



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 5, 2024

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3625.

ENVIRONMENTAL CASE NO.:	ENV-2023-4031-EIR
PROJECT NAME:	Sunset Las Palmas Studios Enhancement Plan
PROJECT APPLICANT:	Sunset Las Palmas Entertainment Properties, LLC
PROJECT ADDRESS:	6650 West Romaine Street and 6619 West Barton Avenue, Los Angeles, CA 90038
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 - Soto-Martinez
PUBLIC COMMENT PERIOD:	September 5, 2024–October 7, 2024
PUBLIC SCOPING MEETING:	September 19, 2024, 5:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the Sunset Las Palmas Studios Enhancement Plan (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to the directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Sunset Las Palmas Studios Lower Lot (Project Site) is comprised of approximately 3.1 acres, bounded by Romaine Street to the north (and the Sunset Las Palmas Studios Upper Lot on the north side of Romaine Street), Barton Avenue to the south, a City maintenance yard to the east, and Las Palmas Avenue to the west, within the Hollywood Community Plan (see attached Project Location Map). The Project Site is currently developed with 25,367 square feet of entertainment studio-related floor area within one two-story and three single-story buildings comprised of office, production support, mill and workshop uses. The Project Site also includes a surface parking lot and a two-story parking structure, a trash compactor, two storage containers, and a paint shop. The Project Site contains four existing trees, none of

the which are protected, and minimal landscaping. A total of 51 street trees were identified adjacent to or in the vicinity of the Project Site, none of which are protected.

The Sunset Las Palmas Studios campus also includes entertainment studio uses at its Upper Lot, located to the north of the Project Site across Romaine Street; however, it is not included as part of the Project work scope or Project Site.

PROJECT DESCRIPTION: The Sunset Las Palmas Studios Enhancement Plan Project involves the construction of 129,783 square feet of entertainment studio uses within five buildings on an approximately 3-acre site, comprised of four sound stages totaling 59,900 square feet and a production support building with 69,883 square feet of floor area, and a maximum building height of 63 feet and two subterranean parking levels. All existing buildings and structures, including 25,367 square feet of production support and office uses and a parking structure, would be removed.

The following table identifies the existing and proposed uses for the Project:

Summary of Existing and Proposed Floor Area^a

Land Use	Floor Area
Existing (All to Be Removed)	
Office	6,950 sf
Studio Support Uses	18,417 sf
Total Existing Floor Area to Be Removed	25,367 sf
New Construction	
Soundstages	59,900 sf
Production Support (including Mill Space)	69,883 sf
Total New Construction	129,783 sf
Total Floor Area Upon Completion	129,783 sf
<p>^a Square footage is calculated pursuant to the LAMC definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</p> <p>Source: Eyestone Environmental, 2024.</p>	

REQUESTED ACTIONS:

1. A General Plan Amendment to change the land use for a portion of the Project Site from Public Facilities to Limited Manufacturing;
2. A Vesting Zone and Height District Change from the PF-1XL and MR1-1 Zones to the (T)(Q)M1-2 Zone for the entire Project Site;
3. A Determination to authorize relief from the transitional height requirements of LAMC Section 12.21.1 A.10;
4. A Site Plan Review for a development that results in an increase of 50,000 gross sf or more of non-residential floor area; and

5. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Energy Infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the recorded meeting will be available online. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for LAMC entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting is as follows:

Date: Thursday, September 19, 2024
Time: 5:30 P.M.
Location: Visit <https://planning-lacity-org.zoom.us/j/81957145666> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 819 5714 5666 followed by #. If asked for Participant ID, enter #.

FILE REVIEW AND COMMENTS: A copy of this notice and the Initial Study prepared for the Project may be viewed online at <https://planning.lacity.gov/>.

The environmental file is also available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number above, and submit them in writing by **October 7 2024, no later than 4:30 P.M.**

Please direct your written comments to:

Mail: Michael Gatheru
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012
E-mail: michael.gatheru@lacity.org

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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read "Michael Gatheru".

Michael Gatheru, Planning Assistant
Department of City Planning
(213) 756-1699

Attachments:

