make provision for the widening and improvement of Fairfax Avenue on the easterly side thereof to conform with Fairfax Avenue as it now exists immediately northerly of Beverly Boulevard, including the rounding of the corner at the intersection of Fairfax Avenue and Beverly Boulevard by a 20-foot radius curve. It is understood that the westerly 10 feet of said portion of the subject property now is impressed with easements and right of ways from time to time granted to public utility companies and municipal corporations for public utility purposes, and any dedication of any portion of the subject property for the widening and improvement of Fairfax Avenue shall be subject to such easements and right of ways. Said Subdivision Tract Map shall have been tentatively approved by the City Planning Commission before any building permits are issued on said property and by acceptance and use of the property for the purpose hereby authorized the applicant as well as future owners, heirs or assigns agree to carry said Subdivision Tract Map through to completion and recordation within a one (1) year period from the date of tentative approval by the City Council.

- (b) That the Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations or the successors or assigns of any of them, upon acquisition of said property or any part thereof, or of adjacent property to the south, shall, within a reasonable time after acquisition, provide a private roadway, constructed and improved to City standards with a width of at least 36 feet between curbs along or near the southerly side of the property then owned, which private roadway shall eventually connect with Stanley Avenue if extended through the efforts of the purchasers as hereinafter provided. Said private roadway with sufficient adjacent land to provide a local street 60 feet in width may, if desired, later be dedicated for public street purposes, but if kept as a private street shall be maintained in good condition and usable by the public for circulation around the studio except for occasional closure thereof to preserve its private status.
- (c) That any buildings or enclosing fixtures located on the property shall be located at least 30 feet from the center line of the private or public street mentioned above in "(b)" and shall likewise be located at least 30 feet from the center line of the present private street which is essentially the southerly prolongation of Stanley Avenue.
- See Summary
3/13/41*

(d) That when and if the Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations, or the successors or assigns of any of them, acquire that portion of the subject property easterly of the westerly boundary of Genesee Avenue and any portion thereof adjoins or comes within the southerly prolongation of Stanley Avenue as presently established to the north of Beverly Boulevard, then said purchasers shall exert every reasonable effort to cause the owners of the land over which said southerly projection of Stanley Avenue would pass to bring about the dedication, opening and improvement of said southerly projection of Stanley Avenue from Beverly Boulevard to Third Street, and said purchasers will make no claim for compensation on account of the dedication of any portion of their property so acquired for such southerly prolongation of Stanley Avenue.

10. That if the 100 foot x 275 foot unincorporated island of County territory adjacent to Beverly Boulevard easterly of Genesee Avenue extended is later acquired by the proposed developers of the property for use as part of the studio development hereby authorized, then, and in that event, the owners of said island of unincorporated property shall take all reasonable steps necessary to obtain annexation of said island to the City of Los Angeles so as to eliminate complicated governmental jurisdiction over the buildings and use of the property. If, as and when said island of unincorporated property is annexed to the City of Los Angeles, it may be used for the purposes authorized by this Conditional Use and variance subject to the same terms and conditions herein prescribed for other portions of the studio development site.
11. In view of the rather indefinite nature and extent of the motion picture and other allied activities which may develop in connection with this extensive radio and television center and difficulty of ascertaining the effect of such activities upon present or future uses of surrounding property, the Zoning Administrator reserves the right with respect to any tangible or intangible emanations, such as noise, smoke, fumes, vibrations and the like from the subject property or from operations thereon, to add additional reasonable conditions or require reasonable corrective measures, if, in his opinion, such additional conditions or corrective measures are or become necessary to protect the welfare of the community.
12. The use hereby authorized is conditional upon the privileges being utilized within one hundred-eighty (180) days after the effective date hereof, and if they are not utilized or construction work is not begun within said time, and carried on diligently to completion of at least one usable unit, this authorization shall become void, and any privilege or

use granted hereby shall be deemed to have lapsed, unless the Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly complied with. Furthermore, that this Conditional Use approval shall be subject to revocation in the same manner as provided under Section 12.27-B, 7 of the Municipal Code for revocation of zone variances, if the conditions herein contained are not strictly complied with. It is understood that starting to demolish the present Gilmore Stadium occupying a portion of the property shall be considered as the start of construction of some unit in connection with the development as long as said demolition work is diligently prosecuted to completion and actual construction on a usable unit of the development is started within a reasonable time after completion of said demolition activities.

The applicant's attention is called to the fact that this grant is not a permit or license, and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, that if any condition of this grant is violated, or if the same be not complied with in every respect, then the applicant or his successors in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. In the event the property is to be sold, leased, rented, or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. The Zoning Administrator's determination in this matter will become effective after an elapsed period of ten (10) days from the date of this communication, unless an appeal therefrom is filed with the Board of Zoning Appeals.

Yours very truly

S/ H. E. SMUTZ

Huber E. Smutz
Zoning Administrator

HES:FS

Analysis of the Conditions
Established by ZA 11412

Condition #1

That complete plans of all proposed buildings and structures including a detailed plot plan showing the exterior boundaries of the property involved, the location of proposed buildings and structures, enclosing fixtures, parking facilities, access ways, landscaping, type of surfacing and other details of the proposed development, be submitted to and approved by the Zoning Administrator prior to the issuance of building permits; it being understood that the development is to be constructed in progressive stages, and building plans for the entire project need not be submitted prior to the construction of the first unit but may be submitted as construction progresses; and it being further understood that the initial plot plan need not show the detailed location of proposed future buildings, structures and features other than those proposed to be constructed at the time plans are submitted for approval, but should show tentative location of future buildings, structures and other features for correlation purposes.

Our Analysis

We have found a Plan prepared in 1951 (Exhibit A) that we believe was prepared and submitted to the City in response to this condition as required by Mr. Smutz. This 1951 Plan shows the 25 acre site divided into three sections: 1) a 15 acre section on the westerly portion of the site; 2) a 4 acre section on the north easterly portion of the site; and, 3) a 6 acre section on the south easterly portion of the site. This site plan reflects a very large complex with buildings covering 85% of the site.

In a review of the City's file in the archives, we found several plans that were dated after the date of the Zoning Administrator's determination. In a review of the files at CBS, we found the plan that is enclosed at Exhibit A. A review of this plan indicates that the proposed project is within the footprint of the buildings shown on the 1951 plan.

Condition #2

That the design and exterior finish of all buildings be of an attractive character and conform substantially with the architectural concepts submitted with the application. Further, that the portions of the buildings extending into the C2 Zoned frontage along Fairfax Avenue, but which extend above the height limit specified for such zone shall be constructed either as one or more separate buildings, or as wings of one or more other buildings, with that portion of said buildings or wings above the third story limited to office type buildings and with said portion separated by substantial open spaces or light courts between each multi-story section or by use of step back construction above the third story with further step back for each additional five (5) stories thereafter.

Our Analysis

1. A review of the 1951 plan and the proposed plan for the south stage are as follows: the buildings along Fairfax Avenue as contemplated at the time of the original filing were never implemented.
2. There are no five story buildings currently on the site. The new project will have a maximum height of 60 ft.
3. The structures on the site are three stories with roof top mechanical penthouses.
4. The architect Pereira and Luckman prepared the conceptual drawings and the final drawings, which resulted in the "international style modern" type structures that stand currently on the site. The newly proposed 77,000 square foot architectural building will also be designed as an "international style modern" type building. The completed structures won an American Institute of Architects award. A copy of this award is included in this package as Exhibit B. An elevation of the proposed structure which has been included, front cover, shows the compatibility of new buildings with the old.

Condition #3

That the production of motion pictures and activities in connection therewith on the subject property shall be confined and conducted entirely within completely enclosed buildings except as hereinafter provided. In no event shall there be, under this authorization, any motion picture studio "back lot" permitted on this property wherein there would be false front type of standing sets used for exterior shooting of motion pictures. Provided, however, that the Administrator may, in his discretion, from time to time, upon application of the then permittee hereunder, authorize the erection and use of such exterior standing sets under such conditions as to character, duration and any other matters as the Administrator may see fit to impose. The above provision of this condition shall not be deemed to preclude the use of any portion of any of the permanent buildings on the property as background; nor to preclude the taking of motion pictures within various court yards or patios included within the interior portions of the development whether or not temporary sets are used; nor to preclude the designing or redesigning of permanent walls of any buildings forming borders of such interior court yards or patios in such a manner as to simulate some exterior scene which might be used in production of particular scenes in motion pictures. None of the sets used or activities carried on in the court yards or patios for the purposes indicated above shall be so located that they would be visible horizontally from the exterior portions of the property in question.

