

Sunset Studio Update on Live Studio Audience Request
By Susan Wong, SHPOA

The Letter of Determination regarding Hudson Pacific's request from City Planning for a live studio audience was discussed at the SHPOA Meeting on Tuesday, May 14, 2024. Not surprisingly, City Planning approved their requests WITH CONDITIONS.

Here is a summary of Conditions that SHPOA is in agreement with. Either we had asked for them, both in meetings with Chris Pearson, and in our letters to City Planning, or they were imposed on Hudson Pacific by City Planning without our even asking.

Page 3 #7: **Right Turns Prohibited.** *The applicant shall post "left turn only" signs at each of the 3 driveway exits onto Peoria Street to the satisfaction of the Department of Transportation and the Department of City Planning. Additionally, a sign shall be posted at all exiting driveways to indicate that trucks greater than 6,000 lbs. GVWR are prohibited to turn right into the residential streets. WE DID ASK FOR THIS. WHAT WE DID NOT LIKE: No sign size was specified.*

Page 3 #8; *The developer shall plant a maximum of (11) 24-inch box California Sycamore (Platanus racemosa) trees in the public ROW.*

Page 4 #10. **Landscape Buffer.** *A minimum 10-foot wide landscaped buffer shall be provided along the easterly property line. The landscaped buffer shall be open to the sky with no projections into the landscaped buffer. No walls or signs shall be located within the buffer. Driveways*

are not permitted to cross or encroach into the buffer. The buffer shall be planted with a variety and species of materials including, but not limited to a minimum of 36 trees, and a variety of shrubs and ground cover in accordance with the following:

i. Trees shall be a minimum 36-inch box and 14 feet high at the time of planting and may include the following species: Coastal Live Oak, Swan Hill Olive, African Sumac, and Australian Willow.

ii. Shrubs shall be a minimum of 5 gallon and 3 feet high at the time of planting

iii. Ground cover shall include a variety of drought tolerant, California native and non-native plant materials.

WHAT WE LIKE: City Planning paid attention to the easterly boundaries, where residences are located.

Page 6 #14: **Hours of Operation:**

a. The film and television studio facility including the accessory warehouse may operate 24 hours a day, 7 days a week.

b. The easterly driveway shall be limited to the hours of operation between the hours of 7 a.m. and 7 p.m. and no Sunday or Holiday use, and the following prohibitions:

i. Staging, parking, and idling of trucks on the easterly driveway are prohibited at all times.

ii. No filming shall be permitted at any time.

iii. No loitering or gathering shall be permitted at any time.

WHAT WE LIKE: City Planning paid attention to the easterly boundaries, where residences are located.

Page 6 #16: **[MODIFY] Complaint response/community relations:**

- a. Monitoring of complaints. The property owner shall coordinate with the local division of the Police Department regarding appropriate monitoring of community complaints concerning activities associated with the subject facility.
- b. Complaint monitoring. A 24-hour "hot line" phone number and email address for the receipt of complaints from the community regarding the subject facility shall be:
 - i. Posted at the entry and exit gates.
 - ii. Posted at the reception desk.
 - iii. Provided to the immediate neighbors and local neighborhood association, if any.
 - iv. Mailed at least once a year to all property owners of property located within 500 feet of the subject property.
 - v. Log. The property owner shall keep a log of complaints received, the date and time received and the disposition of the response. The log shall be retained for a minimum of one year and shall be made available on request to the Planning Department for review.
- c. The property owner shall designate a community liaison. The liaison shall meet with representatives of the neighbors and/or neighborhood association, at their request, to resolve neighborhood complaints regarding the subject project.

WHAT WE LIKE: We asked that signs be posted, but this went beyond our requests for complaint resolution.

Page 7, #17: Security Guards. At least 3 licensed security guards shall patrol the subject property, including associated on- and off-site areas, 24-hours a day so as to

discourage loitering rowdiness, public drinking and criminal activity in and around the site. At least 1 of the 2 licensed security guards shall be stationed at the Front Gate Security/Guard Office.

WHAT WE LIKE: We had not asked for this, but welcome it.

Page 7 #18 Security Video Cameras. The applicant shall install and maintain security cameras and a three-month video library that covers all common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Security cameras shall operate 24 hours, 7 days a week. The videotapes shall be made available to police upon request. Location and areas covered by video cameras shall be to the satisfaction of the Department of City Planning.

WHAT WE LIKE: We had asked for video cameras, and had also asked that SHPOA have access to them, which we did not get.