Project Location Map
Conceptual Site Plan
Zoom Instructions

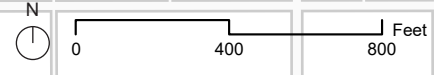
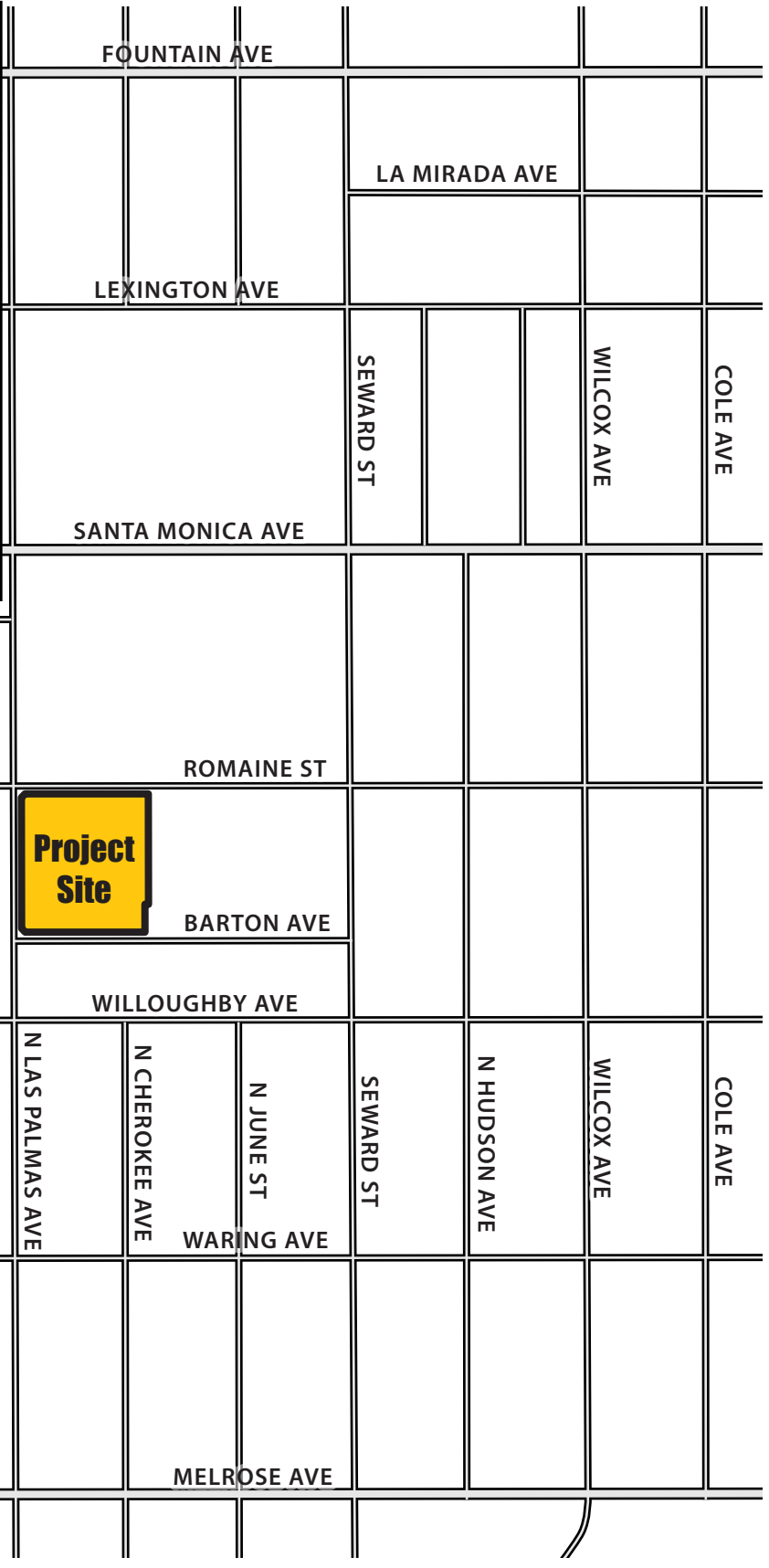
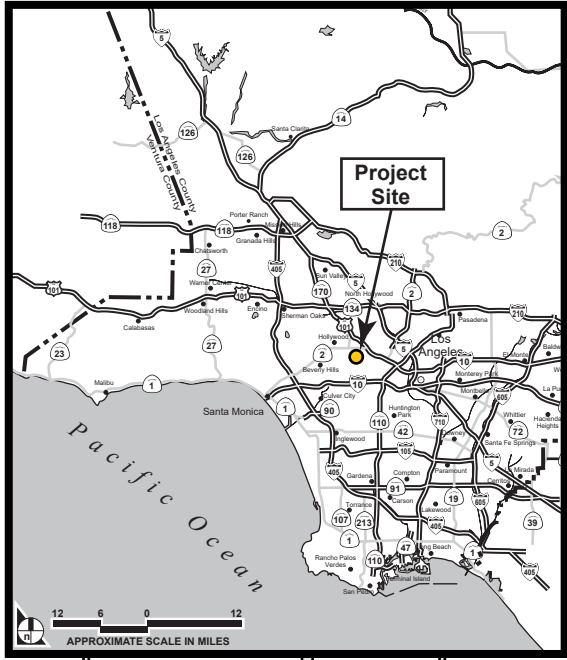


Figure 1
Project Location Map

Source: Eyestone Environmental, 2024.