Our Analysis

All motion picture and television production activities are conducted in the completely enclosed studio building. There are five separate studios within this structure. CBS has complied with the prohibition upon "Back Lots" at this site. Although this condition would allow the Zoning Administrator to authorize exterior standing sets, CBS has never sought permission to do so.

Condition #4

That all shop activities such as carpenter, electrical shop, machine shop, and other similar activities in connection with the enterprise be conducted in completely enclosed buildings so located on the property or so designed that no irritating or excessive noise of the activities will emanate beyond the boundaries of the subject property. Furthermore, that all incidental storage be confined within enclosed buildings except for storage of incidental transportation equipment and industrial vehicles which if not confined within buildings shall be confined within areas enclosed by walls of permanent buildings or by a solid masonry or stucco wall to prevent horizontal view of the storage activities from the exterior portions of the property.

Our Analysis

1. Per this condition, CBS' shop activities are conducted within the existing service building.
2. In 1968, the foot print of the original service building was expanded into a portion of the area shown on the original plan as future studio space. The expansion, therefore, did not encroach into an area that was not previously approved for building purposes. Therefore, the expanded area which became known as the set construction area on the 2nd level and prize storage on the ground level as indicated on Exhibit C1 (A-024-4-5) was a change in use and not in expansion of the area approved under ZA 11412.
3. In 1985, CBS was granted permission to construct a 50 x 125' warehouse building and in 1989 a 2,256 square foot storage mezzanine addition. These areas are used for general storage, scenery and prizes for gameshows. The approvals are included in Exhibit C2.

Condition #5

That any incinerator installed for the burning of scrap or waste materials shall be a water spray, spark-arrester type equipped with modern devices and operated in such a manner as to prevent, as far as possible, smoke and soot, other than white smoke, from emanating from the incinerator.

Our Analysis

CBS does not have an incinerator on site. All refuse is hauled away and disposed of in a manner consistent to state and local requirements.

Condition #6

That adequate offstreet automobile parking facilities shall be provided on the property for all employees, visitors and all other persons having business on the premises. Further, that such portion of the parking area as may be established in the open shall be improved and maintained in compliance with the provisions of Section 12.21-A.6 of the Municipal Code.

Our Analysis

CBS currently has approximately 1200 on-site parking spaces. The code would require the existing facility to provide only 937 spaces. We have submitted a parking plan and a parking study with this submittal as Exhibit D. The Texaco station located in the County of Los Angeles is to be demolished and that site used for surface parking. The total number of parking spaces required by code for this site would be 1,185 if the project was built, the enclosed parking plan shows a total of 1,424 spaces. This number takes into account the parking standards established by the Wilshire West Interim Control Ordinance.

Condition #7

That adequate provisions be made on the property for loading and unloading of supplies and equipment, and such loading and unloading shall not be performed from adjacent public streets.

Our Analysis

There is a loading dock on the south side of the site which can be accessed from Fairfax or Genesee Avenue. The approval of the requested 77,000 ± will create no more than four new loading docks, on both the north and south sides of the new facility. Both of these loading docks as seen on the Exhibit E can be accessed from Fairfax Avenue and from Genesee Avenue.

Condition #8

That additional uses hereby authorized shall be under the general control of a single organization, and no portion of the property shall be sold, leased or otherwise assigned to a separate organization for the development or operation of a separate and distinct studio for production of motion pictures, under such circumstances that the general control of the additional uses hereby authorized would be in more than one organization may find it necessary or desirable to have portions of the property or development owned or under immediate control of different corporations, and the above requirements shall not be interpreted as preventing this arrangement or preventing the rental or leasing of portions of the development for permitted or authorized purposes, provided the single over-all general control of the additional uses hereby authorized is maintained.

Our Analysis

Per this condition, CBS has maintained the 25 acre campus under their ownership and control with the exception of the Texaco Gas station which has recently been given a notice terminating their lease.

Condition #9

It is the intent and desire of the Zoning Administrator that the ultimate studio site (including as part of the site for this purpose only the Institute of Aeronautical Sciences ownership) shall be surrounded on all four sides by public streets or private streets usable for restricted public travel. It is understood, however, that a California subsidiary of Columbia Broadcasting System, Inc. proposes now to acquire only approximately 15 acres of the above described property, which 15 acres consist of the parcel lying westerly of the prolongation of the west line of Genesee Avenue. The balance of the property is covered by two (2) options in the purchaser, one for approximately four (4) acres and the other for approximately six (6) acres, which options may be exercised as to the first, within two (2) years, and as to the second, within five (5) years. Present plans contemplate improvement of the entire property as an integrated unit, assuming exercise of these options. Also, Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations, or the successors or assigns of any of them, contemplate a possible expansion of these improvements southerly of the south line of the property covered by this application, which may take place at some time in the future. Development of permanent roadways into our surrounding the subject property is, therefore, a matter dependent upon eventualities not now determinable. To accomplish the objective stated at the beginning of this condition, the following conditions shall apply:

- (a) That the applicant or subsequent owners, heirs or assigns shall file and record a Subdivision Tract Map of that portion of the property now being acquired so as to clear the public records of metes and bounds descriptions thereof and to make provision for the widening and improvement of Fairfax Avenue on the easterly side thereof to conform with Fairfax Avenue as it now exists immediately northerly of Beverly Boulevard, including the rounding of the corner at the intersection of Fairfax Avenue and Beverly Boulevard by a 20-foot radius curve. It is understood that the westerly 10 feet of said portion of the subject property now is impressed with easements and right of ways from time to time granted to public utility companies and municipal corporation for public utility purposes, and any dedication of any portion of the subject property for the widening and improvement of Fairfax Avenue shall be subject to such easements and right of ways. Said Sub-division Tract Map shall have been tentatively approved by the City Planning Commission before any building permits are issued on said property, and by acceptance and use of the property for the purpose hereby authorized the applicant as well as future owners, heirs or assigns agree to carry said Subdivision Tract Map through to completion and recordation within a one (1) year period from the date of tentative approval by the City Council.

- (b) That the Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations or the successors or assigns of any of the, upon acquisition of said property or any part thereof, or of adjacent property to the south, shall within a reasonable time after acquisition, provide a private roadway, constructed and improved to City standards with a width of at least 36 feet between curbs along or near the southerly side of the property then owned, which private roadway shall eventually connect with Stanley Avenue if extended through the efforts of the purchasers as hereinafter provided. Said private roadway sufficient adjacent land to provide a local street 60 feet in width may, if desired, later be dedicated for public street purposes, but if kept as a private street shall be maintained in good condition and usable by the public for circulation around the studio except for occasional closure thereof to preserve its private status.
- (c) That any buildings or enclosing fixtures located at least 30 feet from the center line of the private or public street mentioned above "(b)" and shall likewise be located at least 30 feet from the center line of the present private street which is essentially the southerly prolongation of Stanley Avenue.
- (d) That when and if the Columbia Broadcasting System, Inc., or its subsidiary or affiliate corporations, or the successors or assigns of any of them, acquire that portion of the subject property easterly of the westerly boundary of Genesee Avenue and any portion thereof adjoins or comes within the southerly prolongation of Stanley Avenue as presently established to the north of Beverly Boulevard, then said purchasers shall exert every reasonable effort to cause the owners of the land over which said southerly projection of Stanley Avenue from Beverly Boulevard to Third Street, and said purchaser will make no claim for compensation on account of the dedication of any portion of their property so acquired for such southerly prolongation of Stanley Avenue.

Our Analysis

CBS exercised its option and purchased the entire 25 acres which at the time of the original approval was divided into three parts a 15 acre parcel, a 4 acre parcel and a 6 acre parcel.

- (a) 1 A Final Tract Map has been recorded for the 15 acre parcel as required by Section A of Condition Number 9.
- (b) 2 The private roadway has been built. As indicated in yellow on Exhibit A. In the past, CBS has elected to not extend 1st street to Stanley, however, the Plans submitted with this request indicate 30' street dedication along the most southerly property line.
- (c) 3 The current plan Exhibit E shows a 30' dedication along the southerly and westerly boundaries as required by this condition. The proposed use will not have any impact upon this condition.
- (d) 4 In conformance with this condition CBS has not made nor will it make any claim for compensation for the aforementioned dedications.