Page 7 #21 Noise/Machinery. Trash compactors, cardboard bailing machinery and the like shall be installed within the interior of the structure, and must be shielded from the adjacent single-family zone to the east to the satisfaction of the Department of City Planning. The applicant shall retain an acoustical engineer to provide quarterly decibel readings, within the first two years of its operation, to ensure the noise mitigations at the southerly and easterly property lines are in compliance with the City's Noise Ordinance. Noise readings shall be provided to the Planning Department in consultation with the City Council Offices

Nos. 6 and 7. Such information shall also be included in the Plan Approval filing pursuant to the Plan Approval Condition No. A.13 above.

WHAT WE LIKE: We had never addressed this specifically, and welcome this.

Page 8 #2 **Aesthetics (Light and Glare).**

a. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

b. The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

WHAT WE LIKE: We had specifically addressed this in our letters to City Planning, and they heard us.

Page 8 #4: **Air Quality.** The use of char broilers and/or barbecues is prohibited on-site. Trucks shall not idle main engines for more than 5 minutes. Diesel-powered generators are not permitted to be used on-site for any purpose other than emergencies.

WHAT WE LIKE: We had not addressed this, but welcome this condition.

Page 11 #13: **Buffers between Studio property and residences.**

a. A minimum six-foot-wide landscape buffer shall be planted adjacent to the residential uses.

b. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

c. A minimum 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists. All other portions of the project site not adjoining a residential use or zone may employ a combination of wrought iron, pilasters, and or landscaping to attenuate noise

d. Wall and floor-ceiling assemblies along the interior of the warehouse building's easterly and southerly walls, nearest the residences, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E143.

e. No garage roll-up door openings shall be permitted on the easterly wall of the Warehouse Building façade which abuts a residential.

WHAT WE LIKE: City Planning did pay attention to the eastern boundary of the site that borders with residences. Page 20 #1 : **Hours of Operation**. The plan includes limitations on hours from 9:00 a.m. to 9:00 p.m. for live studio audience tapings, identifies the location of off-site parking facilities, requiring productions with live audiences to provide written instructions to audience members that would avoid travel on residential streets, among other requirements.

WHAT WE LIKE: They paid some attention to our requests against live studio audiences traveling on residential streets.

Page 20 #1: **The Operations Management Plan** will also require a **minimum quarterly meeting be held to allow the Council District's and stakeholders to have an open forum to discuss any on-going issues with the facility.** While the modification of Condition 15 to allow live audience will allow enhanced production and increased economic opportunities potential to the project and the community, the quarterly meeting will allow additional obligations related to parking and operations management, any potential concerns about impacts associated with live audiences be adequately addressed between the immediate community, the site operators, the council office, and any affected stakeholder.

WHAT WE LIKE. This went beyond our requests for complaint resolution. We are looking for people to be involved in this quarterly meeting. Contact us SHPOA if you are interested at shpoa@shpoa.us.

Page 20 #2 **The Operations Management Plan.** The Operations Management Plan builds upon the conditions of approval and identifies two off-site locations where audience parking can be accommodated. The studio will then provide shuttles to transport audience members. Modification of Condition 15 would increase operational flexibility and through the implementation of the operations management plan, limits impacts on surrounding properties. Specifically, the development of an Operations Management Plan that accounts for live audience attendance would address any potential concerns related to parking, traffic, or access to the Project.

WHAT WE LIKE: They heard our concerns about live studio audiences parking on-site. What we don't like: there is no "Studio audiences MUST park in one of the two off-site locations."

Page 20 #2: **The Operations Management Plan.** The Operation Management Plan will also help facilitate open dialogue between the Studio operator/tenant and neighborhood stakeholders and Council offices through the imposition of a minimum quarterly meeting....the quarterly meeting will allow additional obligations related to parking and operations management, any potential concerns about impacts associated with live audiences be adequately addressed between the immediate community, the site operators, the council office, and any affected stakeholder. This continual and open dialogue will better protect the compatibility of any effects as result of the modified conditions to ensure adjacent property, surrounding neighborhood or the public health, welfare and safety are not adversely affected or degraded.

WHAT WE LIKE. This went beyond our requests for complaint resolution. We are looking for people to be involved in this quarterly meeting. Contact us SHPOA if you are interested at shpoa@shpoa.us.

Page 26 (**Exhibit C**)

A live audience schedule shall be maintained to ensure that the studio lot and associated parking can support both day-to-day operations and any live audiences.

- Live studio audience will be limited to 9AM-9PM daily.
- Live audience screenings will be limited by on- and off-site parking capacity.

- Studio staff will maintain a daily schedule of live audience screenings and monitor parking capacity accordingly.
- Studio staff will sweep parking areas daily to ensure that all audience member vehicles have vacated the studio lot.
- Studio Staff will remind and instruct Audience Members to remain respectful of all neighbors and to avoid causing any disturbances or create any loud noises.

