

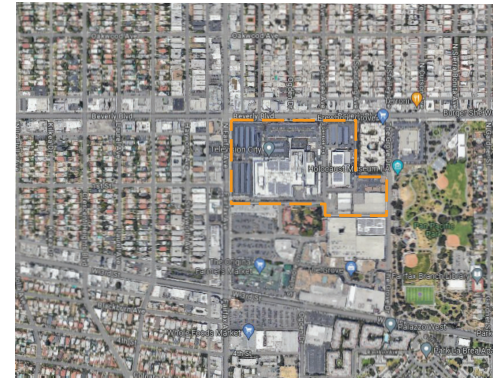


Department of City Planning  
P.O. Box 6069  
Sherman Oaks, CA 91413

## Notice of Public Hearing

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

311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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311

Traducción  
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Pagsasalin  
Թարգմանություն



**Wednesday, May 15, 2024**  
9:30 a.m.

Modernization and expansion of media production facilities within the approximately 25-acre Television City studio site.

### Project Located at:

7716-7860 Beverly Boulevard  
Los Angeles, CA 90036

### Hearing Conducted by:

Deputy Advisory Agency and Hearing Officer

This public hearing will be conducted entirely virtually and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477  
When prompted, enter the Meeting ID: 873 7140 6111 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL:  
<https://planning-lacity-org.zoom.us/j/87371406111>  
Enter Meeting ID: 873 7140 6111 and Passcode: 139966

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Address

Sitio de Proyecto  
프로젝트 주소 • 項目地址  
Address ng Proyekto  
Ծրագրի Հասցե

7716-7860 Beverly Boulevard, Los Angeles, CA 90036

### 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 square feet 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 square feet of new development, the retention of a minimum of 264,377 square feet of existing uses, and the demolition of up to 479,303 square feet of existing media production facilities. The designated Historic-Cultural Monument (HCM No. 1167 CHC-2018-479-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 Deputy Advisory Agency will consider:

ENV-2021-4091-EIR

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

VTT-83387

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 17.15, a Vesting Tentative Tract Map for a merger and re-subdivision of four parcels into three lots; and a Haul Route for the export of up to 772,000 cubic yards of soil.

The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:

ENV-2021-4091-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the decision-maker shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2021-4091-EIR (SCH No. 2021070014) dated July 2022, the Final EIR dated November 2023, and Erratum, dated April 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 Section 560001 et. seq of the California Government Code and LAMC Section 12.35, an Annexation of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles;

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 within 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 2050 Specific Plan (TVC) zone as a corresponding zone to the Community Commercial land use designation;

4. Pursuant to LAMC Section 12.32, a Zone 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;

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

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

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.

NOTE: Please be advised that each speaker will be limited to a maximum of two minutes each, and time cannot be ceded to another speaker. As such, please prepare your comments accordingly. Written comments are also accepted.

Case Information

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

<b>Case Number(s):</b> CPC-2021-4089-AD-GPA-ZC-HD-SP-SN; CPC-2021-4090-DA; VTT-83387	<b>Environmental Case Number(s):</b> ENV-2021-4091-EIR
<b>Related Case Number(s):</b> N/A	<b>Overlays(s):</b> N/A
<b>Zone:</b> C2-1-O and C1.5-2D-O	
<b>Land Use Designation:</b> Limited Commercial, Neighborhood Commercial, Community Commercial	<b>Community Plan Area:</b> Wilshire
<b>Council District:</b> 5 - Yaroslavsky	<b>Assigned Staff Contact Information:</b>  Paul Caporaso, City Planner paul.caporaso@lacity.org (213) 847-3629 221 North Figueroa Street, Suite 1350 Los Angeles, CA 90012
<b>Applicant:</b> Television City Studios, LLC	
<b>Representative:</b> Francis Park, Park & Velayos, LLP	

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 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, or because you requested to be added to the interested parties list. 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.

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

**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 email and/or call the assigned planner or email per.planning@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.