Condition #10

That if the 100 foot x 275 foot unincorporated island of County territory adjacent to Beverly Boulevard easterly of Genesee Avenue extended is later acquired by the proposed developers of the property for use as part of the studio development hereby authorized, then, and in that event, the owners of said island of unincorporated property shall take all reasonable steps necessary to obtain annexation of said island to the City of Los Angeles so as to eliminate complicated governmental jurisdiction over the buildings and use of the property. If, as and when said island of unincorporated property is annexed to the City of Los Angeles, it may be used for purposes authorized by this Conditional Use and variance subject to the same terms and conditions herein prescribed for other portions of the studio development site.

Our Analysis

CBS wrote a letter to Supervisor Edelman requesting that the 17,500 square feet piece of unincorporated county property currently the site of a Texaco Gas Station be annexed to the City of Los Angeles. The applicant has asked Texaco to vacate the property and intends to use it for surface parking purposes which is allowed by the County Zoning and Planning regulations.

Condition #11

In view of the rather indefinite nature and extent of the motion picture and other allied activities which may develop in connection with this extensive radio and television center and difficulty of ascertaining the effect of such activities upon present or future uses of surrounding property, the Zoning Administrator reserves the right with respect to any tangible or intangible emanations, such as noise, smoke fumes, vibrations and the like from the subject property or from operations thereon, to add additional reasonable conditions or require reasonable corrective measures, if in his opinion, such additional conditions or corrective measures are to become necessary to protect the welfare of the community.

Our Analysis

The applicant has sought and received several approvals from the Zoning Administrator's office since the 1950 approval. These approvals are enclosed as Exhibit F. In each instance CBS was able to show that it has behaved as a "Good Neighbor".

Condition #12

The use hereby authorized is conditional upon the privileges being utilized within on hundred-eighty (180) days after the effective date hereof, and if they are not utilized or construction work is not begun within said time, or carried on diligently to completion of at least one usable unit, this authorization shall become void, and any privilege or use granted hereby shall be deemed to have lapsed, unless the Zoning Administrator has granted an extension of the time limit, after sufficient evidence has been submitted that there was unavoidable delay in taking advantage of the grant. Once any portion of the privilege hereby granted is utilized, the other conditions thereof become immediately operative and must be strictly complied with. Furthermore, that this Conditional Use approval shall be subject to revocation in the same manner as provided under Section 12.27-B, 7 of the Municipal Code for revocation of zone variances if the conditions herein contained are not strictly complied with. It is understood that starting to demolished the present Gilmore Stadium occupying a portion of the property shall be considered as the start of construction of some unit in connection with the development as long as said demolition work is diligently prosecuted to completion and actual construction on a usable unit of the development is started within a reasonable time after completion of said demolition activities.

Our Analysis

There are several letters to the file from former Zoning Administrator Smutz as well as subsequent approvals by other Zoning Administrator's which vested this conditional use permit. These letters and other Planning cases have been included in this package as Exhibit G.

GCW:jm
(condtion.2jh)

EXHIBIT F

Previous Zoning Administrator's Approvals

CITY OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

P. EBERHARD
Zoning Administrator

Zoning Administrators
JAMES J. CRISP
DARRYL L. FISHER
ROBERT JANOVICI
WILLIAM LILLENBERG
LOUIS J. MUTO
JON PERICA
JACK C. SEDWICK

DEPARTMENT OF
CITY PLANNING
KENNETH C. TOPPING
DIRECTOR

KEI UYEDA
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

Room 600, City Hall
Los Angeles, CA 90012-4856
(213) 485-3851

June 15, 1987

CBS, Incorporated
Attn: Al Landolph
7800 Beverly Boulevard
Los Angeles, CA 90036

Re: CASE NO. ZA 11412
PLAN APPROVAL
7800 Beverly Boulevard
Wilshire Planning Area
Zone
D.M. C2-4
C.D. 4
EIR: None

Department of Building and Safety

On June 10, 1987, plans were submitted for review and approval concerning the construction and use of a 10,000 square-foot Butler-type storage building for the storage of scenery used for television production on the subject site.

A review of Case No. ZA 11412, dated October 17, 1950, indicates that the construction and use of the involved storage building is reasonable and proper being in conformance with the terms and conditions of the subject case.

Therefore, in keeping with the provisions of Section 12.24-G, the plans are hereby approved subject to the following conditions:

1. That the construction and location of the involved storage building shall be in substantial conformance with the plot plan submitted and attached to the file as Exhibit "B".
2. That all other use, height and area regulations of the Municipal Code be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

The applicant is advised that the above approval of plans is from a zoning standpoint only. Any necessary permits or certificate of occupancy must be obtained from the proper City departments, and the applicant must comply with all other public regulations.

JAMES J. CRISP
Associate Zoning Administrator

JJC:lmc

cc: Director of Planning
County Assessor
Councilman John Ferraro
Fourth District
Adjoining Property Owners

1.7 OF LOS ANGELES
CALIFORNIA



TOM BRADLEY
MAYOR

FRANKLIN P. EBERHARD
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
CHARLES V. CADWALLADER
JAMES J. CRISP
WILLIE H. GERARD
ROBERT JANOVICI
WILLIAM LILLENBERG
LOUIS J. MUTO
JACK C. SEDWICK

DEPARTMENT OF
CITY PLANNING
CALVIN S. HAMILTON
DIRECTOR

KEI UYEDA
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

ROOM 600, CITY HALL
LOS ANGELES, CA 90012
485-3851

March 19, 1985

Leo Gregory
CBS, Television City
7800 Beverly Boulevard
Los Angeles, CA 90036

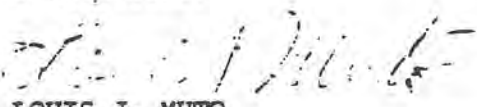
Department of Building and Safety

Re: CASE NO. ZA 11412
APPROVAL OF PLANS
7800 Beverly Boulevard
Wilshire Planning Area
D. M. 5464
C. D. No. 4
EIR: Exempt

In compliance with the conditions of approval under the above-referred case and in accordance with your recent request, I have reviewed the plans which locate a second warehouse 50' x 125' in the adjacent area north of the existing warehouse building. The new warehouse facility is required for additional warehousing of various prizes in conjunction with the increasing demands of the "game shows" that are produced at Television City.

Subsequent to review of the above-referenced case and submitted plans such plans attached to the file and marked Exhibit "A" dated March 18, 1985 are hereby approved.

The applicant is advised that the approval of plans is from a zoning standpoint only. Any necessary permits or certificate of occupancy must be obtained from the proper City departments and the applicant must comply with all other public regulations.


LOUIS J. MUTO
Associate Zoning Administrator

LJM:clp

cc: Director of Planning
County Assessor
Councilman John Ferraro
Fourth District

EXHIBIT G

**Additional Letters from Zoning Administrator
Huber E. Smutz**

CITY OF LOS ANGELES

CALIFORNIA



SAM YORTY
MAYOR

DEPARTMENT OF
CITY PLANNING

OFFICE OF
ZONING ADMINISTRATION

400 CITY HALL
LOS ANGELES, CALIF. 90012
MADISON 4-5211

HUBER E. SMUTZ
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

CHARLES V. CADWALLADER
ARTHUR DVORIN
MANUS D. O'GRADY
R. A. RUDSER

September 27, 1965 *10/7*

F. V. Larkin, Director
Facilities Operations
CBS Television Network
Television City
Hollywood, California

Department of Building & Safety

Greetings:

Re: MODIFICATION
Approval of Plans for
First Floor Roof Ad-
dition above Loading
Dock.
Z. A. CASE NO. 11412
Television City
S'ely corner Beverly
Blvd. & Fairfax Av.

In our determination of July 28, 1965 approving plans for the first-floor roof addition, we required among other things, that the southerly wall of the addition be scored and finished in a manner to harmonize with the easterly wall of the adjoining portion of the main building. The applicants have submitted photographs and requested reconsideration of the requirement for scoring and point out that this addition also ties in with portions of the building which have a stucco finish while only the concrete portions of the building are scored, and requesting that they be permitted to finish the new addition with a sand stucco similar to that of the adjoining portions of the building to the east.

Since it can readily be seen from the latest photograph submitted that the proposed finish would not detract from the appearance of the building, the Chief Zoning Administrator hereby nunc pro tunc corrects the second sentence of the Approval of Plan letter dated July 28, 1965 to read as follows:

"That the plans are approved subject to the requirement that the exterior walls of the addition be finished in a manner to harmonize with the sand-stucco finish on adjoining portions of the building, it being understood that the finish may be scored, if desired, to match the finish on the easterly wall of the adjoining portion of the main building."