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MR1-1-SN
ROMAINE STREET

ADJACENT USE ZONING
[Q]PF-1XL
N LAS PALMAS AVE

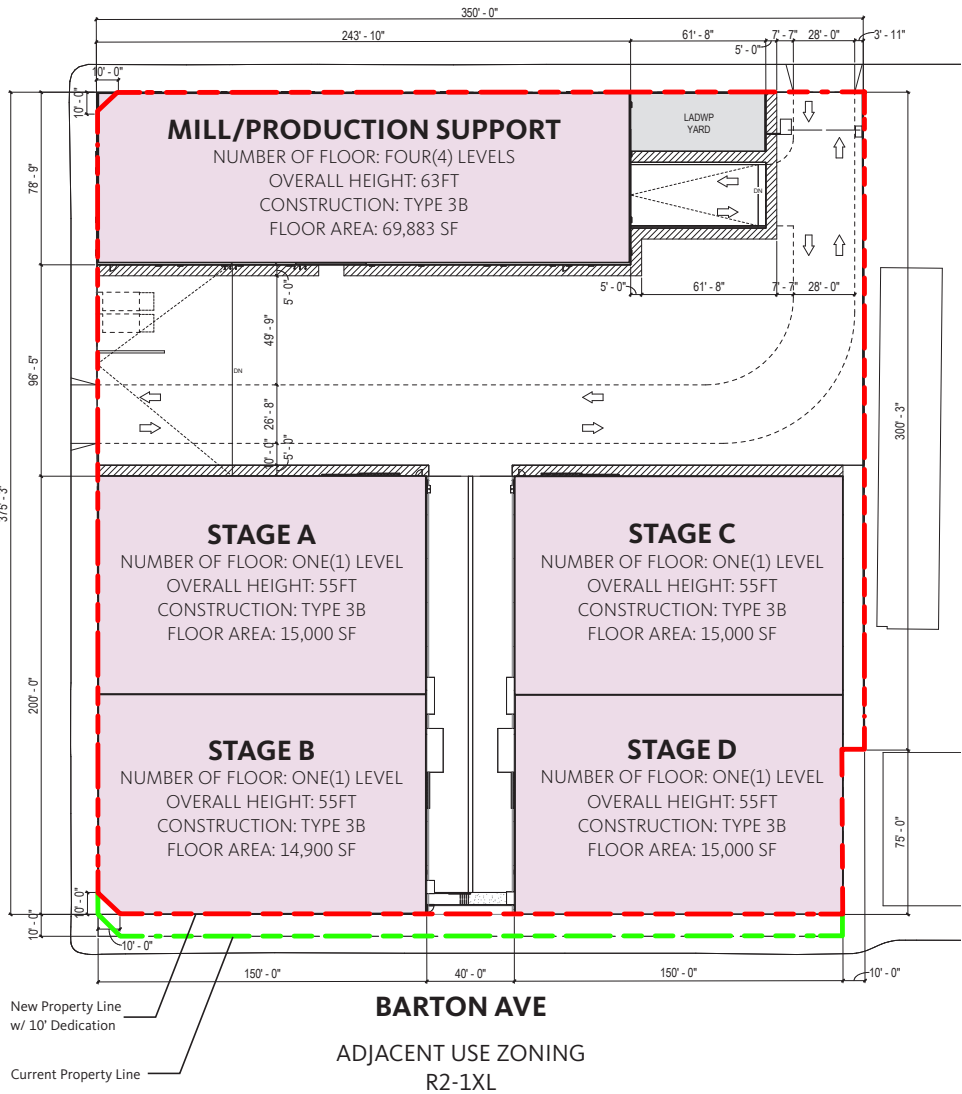


Figure 2
Conceptual Site Plan

Source: Gensler, 2023.

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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RE: Zoom Meeting Instructions for (Sunset Las Palmas Studios Project) Scoping Meeting
– (6619 W. Barton Avenue, and 6650 W. Romaine Street, Los Angeles, California 90038 (Case No. ENV-2023-4031-EIR))

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Sunset Las Palmas Studios Project (ENV-2023-4031-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

Instructions:

1. To join the Scoping Meeting via your computer, smartphone, or tablet, use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 819 5714 5666.
2. Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 819 5714 5666 followed by #. When prompted for a participant ID, please press #.
3. After the presentation has ended, raise your hand via the “raise hand” button on the Zoom platform (or press *9 on your phone). City Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question. If you require translation, please indicate so after you are called on to speak, Translation staff will assist you in both commenting and translating responses from City Staff and members of the Applicant Team.
4. Public Comment may be provided during the Scoping meeting or submitted after the Scoping Meeting to City Planning Staff through regular mail or e-mail. Please follow the instructions provided on the Notice of Preparation. Comments will be accepted in any language and will be translated and added to the record for the Project.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.