

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր

311

Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



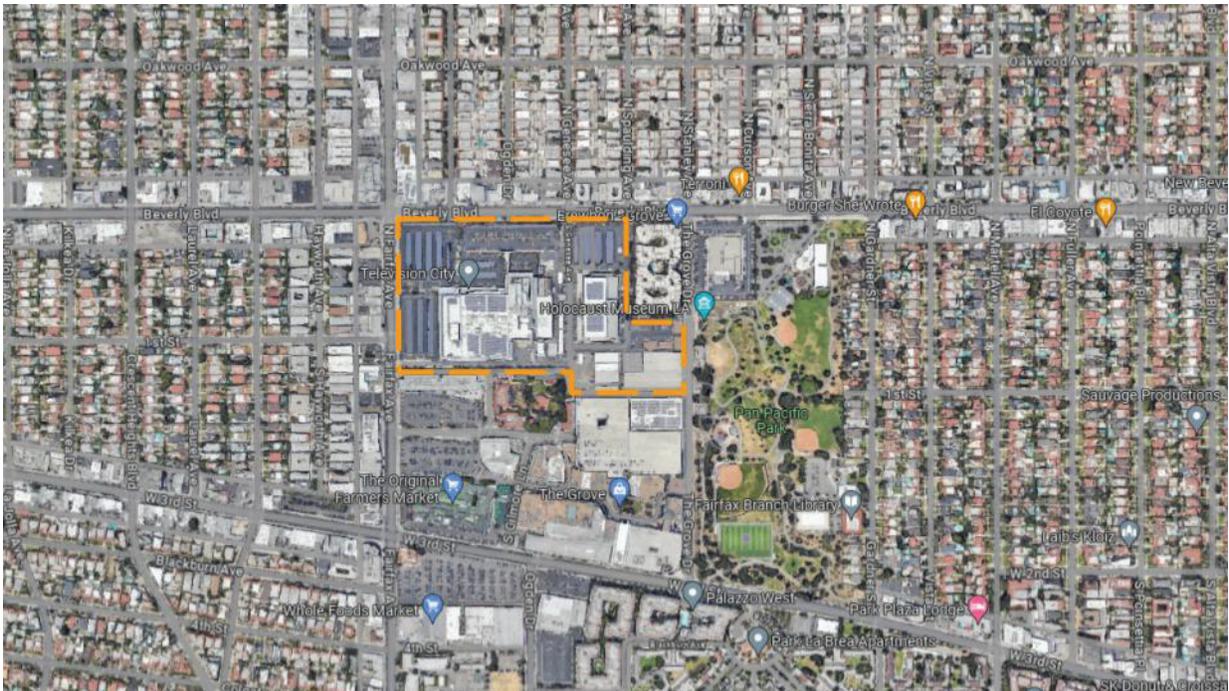
Thursday, September 12, 2024 after 8:30 a.m.

City Planning Commission

Los Angeles City Hall, Room 304
200 North Spring Street
Los Angeles, CA 90012

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

7716 - 7860 Beverly Boulevard, Los Angeles, CA 90036

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The TVC 2050 Project (Project) would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and modernization and expansion of media production facilities within the approximately 25-acre Television City studio site (Project Site). The Specific Plan would establish standards to regulate land use, massing, design, and development, and permit up to a maximum of 1,724,000 sf of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit up to 1,459,623 sf of new development, the retention of a minimum of 264,377 sf of existing uses, and the demolition of up to 479,303 sf of existing media production facilities. The designated Historic-Cultural Monument (HCM No. 1167; CHC-2018-476-HCM) located on-site would be retained and rehabilitated as part of the Project. In addition, a Sign District would be established to permit studio-specific on-site signage.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The City Planning Commission will consider the following:

VTT-83387-1A

Appeals of the Deputy Advisory Agency's determination, dated May 28, 2024, which:

1. Pursuant to **Public Resources Code (PRC) Sections 21082.1(c) and 21801.6**, the Advisory Agency has reviewed and considered the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014), dated July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole of the administrative record; and

CERTIFIED the following:

- The TVC 2050 Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA); and
- The TVC 2050 Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- The TVC 2050 Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPTED the following:

- The related and prepared TVC 2050 Project EIR Environmental Findings; and
- The Statement of Overriding Considerations; and
- The Mitigation Monitoring Program prepared for the TVC 2050 Project EIR.