Very truly yours,

HUBER E. SMUTZ
Chief Zoning Administrator

HES:es

December 11, 1959

Mr. Jack B. Purcell
Columbia Broadcasting System, Inc.
6121 Sunset Boulevard
Hollywood 28, California

Charles Luckman Associates
9220 Sunset Boulevard
Los Angeles 46, California

RE: APPROVAL OF PLANS FOR
THE EXTENSION OF THE
SECOND AND THIRD FLOORS
OF THE SERVICE BUILDING
AND ADDITION OF A FOURTH
FLOOR - Z.A. Case No. 11412
Southeasterly corner Beverly
Boulevard and Fairfax Ave.

Department of Building and Safety

Greetings:

As required by Condition No. 1 of the above mentioned case, please be advised that the plans, date stamped November 30, 1959, indicating the extension of the second and third floors of the existing service building, also a fourth floor addition to said building, have been approved by the Chief Zoning Administrator subject to the following notation:

1. Correct the plot plan to indicate that the entire parking, driveways and turning radius will be surfaced with not less than 2 inches of AC paving or 3-inch thick concrete.

The applicant is advised that the above approval of plans is from a zoning standpoint only and any necessary building permits or certificates of occupancy must be obtained from the proper City departments and all other public regulations must be complied with.

Very truly yours,

Huber E. Smutz
Huber E. Smutz
Chief Zoning Administrator

HES:fve

Mr. Jack B. Purcell
Columbia Broadcasting System, Inc.
6121 Sunset Boulevard
Hollywood 28, California

Charles Luckman Associates
9220 Sunset Boulevard
Los Angeles 46, California

RE: APPROVAL OF PLANS FOR
THE EXTENSION OF THE
SECOND AND THIRD FLOORS
OF THE SERVICE BUILDING
AND ADDITION OF A FOURTH
FLOOR

Z.A. CASE NO. 11412
Southeasterly corner Beverly
Boulevard and Fairfax Ave.

As required by Condition No. 1 of the above-referenced Conditional Use variance, a complete set of plans consisting of six sheets, date stamped November 30, 1959, indicating the extension of the second, third and fourth floor addition on the portion of the service building, are submitted herewith for your consideration and approval.

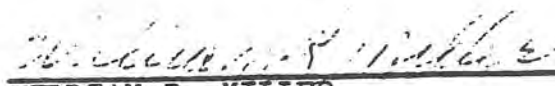
Sheets A-1.1 and 2.2 are plans of exterior elevations of the building indicating that the exterior design of the proposed additions will be of concrete scoring, designed and finished to match the architectural character of the existing building. Also shown on the east elevation are sun-shade screens to match the existing exterior screens.

Sheets A-1.3, 1.4 and 1.5 are floor plans of the proposed second, third and fourth story additions indicating a gross total office area of approximately 68,790 sq. ft.

Plot plan as shown on Sheet A-1.1, indicates the total property involved, the location of the proposed additions to the existing broadcasting studio building, which will be within the alignment with the existing exterior walls and the parking lot layout to provide total parking spaces of 1,329 automobiles. The plans as submitted would appear to substantially conform with all the conditions as authorized within the above-mentioned case, and therefore the following recommendation is made.

RECOMMENDATION: It is recommended that the plans submitted, bearing our receiving date of November 30, 1959, be approved subject to the following notation:

1. Correct the plot plan to indicate that the entire parking, driveways and turning radius will be surfaced with not less than 2 inches of AC paving or 3-inch thick concrete.


WILLIAM R. MILLER
City Planning Associate

Concurred in by
HUBER E. SMUTZ
Chief Zoning Administrator

WRM:edr/rm
12-10-59

CITY OF LOS ANGELES
CALIFORNIA

HUBER E. SMUTZ
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK BAUER
CHARLES V. CADWALLADER
ARTHUR DVORIN



SAMUEL WM. YORTY
MAYOR

DEPARTMENT OF
CITY PLANNING
—
OFFICE OF
ZONING ADMINISTRATION
—
400 CITY HALL
LOS ANGELES 12
MADISON 4-5211

March 22, 1963

F. V. Larkin, Director
Facilities Operations
CBS Television Network
Television City
Hollywood, California

Re: Z. A. Case No. 11412
Television City Site
Southeasterly corner
Beverly Boulevard and Fairfax Avenue

Dear Mr. Larkin:

I have your communication of March 20, 1963, concerning the future possibility of selling off the most easterly ten acres of the Television City site which was approved under the above-entitled case number. There would indeed be question with respect to selling off this easterly ten acres and many complications. There would, however, be no problem in connection with leasing the site for a golf driving range or other temporary type use which would be automatically permissible in the C2 Zone.

Several of the conditions in the extant Conditional Use granted under the above-entitled case would raise complications with respect to selling off this easterly ten acres. The terms of the grant all contemplated that this entire site would eventually be utilized for Television City and the entire site was approved even including the gas station site which is currently in unincorporated County territory. It was anticipated that all of the site would not be acquired at one time but the record shows that there were options to purchase this easterly ten acres in two separate option periods. Condition No. 8 of the grant has very specific requirements that the authorized studio development shall be under the general control of a single organization and no portion of the property shall be sold, leased or otherwise assigned to a separate organization for the development or operation of a separate and distinct studio for production of motion pictures. There are certain qualifications to this condition recognizing that CBS might want to set up some subsidiary type of corporation for operating one unit or might want to rent or lease portions of the development for authorized purpose but "provided the single overall general control of the additional uses hereby authorized is maintained." There are also provisions in Condition No. 9 which specify that the ultimate site (including as part of the

site for this purpose only the Institute of Aeronautical Sciences ownership) shall be surrounded on all four sides by public or private streets, and further that the entire site shall be operated as an integrated unit.

In addition to the conditions and inferences in the extant grant concerning retention of ownership and control of the entire approved studio site, there have been recent amendments to the Municipal Code with respect to approved Conditional Use sites which would affect this matter. There have also been new regulations effected concerning so-called "lot splits". Section 12.24-G of the Municipal Code concerning Conditional Uses among other things states as follows:

"So long as the Conditional Use is continued, the entire approved site shall be retained for such Conditional Use and no portion thereof shall be severed therefrom or utilized for other purposes unless the plans for the reduced site are first submitted to and approved by . . . a Zoning Administrator." Furthermore, the Zoning Administrator has authority to impose conditions in connection with the approval of such plans on the same basis as for the establishment of new Conditional Uses.

The granting clause which authorized development and use of the site and for the Television City Studio contained the following language, "in addition to all uses thereof otherwise permitted in the applicable zones . . .". In view of this statement and the specific intent of the grant, this Office would raise no objection to the development and use of the easterly ten acre portion of the site in question for golf driving range purposes, which is a permissible C2 Zone use. This will serve as approval of such development and use of the area outlined in red on the plot plan showing our receiving date of March 21, 1963, subject to the following conditions, reservations and limitations.

1. That all other provisions of the Municipal Code be complied with in development and use of the site.
2. That an adequate protective fence be erected and maintained where needed to prevent driven golf balls from endangering persons or other property and that said fence be of substantial construction and tautly drawn so as not to become unsightly.
3. That the enclosing fence shall not project into the improved roadway of the private street known as Stanley Avenue along the easterly border of the site.
4. That this approval and temporary use of the easterly ten acres for golf driving range purposes shall in no way serve to modify the conditions of the basic Conditional Use and variance grant and particular attention is directed to our communication of July 9, 1958 to Richard W. Jencks of CBS with respect to maintenance of Genesee Road in good condition and provision of the eventual private roads on the easterly and southerly side of the site, if and when the studio is expanded onto the ten acre property here in question.

Very truly yours,


HUBER E. SMUTZ

CITY OF LOS ANGELES
CALIFORNIA



NORRIS POULSON
MAYOR

HUBER E. SMUTZ
ZONING ADMINISTRATOR

DEPARTMENT OF
CITY PLANNING
OFFICE OF THE
ZONING ADMINISTRATOR
831 CITY HALL
LOS ANGELES 12
MICHIGAN 5211

July 9, 1958

Richard W. Jochem RE: E. A. CASE NO. 12,322
City via Broadcasting System, Inc. Southeastern Corner
6011 Sunset Boulevard Beverly Boulevard and
Hollywood 28, California Fairfax Avenue

Dear Sir:

I have your communication of July 3, 1958, following up our previous telephone conversation concerning certain interpretations of Condition No. 9 of the Conditional Use and Sign Variance granted under the above entitled case. Such will serve to clarify the interpretations of said condition as set forth in your communication with respect to the roads required around or through the studio property.