WHAT WE LIKE: They heard many of our concerns about live studio audiences. WHAT WE DON'T LIKE: there is no "Studio audiences MUST park in one of the two off-site locations."

Page 26 (**Exhibit C**) Public access to the studio lot will be controlled and parking capacity will be monitored.

- The studio lot will be secured and all public access will be controlled and monitored.

Members of the public accessing the site will be required to check-in with security prior to accessing the studio lot.

- No pedestrian access will be available to the public.
- If studio audience parking is accommodated on-site, an audience member may access the site by car through the main entrance on Peoria Street.
- If needed, off-site parking will occur at one of two locations, either the existing surface parking lot located directly west of the Studios located at 11110-11120, 11142 W Peoria Street or at 12137 Montague Street, which is approximately two miles northwest of the Studios.
- If studio audience parking is accommodated off-site, audience members will park at the off-site location and will be shuttled to the studio lot.

- For audience members being shuttled, the studio will provide a designated drop off area within the center of the site, and/or away from the areas adjacent to the residential neighborhood, in order to mitigate any noise or disturbances.

- The studio will employ additional security guards to patrol the off-site parking locations.

WHAT WE LIKE: No pedestrian access will be available to the public. Parking on residential streets will not allow anyone into the studios.

WHAT WE DO NOT LIKE: If studio audience parking is accommodated on-site, an audience member may access the site by car through the main entrance on Peoria Street.

- If needed, off-site parking will occur at one of two locations, either the existing surface parking lot located directly west of the Studios located at 11110-11120, 11142 W Peoria Street or at 12137 Montague Street, which is approximately two miles northwest of the Studios. There is no “studio audiences must park in off-site lots”.

Page 27, **(Exhibit C)**

Define truck circulation routes for production vehicles.

- Specify circulation routes and parking information to tenants as part of lease agreement.

- Provide directions and location maps, with visitor parking options notated, in live audience invitation information.

- Reduce employee parking demand and peak hour trips through implementation of transportation demand management strategies.

- Encourage alternate travel modes (ridesharing, carpooling, transit) through marketing/media information.

- Reduce single-occupancy vehicle trips during weekday commuter peak hours.
- Instructions to follow certain instructions/routes.
 - E.g., Enter the facility from the south.
 - Studio will provide written instructions on how to get to facility, and options.
 - Prohibitions (i.e, no pedestrian access).

WHAT WE LIKE: Hudson Pacific must specify circulation routes and parking information to tenants as part of lease agreement, and they must provide written instructions on how to get to facility, and instructions to follow certain instructions/routes, including enter the facility from the south. WHAT WE DON'T LIKE: there is no "Studio audiences MUST park in one of the two off-site locations." Here is a list of WHAT WE, RESIDENTS OF SHADOW HILLS, DID NOT GET:

Repaving Peoria's western end to the studio driveways.

Peoria is a City Street in CD6, and is concrete. CD7 regional rep Ricardo Flores addressed the complexities of this issue at the meeting.

Anything in writing that Studio Audiences SHALL NOT drive through residential streets (Stonehurst and the residential parts of Peoria).

SHPOA is negotiating with Hudson Pacific to have the language say:

- Live studio audiences **must** park off-site at Pacific Hudson property located at 12137 Montague Street and shuttled to the Sunset Glenoaks Studios. If that lot (12137 Montague St) is at capacity, off-site parking

will be available at 11110-11120, 11142 W. Peoria Street. And finally, if those two lots are at capacity, on-site parking will be permitted at Sunset Glenoaks Studio.

- All other Conditions set forth in the April 12, 2024 City Planning decision under Framework For Operations Management Plan (Exhibit C), which includes 1. Live Audience Scheduling and Monitoring and 2. Secured Public Access and Parking and 4. Complaint Response and Community Relations shall be enforced.
- Condition # 3: Traffic and Parking Management Strategies should read: “strategies must be implemented ...” Delete the word “may” and insert the word “must”.

2. The eastern wall of the Sunset Glenoaks Studios building must be repainted to a mutually agreed upon color/mural to reduce the visual plight on the local neighbors. A light blue paint at least would cover the dark grey, and was generally what people would like. Chris Pearson has agreed to that and the neighbors on Peoria are to agree on a color (need the paint chip) and Chris Pearson said he would have that wall painted whatever they wished.

3. Digital efforts to change google-type search engines to direct traffic to the Sunset Glenoaks Film Studios away from the community of Shadow Hills and instead send them via Glenoaks Blvd. will be at Sunset Glenoaks.

Studio’s expense. These efforts will be coordinated and

agreed upon by the neighborhood liaison and Sunset
Glenoaks Studios.