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April 14, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2011-2460-EIR
STATE CLEARINGHOUSE NO. 2011101035**

To: Property Owners, Occupants, and Other Interested Parties
Project Name: Paramount Pictures Master Plan Project
Project Location: 5555 Melrose Avenue, Hollywood, CA 90038
Community Plan Areas: Hollywood and Wilshire
Council Districts: 13 (Mitch O'Farrell) and 4 (David Ryu)

PROJECT DESCRIPTION: Paramount Pictures Corporation proposes the Paramount Pictures Master Plan Project that consists of improvements to Paramount Studios and implementation actions that include a Specific Plan. The Project Site comprises the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties comprising approximately 6 acres (the Ancillary Lots). The Project includes the redevelopment of portions of the Project Site with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas. These improvements would be implemented through the proposed Paramount Pictures Specific Plan, which would guide development within the Project Site through the year 2038. The proposed Specific Plan would allow for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses. With the proposed removal of approximately 536,600 square feet of existing stage, production office, support, office, and retail uses, this would result in a net increase of approximately 1,385,700 square feet of floor area within the Project Site upon completion of the proposed Project.

PERMITS AND APPROVALS: Approvals required for development of the Project may include, but are not limited to, the following: General Plan Amendment to change the land use designations on the Ancillary Lots to General Commercial with a corresponding zone of Paramount Pictures Specific Plan for the Main Lot and Ancillary Lots; approval of the proposed Specific Plan to establish the land use and regulatory framework for the physical development of the Project Site, including the Historic

Resources Preservation Plan and the proposed Signage Regulations; Zone Change to reflect the proposed Paramount Pictures Specific Plan zone; Tract Map to create ground lots, including potential street vacation and haul routes, and the subdivision of the lots and vacation of an alley within the South Bronson Lot; Code Amendment to amend LAMC Section 12.04 to reflect the proposed Specific Plan and corresponding zone; Development Agreement to allow for development consistent with the proposed Specific Plan through the 2038 buildout year; demolition, grading, excavation, and building permits; and any additional actions as may be deemed necessary or desirable. An alternative change in the General Plan designation to Regional Center or Regional Commercial for the Main Lot and Ancillary Lots may be requested.

DOCUMENT REVIEW: If you wish to review a print copy of the Final EIR or the documents referenced in the Final EIR, you may do so by appointment during our office hours of 8:00 A.M. to 4:00 P.M. at the City of Los Angeles, Department of City Planning at 6262 Van Nuys Boulevard, Room 351, Van Nuys, California 91401.

The Final EIR is also available online at the Department of City Planning's Website [<http://planning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. A CD-ROM of the Final EIR can be purchased for \$7.50 per copy by contacting Adam Villani of the City of Los Angeles at (818) 374-5067.

In addition, an electronic copy of the Final EIR is available for review at the following libraries:

- 1) Central Library—630 W. Fifth St., Los Angeles, CA 90071
- 2) John C. Fremont Library—6121 Melrose Ave., Los Angeles, CA 90038
- 3) F.H. Goldwyn Hollywood Regional Branch Library—1623 N. Ivar Ave., Los Angeles, CA 90028
- 4) Will and Ariel Durant Branch Library—7140 Sunset Blvd., Hollywood, CA 90046

A notice for a public hearing on this Project will be mailed at a later date.

Vincent P. Bertoni
Director of City Planning



Adam Villani
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