As long as Genesee Road is maintained in good condition and usable for public travel (except for occasional closure to preserve its private status), there would be no indication as yet with respect to the extension of the private road along the southerly side of the premises should also not for the enactment of efforts to bring about the dedication and improvement of the private road along the southerly prolongation of Stanley Avenue.

It is understood that if and when the studio is expanded onto the property entirely of Genesee Road and also Genesee Road is for any reason closed for general public travel, then we would have to insist upon the opening of roads around the expanded studio site as intended under said Condition No. 9.

Very truly yours,

Huber E. Smutz
Zoning Administrator

HE3:ftg

Office Memorandum

Mr. George Davis

July 10, 1958

Mr. George Davis

Mr. Davis
Mr. Davis
Mr. Davis
Mr. Davis

Re: New York City - Business Wire Zone
and the New York City - Business Wire Zone
and the New York City - Business Wire Zone

I enclose herewith a letter from the New York City - Business Wire Zone
of the New York City - Business Wire Zone, which is confidential
writing the New York City - Business Wire Zone, which is confidential
and which I have previously advised you of, concerning
the New York City - Business Wire Zone and the New York City - Business Wire Zone
and the New York City - Business Wire Zone.


R. J. Davis

FJD/10
encl.

Zoning Administrator

C o p y

Department of
City Planning

CITY OF LOS ANGELES

Fletcher Bowron
Mayor

March 22, 1951

Office of the
Zoning Administrator

361 City Hall
Los Angeles 12
Michigan 5211

Vine Street Realty Corporation
c/o Mr. Herbert F. Sturdy
Gibson, Dunn & Crutcher
634 South Spring Street
Los Angeles 14, California

RE: Correction of Condition 9 (c)
Z. A. CASE NO. 11412
Southeast corner of Beverly
Boulevard and Fairfax Avenue

Department of Building and Safety

Greetings:

Condition No. 9 (c) of the above entitled conditional use and zone variance, which concerns the Columbia Broadcasting System's Television City on the Gilmore Stadium site, requires that any buildings or enclosing fixtures on the property be located at least 30 ft. from the center line of certain boundary private streets required and mentioned in the previous condition. These conditions were designed prior to completion of detailed designs of the proposed studio buildings and certain problems have arisen in the architects' office in preparing the final designs for the first unit of the studio buildings and in accommodating the extensive studio lay-out within the depth of the property extending southerly from Beverly Boulevard. The finally decided upon design indicates a semi basement storage area underneath the various studios with the floor level of the studios approximately $9\frac{1}{2}$ ft. above the curb level of the required roadway along the southerly side of the studio site. This has caused some problem in designing a means of transporting scenery and equipment from the service unit into the various studios and also of providing a means for pedestrian access to the studios. A unique design has been evolved which embodies the use of an access platform at the studio floor level elevation, which platform will extend for a distance of approximately 20 ft. from the high wall of the studio building with an attractive guard rail surrounding the same, providing not only a means of vehicular and pedestrian access to the various studios but also serving as an architectural feature breaking the high blank wall appearance of the large studio building. This platform will be partly of Cantilever design approximately 9 ft. above the curb level of the bordering private street, and although no portion thereof will project into the roadway area, the same will project into the 30 ft. space from the center line of the private roadway specified in said condition No. 9 (c). The actual walls of the building, however, will be more than the required 30 ft. from the center line of said private roadway. The projection of the platform in question, approximately $11\frac{1}{2}$ ft. into the 30 ft. space from the center line of the private roadway, will not interfere with the intent of said condition 9 (c)

Ext.
Ramps

Z. A. Case No. 11412
SE Corner of Beverly
Blvd. and Fairfax Ave.

-2-

and had this detail of the design been before the Administrator when the conditions of the determination were drawn, provision would have been made for this item.

In view of the conditions explained above, which were not in evidence at the time the original determination was drawn, please be advised that the Zoning Administrator hereby nunc pro tunc corrects the wording of paragraph (c) of condition No. 9 of the conditional use and variance granted in the above entitled case, said corrected paragraph (c) to read as follows:

"9.(c) That any buildings or enclosing fixtures located on the property shall be located at least 30 feet from the center line of the private or public street mentioned above in "(b)" and shall likewise be located at least 30 feet from the center line of the present private street which is essentially the southerly prolongation of Stanley Avenue. Provided, however, that this condition shall not be so interpreted as to prevent the projection from the southerly wall of the studio building of an access platform of Cantilever design with guard rails around the same conforming substantially with Exhibit "A" attached to the communication from the architects dated March 20, 1951, and extending to within 18½ ft. of the center line of the private street mentioned above in "(b)" and which is to be provided in connection with the first unit of the studio development, with the understanding that the bottom of said access platform will have a height of at least 9 ft. above the curb or sidewalk level along the northerly side of said street, with any supporting columns for said platform located at least 25 ft. from the center line of said street."

The correction of the above condition in no way affects the other conditions of the determination and they shall remain in full force and effect.

Yours very truly,

Huber E. Smutz s/
HUBER E. SMUTZ
Zoning Administrator

HES;el
cc: Pereira & Luckman
7424 Beverly Blvd.
Los Angeles 36, Calif.
Attn: Mr. Edwin B. Foster

CITY OF LOS ANGELES

Fletcher Bowron
Mayor

March 22, 1951

Office of the
Zoning Administrator

361 City Hall
Los Angeles 12
Michigan 5211

The Street Realty Corporation
c/o Mr. Harbert P. Sturley
11401 Wilshire Blvd.
Suite 200
Los Angeles 14, California

RE: Correction of Condition 9 (c)
Z. A. CASE NO. 11412
Southeast corner of Beverly
Boulevard and Fairfax Avenue

Department of Building and Safety

Greetings:

Condition No. 9 (c) of the above entitled conditional use and zone variance, which concerns the Columbia Broadcasting System's Television City on the Gilmore Stadium site, requires that any building or structure on the property be located at least 30 ft. from the center line of certain boundary private streets required and mentioned in the previous conditions. These conditions were designed prior to submission of detailed designs of the proposed studio buildings and certain problems arose in the architectural office in preparing the final design for the final work of the studio buildings and in accommodating the extensive studio lay-out within the limits of the property extending easterly from Beverly Boulevard. The final design with certain indicates a semi basement storage area underneath the various studios with the floor level of the studios approximately 30 ft. above the curb level of the required roadways along the easterly side of the studio site. This has caused some problem in designing a means of transporting scenery and equipment from the service area into the various studios and also of providing a means for pedestrian access to the studios. A unique design has been evolved which includes the use of an elevated platform at the studio floor level elevation, which platform will extend for a distance of approximately 30 ft. from the high wall of the studio building with an attractive glass rail surrounding the edge, providing not only a means of vehicular and pedestrian access to the various studios but also serving as an architectural feature breaking the high plane wall appearance of the large studio building. This platform will be partly of Cantilever design approximately 3 ft. above the curb level of the bordering private street, and although the platform thereof will project into the roadway area, the same will project into the 30 ft. space from the center line of the private street specified in said Condition No. 9 (c). The actual walls of the building, however, will be more than the required 30 ft. from the center line of said private roadway. The projection of the platform in question, approximately 30 ft. into the 30 ft. space from the center line of the private roadway, will not interfere with the intent of said condition 9 (c)

CERTIFICATE
of
HUBER E. SMUTZ, ZONING ADMINISTRATOR,
CITY OF LOS ANGELES, RE Z. A. CASE
NO. 11412, SOUTHEAST CORNER OF BEVERLY
BOULEVARD AND FAIRFAX AVENUE.

The undersigned, Huber E. Smutz, Zoning Administrator of the City of Los Angeles, hereby certifies that there is attached hereto and marked "Exhibit 1" a true copy of the variance order dated October 17, 1950 of said Zoning Administrator in Z. A. Case No. 11412. The said Zoning Administrator's said determination in this matter became effective after an elapsed period of ten days from its date, since no appeal therefrom was filed during said ten-day period with the Board of Zoning Appeals of the City of Los Angeles.

To the knowledge of the undersigned there is no action or proceeding pending to set aside or restrict the conditional use approval and zone variance set forth in said variance order of October 17, 1950.

DATED: November 14, 1950.

H. E. Smutz

Huber E. Smutz
Zoning Administrator of the
City of Los Angeles.

CERTIFICATE
of
HUBER E. SMUTZ, ZONING ADMINISTRATOR,
CITY OF LOS ANGELES, RE Z. A. CASE
NO. 11412, SOUTHEAST CORNER OF BEVERLY
BOULEVARD AND FAIRFAX AVENUE.