2. Pursuant to **Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15**, approved **Vesting Tentative Tract Map No. 83387 (stamp-dated May 17, 2024)** for the merger and re-subdivision of four lots into three lots; and a **Haul Route** for the export of up to 772,000 cubic yards of soil.



Actions Requested

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ENV-2021-4091-EIR

1. Pursuant to **PRC Sections 21082.1(c) and 21081.6**, the decision-maker shall consider the information contained in the Environmental Impact Report (EIR) prepared for the Project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014), dated July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024 (TVC 2050 Project EIR), as well as the whole of the administrative record; and

CPC-2021-4089-AD-GPA-ZC-HD-SP-SN

2. Pursuant to **California Government Code Section 56000 et seq.** and **LAMC Section 12.35**, an **Annexation** of a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and to include the TVC 2050 Specific Plan Zone (TVC Zone) as a corresponding zone of the Community Commercial land use designation; and

3. Pursuant to **Charter Section 555 and LAMC Section 11.5.6**, a **General Plan Amendment** to the Wilshire Community Plan to: (a) change the land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial; (b) assign a Community Commercial land use designation to a 0.63-acre portion of the Project Site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles; and (c) add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to include the TVC Zone as a corresponding zone to the Community Commercial land use designation; and

4. Pursuant to **LAMC Section 12.32**, a **Zone Change** and **Height District Change** from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the Project Site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles; and a corresponding **Code Amendment** to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC; and

5. Pursuant to **LAMC Section 12.32**, the establishment of a **Specific Plan** to regulate development with the Project Site; and

6. Pursuant to **LAMC Section 13.11 B**, the establishment of a **Sign District (-SN Supplemental Use District)** to regulate signage within the Project Site.

CPC-2021-4090-DA

7. Pursuant to **California Government Code Sections 65864-65869.5**, a **Development Agreement** between the developer and the City of Los Angeles for a term of 20 years.



Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; VTT-83387-1A

Related Case Number(s):

N/A

Zone:

City: C2-1-O and C1.5-2D-O; County: C-MJ

Land Use Designation:

City: Community Commercial, Neighborhood Commercial, Limited Commercial; County: Major Commercial

Council District:

5 - Yaroslavsky

Applicant:

Television City Studios, LLC

Applicant Representative:

Francis Park, Park & Velayos, LLP

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Environmental Case Number(s):

ENV-2021-4091-EIR

Overlay(s):

N/A

Community Plan Area:

Wilshire

Assigned Staff Contact Information:

Paul Caporaso, City Planner
paul.caporaso@lacity.org
(213) 847-3629
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

Appellant:

(1) The Grove, LLC; (2) Peter Hayden (A.F. Gilmore); (3) Patti Shwayder (Mayer Beverly Park Limited Partnership); (4) Save Beverly Fairfax; (5) Beverly Wilshire Homes Association; (6) Fix the City; (7) Danielle Peters (Neighbors for Responsible TVC Development); (8) Greg Goldin (Miracle Mile Residents Association); (9) Park La Brea Impacted Residents Group

Appellant Representative:

(1) Latham & Watkins LLP; (2) Loeb & Loeb LLP; (3) Sheppard Mullin Richter & Hampton LLP; (4) Carstens, Black & Minter, LLP; (5) Carstens, Black & Minter, LLP; (6) Fix the City; (7) Danielle Peters (Neighbors for Responsible TVC Development); (8) Greg Goldin (Miracle Mile Residents Association); (9) Park La Brea Impacted Residents Group

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1294, the Commission Office Main Line at (213) 978-1300 or by email at cecilia.lamas@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.