The undersigned, Huber E. Smutz, Zoning Administrator of the City of Los Angeles, hereby certifies that there is attached hereto and marked "Exhibit 1" a true copy of the variance order dated October 17, 1950 of said Zoning administrator in Z. A. Case No. 11412. The said Zoning Administrator's said determination in this matter became effective after an elapsed period of ten days from its date, since no appeal therefrom was filed during said ten-day period with the Board of Zoning Appeals of the City of Los Angeles.

To the knowledge of the undersigned there is no action or proceeding pending to set aside or restrict the conditional use approval and zone variance set forth in said variance order of October 17, 1950.

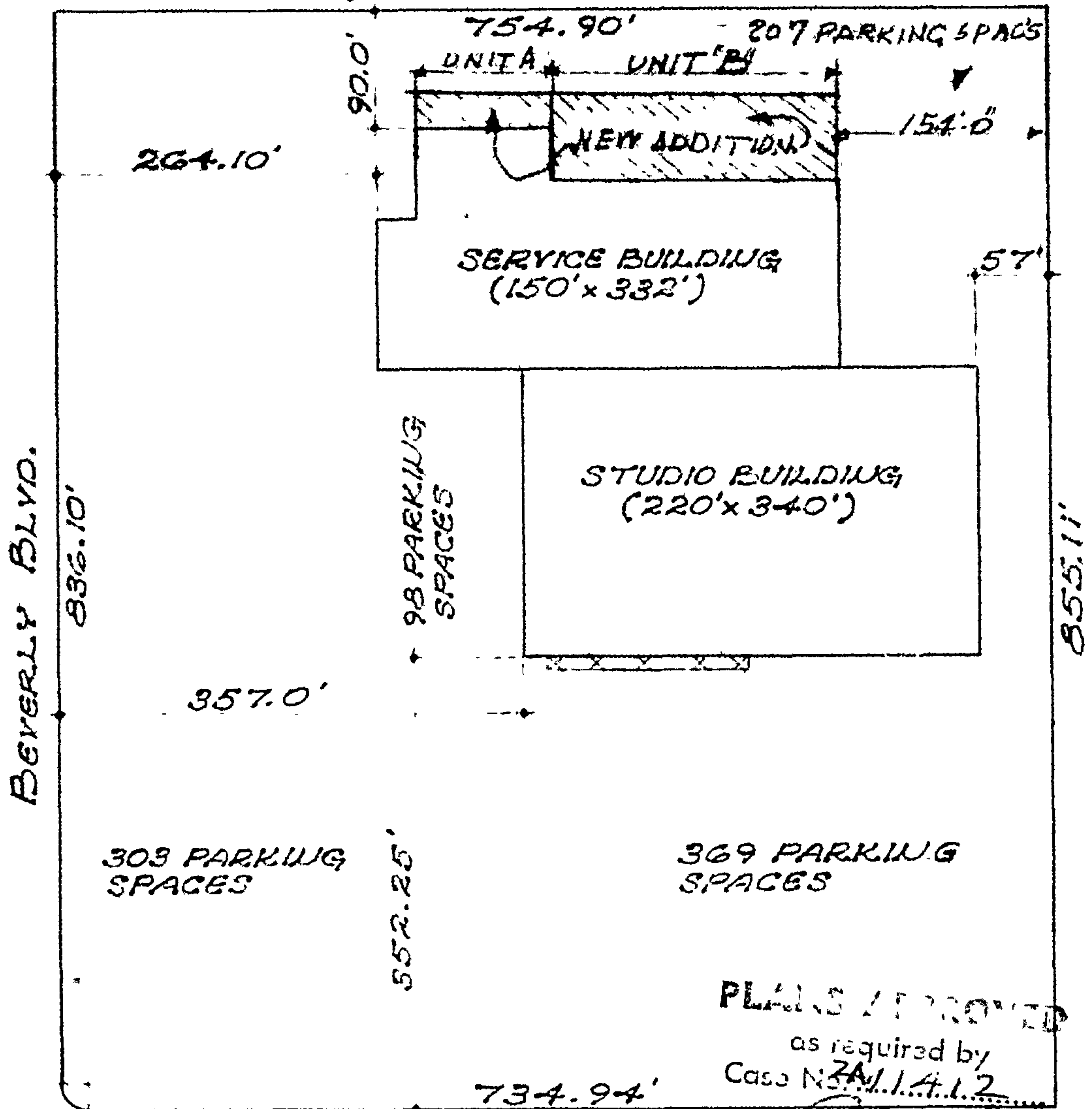
DATED: November 14, 1950.

Huber E. Smutz
Zoning Administrator of the
City of Los Angeles.

3										APPLICATION TO ALTER-REPAIR-DEMOLISH MS4										CITY OF LOS ANGELES										AND FOR CERTIFICATE OF OCCUPANCY										DEPT. OF BUILDING AND SAFETY																																							
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.																																																																															
1. LEGAL DESCR										LOT 1										BLK -										TRACT 15680										CENSUS TRACT 2145																																							
2. PRESENT USE OF BUILDING										23 Scenery Preparation										NEW USE OF BUILDING										(23) same										DIST. MAP 5464																																							
3. JOB ADDRESS										7800 Beverly Blvd.																				ZONE C-2-4-0																																																	
4. BETWEEN CROSS STREETS										Fairfax Ave.										AND Gardner St.										FIRE DIST I 83/100																																																	
5. OWNER'S NAME										Columbia Broadcasting System Inc.										PHONE 651-2345										LOT (TYPE) cor thru																																																	
6. OWNER'S ADDRESS										7800 Beverly Blvd.										CITY 90036										LOT SIZE acreage																																																	
7. ARCHITECT OR DESIGNER																				STATE LICENSE No										PHONE																																																	
8. ENGINEER										S.B. Barnes & Assoc.										STATE LICENSE No SE1										PHONE 382 2385																																																	
9. CONTRACTOR										OWNER										STATE LICENSE No										PHONE																																																	
10. LENDER																				BRANCH OFFICE										PHONE																																																	
11. SIZE OF EXISTING BLDG										220x340-150x332										STORIES 2										HEIGHT 4										NO OF EXISTING BUILDINGS ON LOT AND USE 38 2 Serv. t.v. studio																																							
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG										mtl/conc										ROOF										FLOOR stlbms/conc slab																																																	
13. JOB ADDRESS										7800 Beverly Blvd.																				DISTRICT OFFICE LA																																																	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING										\$ 30,000.00										37,000										GRADING																																																	
15. NEW WORK (Describe)										raised transformer structure 1 story																				CRIT. SOIL																																																	
										(UNIT "A")																				HIGHWAY DED. yes																																																	
NEW USE OF BUILDING																				SIZE OF ADDITION										STORIES										HEIGHT																																							
TYPE I										GROUP H/FH										SPRINKLERS REQ'D SPECIFIED										ENTIRE BLDG										VALUATION APPROVED																																							
BLDG. AREA 3200 sq ft										MAX. OCC.										TOTAL										PLANS CHECKED										ZONED BY																																							
DWELL. UNITS										GUEST ROOMS										PARKING REQ'D										PROVIDED										PLANS APPROVED																																							
P.C. No. U4472										CONT. INSP										APPLICATION APPROVED										INSPECTOR M																																																	
P.C.										S.P.C.										G.P.I.										B.P.										I.F.										O.S.										C/O										TYPIST yp									
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID										PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED																																																																					
CASHIER'S USE ONLY										10-18-68										54332										Z-60 306.74																																																	
										12-4-68										62517										Z-60 12.15																																																	
										JAN-9-69										012755										80777										X-1CK										136.95																													

STATEMENT OF RESPONSIBILITY			
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)			
Signed X Mark F. Leering		(Owner or Agent)	
Bureau of Engineering	ADDRESS APPROVED	Dalton 10-18-68	
	SEWERS AVAILABLE	10/22/68	
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED PREVIOUS DEED COMPLETED	B. Peterson 10/20/68	
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
Plumbing	FILE #		
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Fire	APPROVED UNDER CASE #	X	
Traffic	APPROVED (TITLE 19) (L.A.M.C.-5700)	W. Crider 10-10-68	
	APPROVED FOR		

GENESEE AVE.



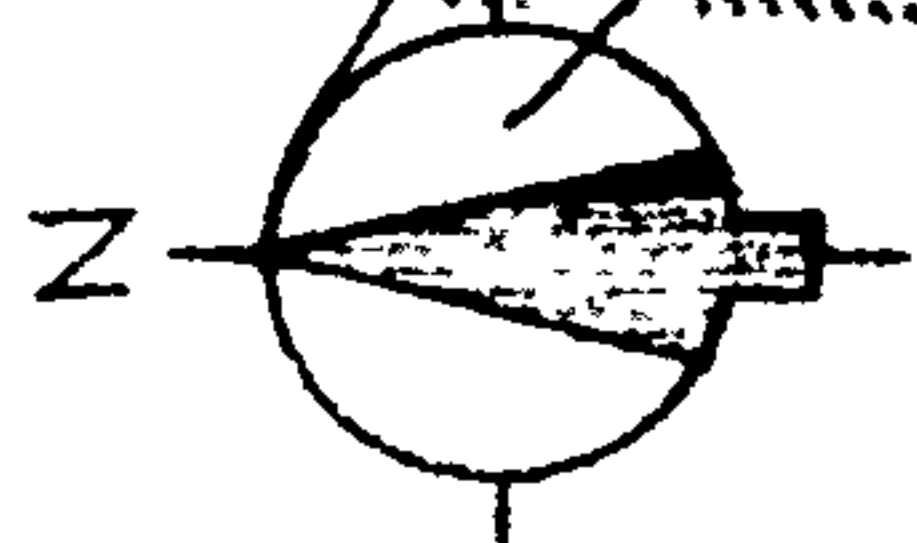
PLANS APPROVED
as required by
Case No. 3A.1.4.1.2

FAIRFAX AVE.

Richard D. Brown
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date.....1/8/69

LEGAL DESCRIPTION

TRACT 15680 - LOT 1
MAP BOOK 424 - PAGES 3 & 4
DIST. MAP 5464
ZONE C-2-4-0
FIRE DIST. 1-100/80



VICINITY PLAN

SCALE: 1"=150'

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	1		15680	2145
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP
(23) Scenery Preparation (23)		same		5464
3. JOB ADDRESS				ZONE
7800 Beverly Blvd.				C-24-0
4. BETWEEN CROSS STREETS				FIRE DIST.
Fairfax Ave. AND Gardner St.				I 83/100
5. OWNER'S NAME				LOT (TYPE)
Columbia Broadcasting System Inc. 651 2345				cor thru
6. OWNER'S ADDRESS				LOT SIZE
7800 Beverly Blvd. CITY 90036 ZIP (e. 461)				acreage
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE
8. ENGINEER				STATE LICENSE No. PHONE
S. B. Barnes and Assoc. SE #1				382 2385
9. CONTRACTOR				STATE LICENSE No. PHONE
OWNER				
10. LENDER				BRANCH OFFICE PHONE
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE				AFFIDAVITS
220x340-150x332 pt 4 38 2-service t.v. studio				see map
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. => EXT. WALLS ROOF FLOOR				AFF 15078 24 11412
mtl/conc stl bms/conc slabs/DO				
13. JOB ADDRESS				DISTRICT OFFICE
7800 Beverly Blvd.				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
\$210,000 337,000				/
15. NEW WORK. (Describe)				CRIT. SOIL
two story addn. 1 of 2 TV 374,000 240,000				/
(UNIT "B")				HIGHWAY DED.
				yes
NEW USE OF BUILDING		SIZE OF ADDITION	STORIES	HEIGHT
OK		73'x213'-7 1/2"	2	
TYPE	GROUP	SPRINKLERS (REQ'D SPECIFIED)	VALUATION APPROVED	
I	G1/F-1	ENTIRE BLDG	Wong	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
25,600 #ADMIT			Wong	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	
-	-	57 600/2400	Wong	
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
U4472	ALL CONC, WELDING, HI-TEN BOLT	Wong		M
P.C.	S.P.C. / 24 1/2	G.P.I.	B.P. 610.61	O.S.
306.74	116709			C/O
				TYPIST
				yp

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

DEC-18-68 24337 E : : Z=8CK 306.74 124.35

JUL--7-69 34806 E •91405 X-1 CK 610.61

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed X Mark T. Deering (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	Dalton	10-18-68
	NOT AVAILABLE	Lauer	10/22/68
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	APPROVED (TITLE 19) (L.A.M.C.-5700)	R. Peterson	10/20/68
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

1

DEC-7-80 8531 E : : I=87

FOR PLOT PLAN SEE APPLIC
FOR UNIT "A".

B.L. # 690231 — EXTENSION OF PLAN CHECK
TIME.

Address of
Building

7800 Beverly Blvd.
CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

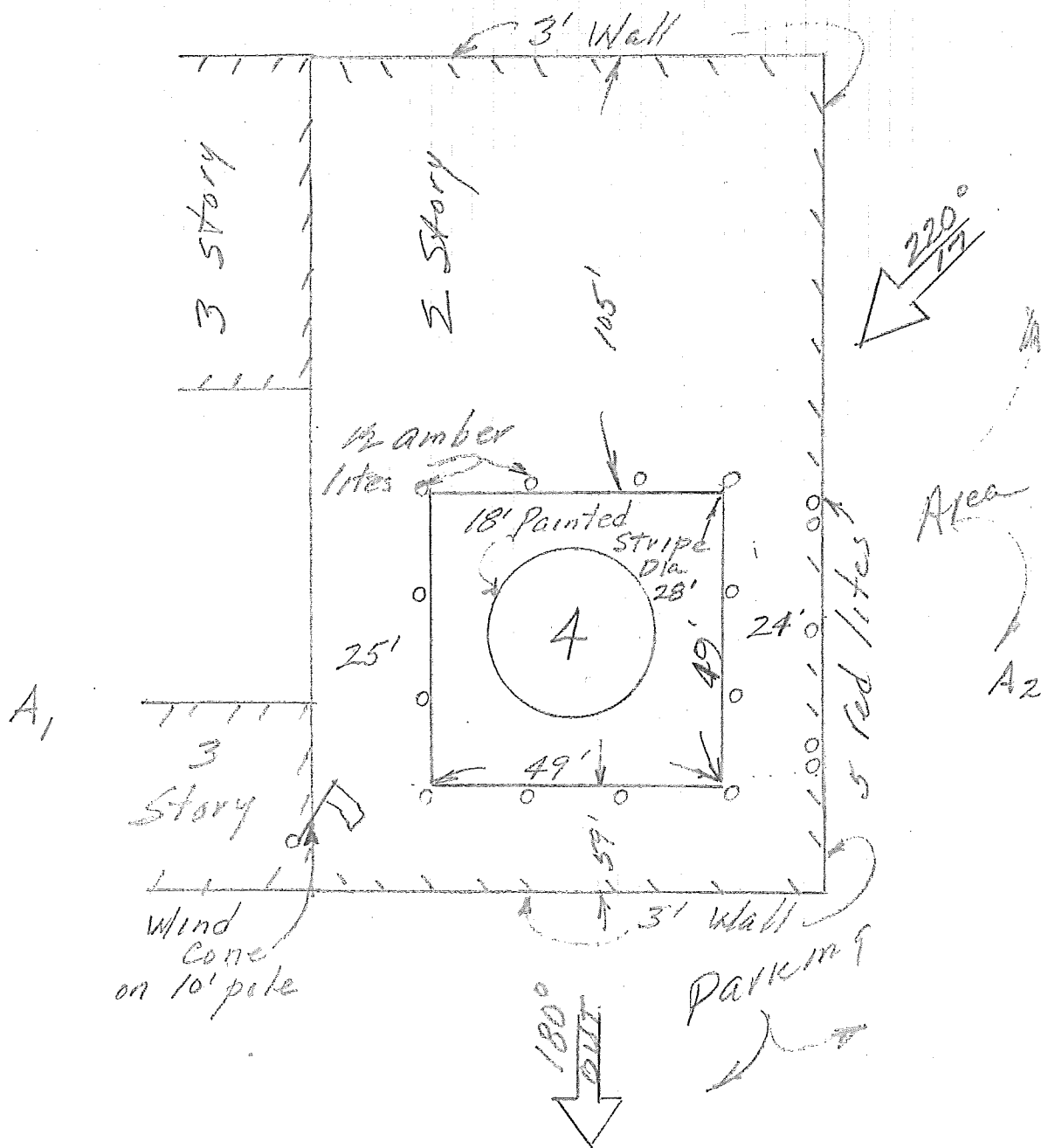
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies

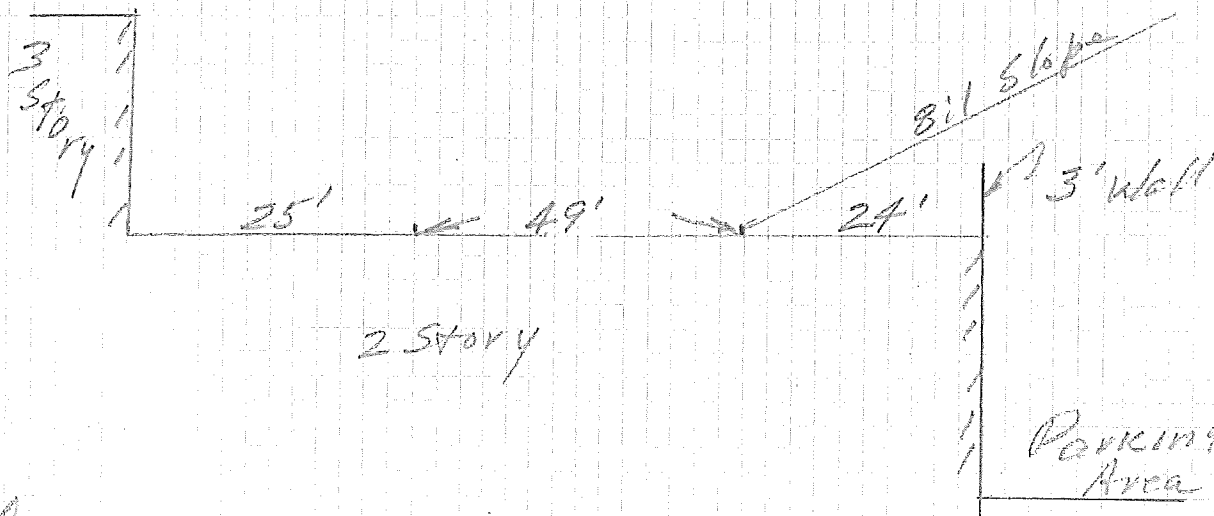
Issued 4-22-71 Permit No. and Year LA 91405/69

Two story type I, 73' X 213' office and garage addition to existing broadcasting building—unit B. 57 required parking spaces provided. G-1, F-1 Occupancy.

Owner Columbia Broadcasting System, Inc.
Owner's Address 7800 Beverly Blvd.
Los Angeles, California 90036

McDonald





Section A1 A2

Attachment 3: California Division of Aeronautics Heliport Inventory

***** CALIFORNIA DIVISION OF AERONAUTICS *****
 ***** HELIPORT INVENTORY *****

12/29/93

OFFICIAL NAME: CBS TELEVISION CITY

DIST: 07

CO: LA (19)

AREA: IV

***** HELIPORT DATA *****

ELEVATION (MSL): 00200 ELEVATED HEIGHT (AGL): 0030 ON ROOFTOP: YES WEIGHT LIMITATION: 004,000

TAKEOFF AND LANDING AREA ---- SIZE: 060 X 060 SURFACE MATERIAL: CONCRETE/OTHER CONDITION: GOOD

HELIPAD AREA ---- SIZE: 049 X 049 SURFACE MATERIAL: CONCRETE CONDITION: GOOD

----- TYPE HELIPORT LIGHTS -----

CONTROLLED ACCESS: YES	FUNCTIONING WIND INDICATOR: YES	PERIMETER STAKE : YES	FLOOD :
PERIMETER FENCING: NO	NIGHT OPERATIONS: YES	PERIMETER FLUSH :	LEAD-IN:
FENCING CONDITION:	APPROVED MARKINGS: NO	VISUAL GLIDE SLOPE:	HELIPAD:
PARKING AVAILABLE: NO	FIRE EXTINGUISHERS: YES	OBSTRUCTION :	BEACON :
UNICOM:		WIND CONE : YES	OTHER :

80 - 100 - 100LL - JET - OTHER

FUEL TYPES AVAILABLE: - - - -

REMARKS:

***** APPROACH AND DEPARTURE INFORMATION *****

----- PRIMARY -----

----- SECONDARY -----

	APPROACH	DEPARTURE	APPROACH	DEPARTURE
MAG BEARING :	270	090	180	360
CLEAR 8:1 :	YES	YES	YES	YES
OBSTRUCTIONS :				
TRANSITIONAL-SURFACE CLEAR:	YES	YES	NO	NO

REMARKS:

***** CALIFORNIA DIVISION OF AERONAUTICS *****
 ***** HELIPORT INVENTORY *****

12/29/93

OFFICIAL NAME: CBS TELEVISION CITY

DIST: 07

CO: LA (19)

AREA: IV

LATITUDE: 34 04 29

LONGITUDE: 118 21 30

FAA SITE NUMBER: C1817.944H

***** OWNERSHIP AND CONTACT INFORMATION *****

OWNERSHIP: PRIVATE

OPERATED BY: CBS TELEVISION NETWORK

USE: PRIVATE

CATEGORY OF USE: CORPORATE

NAME:	HELIPORT LOCATION	OWNER	CONTACT
NAME: //		CBS TELEVISION NETWORK	GREG VALENZUELA
TITLE: //		////////////////////////////////////	MNGR, GUEST RELATIONS/SECURITY
PHONE: //////////////		(213) 852-2345 EXT:	(213) 852-2446 EXT:
FAX #: //////////////		() -	() -
ADDRESS: 7800 BEVERLY BLVD		7800 BEVERLY BLVD	7800 BEVERLY BLVD
CITY: LOS ANGELES		LOS ANGELES	LOS ANGELES
ZIP: -		90036-	90036-

REMARKS:

***** PERMIT INFORMATION *****

FAA 5010 DATE: N/A

INSPECTING AGENCY:

YEAR HELIPORT ESTABLISHED: 1968

PERMIT NUMBER: LA -070(H)

ORIG PERMIT DATE: 03/13/70

CURRENT PERMIT DATE: 03/13/70

STATUTORY EXEMPTION: NO

LETTER OF EXEMPTION: NO

DATE OF LETTER: N/A

VARIANCES GRANTED:

INSPECTION DATE: 10/01/87

DOA INSPECTOR: EDE

REMARKS:

***** CALIFORNIA DIVISION OF AERONAUTICS *****
 ***** HELIPORT INVENTORY *****

04/13/00

OFFICIAL NAME: CBS TELEVISION CITY DIST: 07 CO: LA (19) AREA: IV

***** HELIPORT DATA *****

ELEVATION (MSL): 00200 ELEVATED HEIGHT (AGL): 0030 ON ROOFTOP: YES WEIGHT LIMITATION: 004,000

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HELIPAD AREA ---- SIZE: 049 X 049 SURFACE MATERIAL: CONCRETE CONDITION: GOOD

TYPE HELIPORT LIGHTS

CONTROLLED ACCESS: YES FUNCTIONING WIND INDICATOR: YES PERIMETER STAKE : YES FLOOD :

PERIMETER FENCING: NO NIGHT OPERATIONS: YES PERIMETER FLUSH : LEAD-IN:

FENCING CONDITION: APPROVED MARKINGS: NO VISUAL GLIDE SLOPE: HELIPAD:

PARKING AVAILABLE: NO FIRE EXTINGUISHERS: YES OBSTRUCTION : BEACON :

UNICOM: WIND CONE : YES OTHER :

80 - 100 - 100LL - JET - OTHER

FUEL TYPES AVAILABLE: - - - -

REMARKS:

***** APPROACH AND DEPARTURE INFORMATION *****

PRIMARY

SECONDARY

APPROACH

DEPARTURE

APPROACH

DEPARTURE

MAG BEARING : 270 090 180 360

CLEAR 8:1 : YES YES YES YES

OBSTRUCTIONS :

TRANSITIONAL-SURFACE CLEAR: YES YES NO NO

REMARKS:

***** CALIFORNIA DIVISION OF AERONAUTICS *****
 ***** HELIPORT INVENTORY *****

04/13/00

OFFICIAL NAME: CBS TELEVISION CITY

DIST: 07

CO: LA (19)

AREA: IV

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TITLE:	////////////////////	////////////////////	MNGR, GUEST RELATIONS/SECURITY
PHONE:	//////////	(213) 852-2345 EXT:	(213) 852-2446 EXT:
FAX #:	//////////	() -	() -
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CITY:	LOS ANGELES	LOS ANGELES	LOS ANGELES
ZIP:	-	90036-	90036-

REMARKS:

***** PERMIT INFORMATION *****

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INSPECTING AGENCY:

YEAR HELIPORT ESTABLISHED: 1968

PERMIT NUMBER: LA -070(H)

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LETTER OF EXEMPTION: NO

DATE OF LETTER: N/A

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INSPECTION DATE: 10/01/87

DOA INSPECTOR: EDE

REMARKS: