



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 12, 2024
Time: After 8:30 a.m.
Place: Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

The meeting's telephonic number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at [Commissions, Boards, and Hearing – 9/12/2024 City Planning Commission](#) and/or by contacting cpc@lacity.org.

Public Hearing: May 15, 2024,
Additional Limited Public
Hearing: September 12, 2024
Appeal Status: Denials of Zone Change, Height
District Change, Code
Amendment, and Sign District
may be appealed to City Council
by the Applicant. All other
entitlements are not further
appealable.

Expiration Date: October 23, 2024

Multiple Approval: Yes

PROJECT

LOCATION: 7716-7860 Beverly Boulevard

PROPOSED PROJECT:

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 the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site (Project Site). The proposed 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.

Case No.: CPC-2021-4089-AD-GPA-ZC-
HD-SP-SN
CEQA No.: ENV-2021-4091-EIR
Related Cases: CPC-2021-4090-DA,
VTT-83387-1A
Council No.: 5 - Yaroslavsky
Plan Area: Wilshire
Plan Overlay: N/A
Certified NC: Mid City West Neighborhood
Council
Existing GPLU: City: Community Commercial,
Neighborhood Commercial,
Limited Commercial; County:
Major Commercial
Proposed GPLU: Community Commercial
Existing Zones: City: C2-1-O, C1.5-2D-O;
County: C-MJ
Proposed Zone: TVC-O-SN (TVC 2050 Specific
Plan Zone, Oil Drilling District,
Signage Supplemental Use
District)
Applicant: Television City Studios, LLC
Representative: Francis Park, Park & Velayos,
LLP

**REQUESTED
ACTIONS:****ENV-2021-4091-EIR**

1. Pursuant to California Public Resources Code (PRC) Section 21082.1(c)(3), the consideration and certification of the **Environmental Impact Report (EIR)** for the above-referenced project, and adoption of the **Statement of Overriding Considerations** setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to California PRC Section 21081.6, the adoption of the proposed **Mitigation Measures and Mitigation Monitoring Program**.
3. Pursuant to California PRC Section 21081 of the California PRC, the adoption of the required **Findings** for the certification of the EIR.

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

4. 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 from the unincorporated area of the County of Los Angeles to the City of Los Angeles; and
5. 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 TVC 2050 Specific Plan (TVC) 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
6. 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
7. Pursuant to **LAMC Section 12.32**, establishment of a **Specific Plan** to regulate development within the Project Site; and
8. Pursuant to **LAMC Section 13.11 B**, establishment of a **Signage Supplemental Use District** to regulate signage within the Project Site.

**RECOMMENDED
ACTIONS:****ENV-2021-4091-EIR**

If the City Planning Commission denies the appeal of the Vesting Tentative Tract Map (VTT-83387-1A) and sustains the actions of the Advisory Agency:

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified EIR No. ENV-2021-4091-EIR, on September 12, 2024; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project.

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

2. **Recommend** to the Mayor and City Council Approval of 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. **Recommend** to the Mayor and City Council Approval of a **General Plan Amendment** to the Wilshire Community Plan to change the land use designation for the Project Site to Community Commercial, 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 add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to include the as a corresponding zone of the Community Commercial land use designation;
4. **Recommend** that the City Council Approve a **Zone Change** and **Height District Change** from C1.5-2D-O and C2-1-O to the TVC 2050 Specific Plan (TVC) Zone and 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. **Recommend** that the City Council Approve the establishment of the **TVC 2050 Specific Plan** to regulate development within the Project Site;
6. **Recommend** that the City Council Approve the establishment of the **TVC 2050 Supplemental Signage Use District** to regulate signage within the Project Site; and,
7. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien
Principal City Planner



Mindy Nguyen
Senior City Planner



Paul Caporaso
City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. 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 agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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- CEQA Findings

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Environmental Impact Report (EIR) links:

Draft EIR: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-0>

Final EIR: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-2>

Erratum: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-1>

PROJECT ANALYSIS

PROJECT SUMMARY

As the global capital of media and entertainment, the City of Los Angeles and its entertainment industry are continually evolving, whether it be in technological advancements, shifts in production and post-production, or increased competition from other states and countries. The 25-acre Television City (TVC) studio campus is one of the largest historic studio campuses in the City, and a modernization and expansion of the campus is needed to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production, to remain competitive in the industry, and to ensure its long-term viability. The TVC 2050 Project (Project) would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of the studio use and the modernization and expansion of media production facilities, through master planning of the site and in associated public benefits and improvements. The proposed Specific Plan would include a clear and consistent set of principles and regulations to provide a level of certainty for future development of the site while remaining mindful of the surrounding community. 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 initial development of Television City by Columbia Broadcast Systems (CBS) in the 1950s was planned and designed by William Pereira and Charles Luckman (Pereira & Luckman), and the Primary Studio Building on-site (a designated Historic-Cultural Monument [HCM]) would be retained and rehabilitated as part of the Project. The Specific Plan would include other protective features, such as a set of historic preservation regulations, limitations on adjacent building heights, and protection of the Viewshed Restoration Area of the HCM, while honoring Pereira & Luckman's original vision for a major studio headquarters. In addition, Historic Sign Guidelines would be included in the Specific Plan to preserve and retain the iconic signage style originally implemented for CBS Studios on the site.

Aerial View from Above Beverly Boulevard



For new signage outside of the HCM, a Sign District would be established to permit studio-specific on-site signage, as the development of the site would require a unique and comprehensive program to enhance the identity of the entertainment production studio.

Lastly, a 0.63-acre portion of the Project Site, currently located within the jurisdiction of the County of Los Angeles, and improved with existing surface parking, is proposed to be annexed into the City of Los Angeles and incorporated into the Project.

BACKGROUND

Location and Setting

The Project Site is within the Wilshire Community Plan area of the City of Los Angeles, in the Beverly-Fairfax neighborhood. The Project Site is bounded by Beverly Boulevard to the north, Fairfax Avenue to the west, a shared private alleyway (Southern Share Access Alley) to the south, and The Grove Drive to the east. Primary site access is provided from Beverly Boulevard and Fairfax Avenue, and the Project Site is served by multiple roadways and freeways, as well as several local bus lines, with more details provided below under the *Public Transit and Bikeways* and *Streets, Circulation, and Freeway Access* sections on pages A-8 and A-10, below. . Most notably, the planned Los Angeles County Metropolitan Transportation Authority (Metro) D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site, is expected to open in 2025.

The Project Site is identified as a part of the Beverly-Fairfax Community Commercial Center in the Wilshire Community Plan, which is approximately 34 acres in size and generally bounded by Beverly Boulevard on the north, 3rd Street on the south, Gardner Avenue on the east, and Fairfax Avenue on the west. As stated in the Wilshire Community Plan, the Beverly-Fairfax Community Commercial Center includes the Farmer's Market shopping complex; CBS Television City Studios; and the Pan Pacific Regional Park.

Project Site Characteristics

The Project Site is comprised of four contiguous lots, totaling approximately 25 acres in size. The Project Site is relatively flat, although there is a slight downslope from northeast to southwest.

Project Site



Existing Development

The Project Site is currently improved with the existing Television City entertainment studio complex, which includes the Primary Studio Complex, constructed in 1952 and generally located in the center of the Project Site, comprised of two attached buildings designed by Pereira and Luckman in the International Style.

1952



Current



The Service Building is located on the east (glass building on the left in the below photos) and the Studio Building on the west, (white building on the right in the below photos), with the iconic red Television City walkway canopy located between constructed in 1952. The existing studio complex has been developed continuously since 1952 and includes a number of studio production and office uses, totaling 743,680 square feet of floor area, as well as associated surface parking. Additionally, the Primary Studio Complex is designated Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM).

Service Building



Studio and Support Building

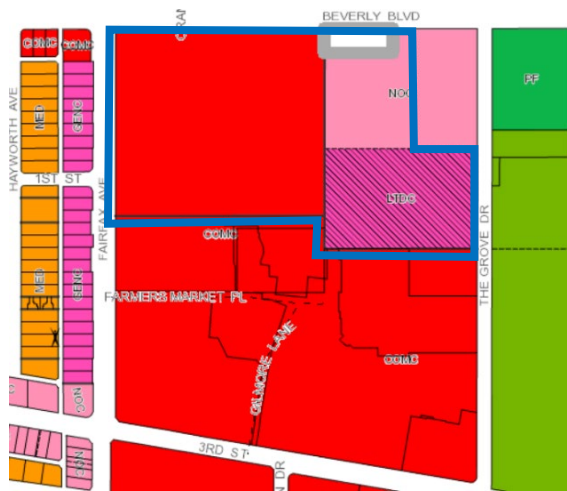


The Project Site is located within the Wilshire Community Plan area, with multiple General Plan Land Use Designations and zones, as follows:

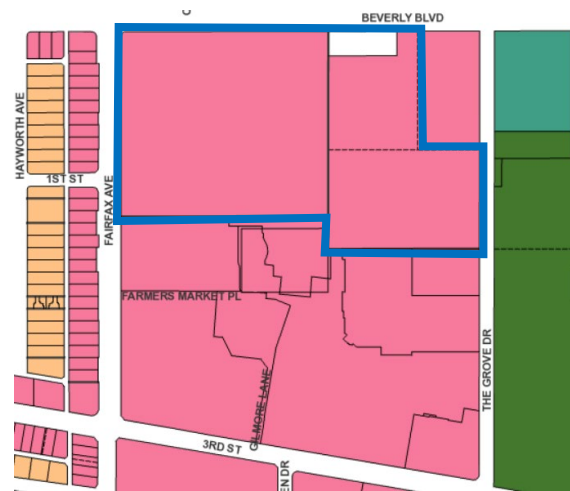
- The western half of the Project Site is designated for Community Commercial land uses, with a corresponding C2-1-O Zone (Commercial, Height District No. 1, Oil Drilling Overlay), which allows for commercial and residential uses. This parcel is subject to Height District 1, which restricts the Floor Area Ratio (FAR) to 1.5:1 but does not impose a height limit. The "O" suffix indicates the site is within an Oil Drilling Overlay District.
- The northeastern portion of the site is designated for Neighborhood Commercial land uses, with the same C2-1-O Zone as on the western half of the site.

- The southeastern portion of the site is designated for Limited Commercial land uses with corresponding zones of C2-1-O and C1.5-2D-O (Limited Commercial, Height District No. 2 subject to a Development Limitation, Oil Drilling Overlay) The C1.5-2D-O portion of the parcel is allowed limited commercial and low-scale residential uses and is subject Height District 2D, with a D limitation that restricts the FAR as follows: “The average floor area ratio for the entire site shall not exceed 1.5:1; however individual structures shall be permitted to have a floor area ratio not to exceed 3:1” (Ordinance No. 171,432, Subarea 580), and does not impose a height limit. The “O” suffix indicates the City’s Oil Drilling Overlay District.

Existing Land Use and Zoning



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



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

The 0.63-acre unincorporated County parcel on the Project Site that is proposed for annexation to the City is located within the Los Angeles County 2035 General Plan area, and contains the Major Commercial land use designation with the corresponding CM-J Zone (Major Commercial) on APN 5512-002-001.

Surrounding Land Uses

The Project Site is in an urbanized area and surrounded by a mix of land uses that include multi-family residential, commercial, open space, and public facilities uses, ranging from low- to mid-rise buildings, which are physically separated from the Project Site as follows:

North: To the north of the Project Site across Beverly Boulevard are one- to three-story commercial uses including retail stores, restaurants, a bank, a gas station, a religious temple, several small hotels, personal fitness facilities, and a private school, Ohel Chana High School. These properties are designated as Neighborhood Commercial, with a corresponding C2-1VL-O Zone.

East: To the immediate east of the Project Site is the Broadcast Center Apartments, a multi-story apartment complex with ground floor commercial uses. Further east, across The Grove Drive, is a U.S. Post Office, the Holocaust Museum Los Angeles, and Pan Pacific Park. These properties are designated as Neighborhood Commercial, Public Facilities, and Open Space, with corresponding C2-1-O, PF-1XL-O, and OS-1XL-O Zones, respectively.

South: To the south of the Project Site are commercial uses, including The Grove, The Original Farmers Market complex (HCM No. 543), comprised of The Original Farmers Market, the Farmers Market Storage Facility, the Gilmore Adobe, and surface parking. These properties are designated as Community Commercial, with corresponding [T][Q]C2-2D, C2-2D-O, and (T)C2-2D-O Zones.

West: To the west of the Project Site across Fairfax Avenue are low-rise commercial uses including a gas station, bank, dry cleaner, and several restaurants and retail stores. These properties are designated as General Commercial, with a corresponding C2-1VL-O Zone.

Public Transit and Bikeways

The Project Site is currently served by bus lines operated by the Metro)bus lines 14, 16, 217, and 218; Los Angeles Department of Transportation (LADOT) Downtown Area Shuttle (DASH) Bus Service FX Local, and LADOT Cityride Bus Service PLB Limited. Within the Project Site vicinity, Class II bicycle lanes are currently provided along Hauser Boulevard between West 3rd and 6th Streets. Planned improvements in the area include the Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site, slated to open in 2025.

Streets, Circulation, and Freeway Access

Primary regional access for vehicles is provided by Interstate 10 (I-10), located approximately three miles south of the Project Site, Interstate 405 (I-405), located approximately five miles southwest of the Project Site, and US Route 101 (US-101), located approximately three miles northeast of the Project Site. Major arterials providing regional access to the Project Site include Beverly Boulevard, 3rd Street, and Fairfax Avenue.

Streets immediately adjacent to the Project Site are detailed below:

Beverly Boulevard is a designated Modified Avenue I, and travels in the east-west direction. Beverly Boulevard provides two travel lanes in each direction and a center left-turn lane. Metered parking is generally available along the westbound side of the boulevard and along the eastbound side of the boulevard west of Genesee Avenue. Beverly Boulevard is improved with sidewalks, curbs, and gutters, and is currently improved with a half right-of-way of 50 feet and a half roadway of 35 feet. Beverly Boulevard is part of the Transit Enhanced Network, Bike Lane Network, and Pedestrian Enhanced Network, as well as the High Injury Network

Fairfax Avenue is a designated Avenue II and travels in the north-south direction. Fairfax Avenue provides two travel lanes in each direction and a center left-turn lane. Metered parking is generally available along the southbound side of the avenue. Fairfax Avenue is improved with sidewalks, curbs, and gutters, and a varied half right-of-way of 90 to 100 feet and a half roadway of 28 feet. Fairfax Avenue is part of the Transit Enhanced Network, Bike Lane Network, and Pedestrian Enhanced Network, as well as the High Injury Network.

The Grove Drive is a designated Collector Street and travels in the north-south direction. The Grove provides two travel lanes in each direction. There is no parking along The Grove Drive in either direction along the Project Site frontage. The Grove Drive is improved with sidewalks, curbs, and gutters, and is currently improved with a half right-of-way of 33 feet, less than the Collector Street standards delineated in the Mobility Plan, and a half roadway of 35 feet. The Grove Drive is part of the Neighborhood Enhanced Network and Bike Lane Network.

Southern Shared Access Drive is a privately-owned shared street that is partially located on the Project Site and partially located off-site on the adjacent properties to the south.

Land Use Policies

General Plan Framework

The City of Los Angeles General Plan Framework Long Range Land Use Diagram identifies the Project Site as located along a Mixed-Use Boulevard along Fairfax Boulevard. Mixed-Use Boulevards are intended to enhance the connecting spaces that lie between neighborhood districts, community centers, and some regional centers by intensifying viable commercial areas with existing or planned major bus or rail transit facilities for new commercial development or structures that integrate commercial and housing development, and by reusing corridors that are characterized by a prevailing mix of marginal or obsolete commercial uses and housing for new multifamily residential units. Mixed-Use Boulevards connect the city's neighborhood districts and community, regional, and downtown centers. Mixed-use development is encouraged along these boulevards, with the scale, density, and height of development compatible with the surrounding areas. Generally, different types of Mixed-Use Boulevards fall within a range of floor area ratios from 1.5:1 up to 4:1 and are characterized by one- to two-story commercial structures and up to three- to six-story mixed-use buildings between centers, with taller buildings being located within designated centers. Mixed-Use Boulevards are served by a variety of transportation facilities.

Wilshire Community Plan

The Project Site is located within the Wilshire Community Plan area, with the following General Plan Land Use designations: Community Commercial, Neighborhood Commercial, and Limited Commercial. These land use designations generally allow for a variety of commercial and office uses (including entertainment studio uses) as well as residential uses and are implemented through the corresponding C2-1-O and C1.5-2D-O zones, which also allow for commercial uses. The Project Site is also specifically identified in the Wilshire Community Plan as located within the approximately 34-acre Beverly-Fairfax Community Commercial Center which is generally bounded by Beverly Boulevard on the north, 3rd Street on the south, Gardener Avenue on the east, and Fairfax on the west. The Community Center includes the Farmer's Market shopping complex; CBS Television City Studios; and the Pan Pacific Regional Park. The area has been developed with commercial land uses ranging from one and two-story retail to high-rise office, multiple apartment towers, wholesale nurseries, and large shopping centers. The Plan also promotes Beverly Boulevard and Fairfax Avenue as mixed-use boulevards and districts.

Los Angeles County 2035 General Plan

The 0.63-acre unincorporated County parcel on the Project Site that is proposed for annexation to the City is located within the Los Angeles County 2035 General Plan area and is designated for Major Commercial land uses with the corresponding CM-J Zone (Major Commercial).

Oil-Drilling District

The site is located within an "O" Oil Drilling Supplemental Use District where the drilling of oil wells or the production from the wells of oil, gasses, or other hydrocarbon substances is permitted pursuant to LAMC Section 13.01. However, neither the existing or proposed uses involve oil drilling or production. As such, the provisions of said code section do not apply to the Project Site.

Relevant Cases

On-Site Cases

VTT-83387: On May 28, 2024, the Deputy Advisory Agency approved Vesting Tentative Tract Map No. 83387, 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. The Advisory Agency decision was subsequently appealed and is being heard concurrent with the subject case.

CPC-2021-4090-DA: A request for a Development Agreement for a term of 20 years between the Applicant and the City of Los Angeles, is being heard concurrent with the subject case.

Off-Site Cases

DIR-2018-2770-SPR-WDI-1A: On May 5, 2022, the City Planning Commission denied appeals and sustained approvals for the 3rd and Fairfax Mixed-Use Project, involving the demolition of 151,048 square feet of existing retail uses and the construction of an eight-story, mixed-use development comprised of 331 dwelling units and 83,994 square feet of newly developed commercial space with two levels of subterranean parking, for a total of 490,682 square feet, or an FAR of 1.5:1, and a maximum height of 100 feet, located south of the Project Site. The project is currently under construction.

PROJECT DETAILS

Development Program

The TVC 2050 Project would allow for the continuation of the existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre site. Up to a maximum of 1,724,000 square feet of sound stage, production support, production office, general office, and retail uses would be completed upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, up to 1,459,623 square feet of new development would be permitted, as well as 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. A central component of the development would be the retention and rehabilitation of the Pereira & Luckman Primary Studio Building, centrally located within the Project Site.

As the entertainment industry has evolved over time and there have been technological shifts in media production, the need for larger-scaled studio buildings for filming and production has been replaced with a greater demand for smaller high-tech studios, production office, and office space. In addition, greater efficiencies in site design can benefit circulation within a studio campus by improving drives and areas for basecamp set up and truck parking. As such, generally, as part of the TVC 2050 Project, larger-sized non-historic studio buildings and other ad-hoc structures and production spaces on the site would be demolished and replaced with smaller sound stages, accompanied by a more significant increase in office space.

The Project Site is currently developed with 300,000 square feet of office space and 500,000 square feet of sound stage and production area. Upon build-out of the TVC 2050 Project, the site would encompass approximately 1.25 million square feet of office space, 500,000 square feet of sound stage and production area, and 20,000 square feet of ground-floor retail. While the Specific Plan allows for some flexibility in the mix of uses and the locations of buildings over the 20-year build out of the site, the Initial Development Plans (Appendix A of the Specific Plan) serve as the initial blueprint for site planning and development. The Initial Development Plans

identify that the central Primary Studio Building would continue to be utilized as two sound stages and for production support uses. New office spaces would be centralized near the Primary Studio Building to the east and west. The eastern office tower would be connected via a pedestrian bridge and would reach up to 15 stories or 225 feet in height. To the west, three additional office buildings, eight-stories in height and with ground-floor retail, would be constructed along Fairfax Boulevard, and a fourth seven-story office building would be located on the Beverly Boulevard frontage adjacent to the Broadway Center Apartments. A series of five sound stage buildings, each with two sound stages and production support areas, would be located to the south and east of the central office area, and furthest away from public streets. A parking structure would be situated to the south along the Southern Shared Access Drive, abutting The Grove's existing parking structures.

Proposed Site Plan of Development



Critical to the operation of media production are basecamp areas, which are staging areas for equipment and large vehicles when filming in a variety of locations. Approximately 162,000 square feet of connected basecamp areas (125,000 sf at grade and Project Grade and 37,000 square feet below grade) would be strategically located throughout the Project Site. These areas would be connected via an improved grid layout of drives throughout the site.

Phasing

Project buildout may occur as quickly as in one phase, with a total construction period of approximately 30 months, or in a phased approach over future years. If phased, associated off-site improvements such as street frontage upgrades and certain traffic improvements would also occur in a phased approach. The Project Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2045.

Historic Preservation

Pereira & Luckman's original vision and master plan for a major studio headquarters was designed to be modified and expanded over time to meet the changing needs of the continually evolving media and entertainment industry. As such, preservation and rehabilitation of the HCM on the site, as well as site planning to maintain the integrity of the HCM, are crucial components to development of the site. A number of protective features would be implemented by the Specific Plan, such as protection of the HCM through adherence to a set of historic preservation standards, limitations on adjacent building heights, and protection of the Viewshed Restoration Area of the HCM.



Television City model (Service Building and Studio Building), ca. 1952. CBS Archives.

HCM Protections and Historic Preservation Standards

The Project would preserve all of the existing historic character-defining features of the Primary Studio Complex and restore those character-defining features which, in some cases, have been compromised in the past (prior to this Project). The Project would retain approximately 16,000 square feet of interior space, comprised of sound stage and production support uses. Any modification to the character-defining features of the Primary Studio Complex would continue to require written verification from a historic preservation professional that the modification complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that consultation with Office of Historic Resources (OHR) has occurred.

Building Height Limits

New adjacent construction to the Primary Studio Complex would be set back to the east by 30 feet and to the west by 50 feet. New construction would be subject to standards for preservation set in the Specific Plan, specifically related to maximum permitted development footprints and building heights for new adjacent construction and additions to the Primary Studio Complex to ensure that the historic significance of the Primary Studio Complex is not adversely impacted by new construction. Generally, heights would be limited to base heights of 84-88 feet surrounding the HCM, with allowances for 40 percent of the adjacent areas to reach up to 145 feet in height, and for an office tower to the east of the HCM to reach 225 feet in height. The rear of the property would allow for a parking structure to reach up to 120 feet in height.

Viewshed Restoration Area

Only one-story office bungalows would be permitted to be constructed at the lower plaza level between Beverly Boulevard and the Primary Studio Complex to ensure they remain below the sightline to the Primary Studio Complex from Beverly Boulevard. Any building or structure that exceeds 25 feet in height and up to 58 feet in height could be permitted through a discretionary process, requiring review by the Office of Historic Resources for compliance with the HCM designation. View corridors from the adjacent public right-of-way along Beverly Boulevard would be required to be maintained with clear and unobstructed views of historic features such as the red central entryway bridge, signage at the western corner of the Service Building, the connection between the asymmetrical volumes of the western portion of the Service Building and Studio Building, and the glass curtain wall of the Service Building.

Pedestrian and Streetscape Improvements

As the TVC campus has been historically closed and fenced off from the adjacent public streets, a key component of the modernization of the site is to improve the site's frontages in terms of streetscape design, pedestrian amenities, and better porosity into the site. The treatment and design of development along each of the public right-of-way frontages has been carefully considered in response to the use and character of each street. Each street-facing frontage contains a setback ("frontage") area where no building or fencing can be installed, which would provide additional publicly accessible space within the private property adjacent to the public sidewalk. In addition, each setback area contains a "project gateway" public plaza area further inset into the Project Site and ranging in size from 225 to 900 square feet. Setbacks and Project Gateway areas would be required to provide a mix of landscape, hardscape, and interactive cultural amenity elements, including but not limited to sculptures, art works, plaques, electronic kiosks, and thematic landscape and hardscape materials, which are responsive to the cultural history of the studio and neighborhood.

Fairfax Avenue

Fairfax Avenue is recognized as a vital mixed-use boulevard that serves as an important connector for transit riders arriving from the future Wilshire/Fairfax Metro D Line stop. It features low-scale retail establishments along the west side and continues the regional-draw commercial activities found to the south, including the historic Farmer's Market and The Grove shopping center. Efforts to enhance Fairfax Avenue and to foster a more pedestrian-friendly environment include a new Mobility Hub at the south end of the campus, lining the remainder of the street with new ground-floor retail spaces, a 15-foot sidewalk with an additional two-foot-wide setback, and other street amenities such as benches, bike racks, and trash cans. Additionally, a 675 square-foot publicly accessible gateway plaza is set to be introduced as a welcoming point and to enhance the area's accessibility. A new traffic signal and continental crosswalk re-striping is also proposed at Fairfax Avenue and 1st Street. It should be noted that continental crosswalks have already been upgraded at all adjoining existing signalized intersections to the site. These improvements are designed to boost the retail-character of the street, improve the pedestrian experience, and ensure walkable spaces and areas of respite for transit users.

Existing Fairfax Frontage



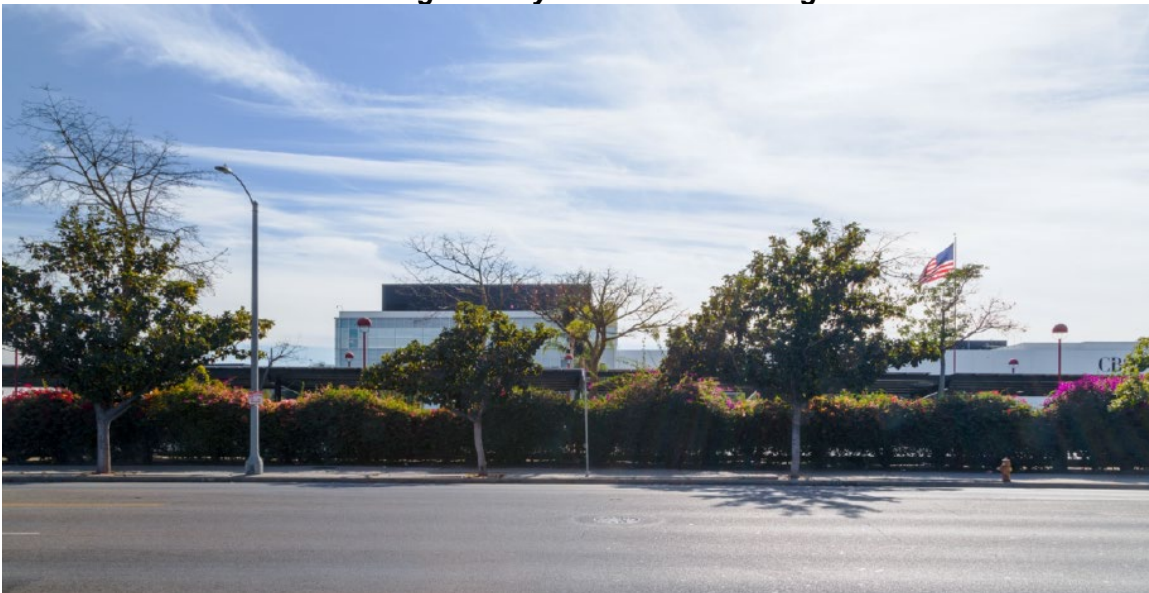
Rendering – Proposed Fairfax Avenue Frontage



Beverly Boulevard

Beverly Boulevard is a wider commercial thoroughfare and serves as the primary frontage for the Project Site. The focus on this frontage is aimed towards enhancing the visual porosity into the site of the historic CBS Studios building. Beverly Boulevard would feature a 900 square-foot gateway plaza and entrance facing the iconic red canopy and Primary Studio Complex to highlight the entrance and historic building elements of the site. Sidewalks and landscaping along this frontage would be 20-feet in width, comprised of 12- to 15-foot-wide public sidewalks, and an additional 5-8 feet of landscaped areas provided within the Project Site. Importantly, development along Beverly Boulevard would be regulated by specific height, massing, and fencing restrictions for the Viewshed Restoration Area, as outlined in the Specific Plan. These provisions and streetscape enhancements ensure that new construction respects and preserves the visibility of the historic landmarks, while enhancing the street's pedestrian experience.

Existing Beverly Boulevard Frontage



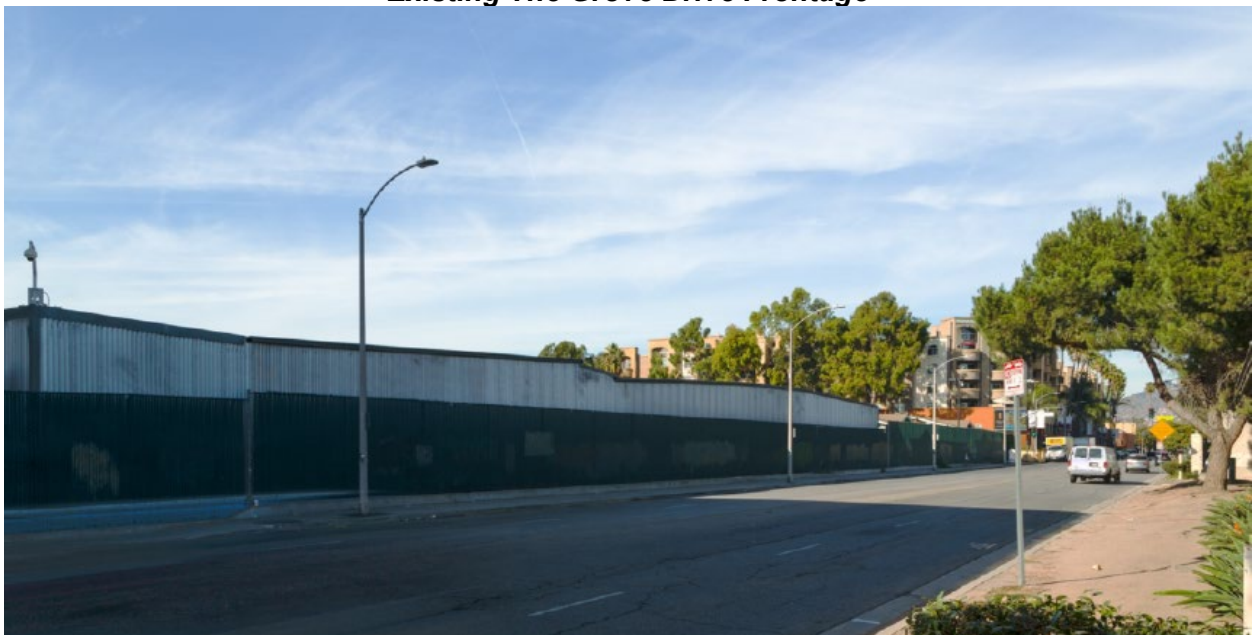
Rendering – Proposed Beverly Boulevard Frontage



The Grove Drive

The eastern boundary of the site is partially located along The Grove Drive, which experiences the least amount of vehicular and pedestrian activity of the three adjacent street frontages. Building development along this frontage include a studio building and a parking garage, and an access entryway into the studio campus, as well as a 225 square-foot gateway public plaza. Enhancements along this street would focus on accessibility and safety. Improvements include an 11-foot-wide public sidewalk and an adjacent 4-foot-wide landscaped area on private property. Additionally, a new traffic signal and enhanced pedestrian crossing would be installed at the intersection with the Shared Southern Access Drive, creating a vital link between the Project Site and key landmarks, as it would facilitate safer pedestrian access to The Grove to the west, and both The Holocaust Museum and Pan Pacific Park to the east. These changes are designed to enhance connectivity and safety for pedestrians traversing Grove Drive.

Existing The Grove Drive Frontage



Rendering – Proposed The Grove Drive Frontage



Transportation Improvements and Mobility Hub

Transportation Improvements

In addition to streetscape and frontage area improvements along the site's street edges, the TVC Project encompasses a suite of transportation improvements aimed at enhancing traffic flow and safety across the area. The Environmental Standards (Appendix B of the Specific Plan) implement the Mitigation Monitoring Program prepared for the Project. These Environmental Standards require compliance with the following features:

- A Construction Management Plan to minimize traffic impacts on the neighborhood
- The implementation of a series of Transportation Demand Management (TDM) Program measures that exceed the requirements of the current TDM ordinance (e.g. education/coordination, shuttle service, various ridesharing and carsharing features)
- Bus stop enhancements
- Other Vision Zero safety improvements
- \$1.34 million in funding for Transportation System Management (TSM) improvements within the Project area to better accommodate intersection operations and increase network capacity (e.g. signal upgrades, controllers, loops)

LADOT has also identified the following additional features to be incorporated into the development of TVC:

- The installation of two new traffic signals on Fairfax Avenue and on The Grove Drive
- Signal upgrades at key intersections, including the introduction of left turn phasing at Fairfax and 3rd, Martel Ave/Hauser Avenue and 3rd, and La Brea Avenue and 3rd
- Neighborhood Traffic Management Program (NTMP) Plan, focusing on two neighborhood study areas (\$250,000 in funding, with an additional \$1.8 million to be provided under the proposed Development Agreement)
- Cycling infrastructure enhancements such as striped bike lanes and sharrows on Rosewood Avenue, and the construction of a mini roundabout at the intersection of Rosewood and Martel

These upgrades are designed to alleviate congestion and enhance the efficiency of traffic movement, promote pedestrian activity and transit access, and create safer and more convenient bicycle travel within the community.

Mobility Hub

As a part of the TDM Program required for the Project, a Mobility Hub would be located on the southwest corner of the Project Site along Fairfax Avenue to support first- and last-mile connections and encourage employee and visitor use of the public transit, vanpooling, carpooling, and biking/scooter to work, during both construction and operation, per Specific Plan requirements. The Mobility Hub would support shuttle service between the Project Site and the planned Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site.

The proposed Mobility Hub would also support multi-modal mobility options through bicycle parking and bicycle services such as valet service, repair stands, showers, and lockers. The Project's TDM Program would include bicycle parking and amenities and short-term and long-term bicycle parking facilities in accordance with LAMC requirements, and the Project would contribute toward the implementation of bicycle improvements within the vicinity of the Project Site in accordance with the City's Mobility Plan and 2010 Bicycle Plan.

Rendering – Proposed Mobility Hub



Development Agreement

The Applicant is also concurrently requesting a Development Agreement between the developer and the City of Los Angeles. The Development Agreement would run for a term of 20 years, and would include a total of \$6.4 million in the following public benefits, which would be partially phased based on the net new square footage being developed:

- NTMP Studies: \$200,000
- NTMP Implementation: \$1,600,000
- Neighborhood Bike Improvements: \$1,000,000
- Streetscape Improvements: \$500,000
- Pan Pacific Park: \$1,000,000
- Beverly Fairfax BID: \$250,000
- Other Public Safety Improvements: \$500,000
- Local Arts Programs: \$250,000
- Affordable Housing in CD5: \$1,000,000
- Other Community Benefits: \$100,000

Linkage Fee Payment

As required by LAMC Section 19.18, and due to the large-scale of the Project, an Affordable Housing Linkage Fee payment would be required at the time of each building development. This payment would generate approximately \$10 million in funding for affordable housing citywide over the buildout of the Project.

Entitlements

The legislative actions that are being requested to facilitate the development of the Project include the following, with a more detailed description of the Specific Plan and Sign District ordinance following:

Annexation

An annexation is requested for a 0.63-acre portion of the Project Site to be annexed from the unincorporated area of the County of Los Angeles to the City of Los Angeles.

General Plan Amendments

General Plan Land Use Designation

A General Plan Amendment is requested to re-designate the current land use designations for the Project Site from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Community Commercial land use designation, and to 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.

Zone Change and Height District Change

The Zone Change and Height District Change are requested to change the zoning on the Project Site from C1.5-2D-O and C2-1-O to the TVC Zone. The TVC Zone would also be assigned 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.

Code Amendment

Corresponding to the General Plan Amendment and Zone Change actions, a Code Amendment is requested to be amended specifically, by amending LAMC Section 12.04 and adding a new section, LAMC Section 12.16.11 to add the new TVC Zone.

TVC 2050 Specific Plan (Exhibit A)

The establishment of the TVC 2050 Specific Plan is requested to provide regulatory land use and zoning controls for the comprehensive redevelopment of the Specific Plan area. The Specific Plan would govern land use, floor area, building heights, yards and setbacks (frontage areas), stepbacks, historic preservation regulations, studio operation regulations, design standards, parking, physical improvements, streetscape improvements, and alcohol sales; and impose environmental conditions consistent with the TVC 2050 Project EIR.

TVC 2050 Sign District (Exhibit B)

The establishment of a Signage Supplemental Use District is requested to regulate digital displays, supergraphic signs, canopy and awning signs, identification and information signs, monument signs, pillar signs, projecting signs, window signs, and wall-mounted and ground-mounted signs. The proposed Sign District is also intended to establish signage size limits as well as regulation such as illumination, height and design standards, allowable locations, and refresh rates.

TVC 2050 SPECIFIC PLAN

Overview

The TVC 2050 Specific Plan maintains TVC as a studio use and aims to modernize and enhance production facilities to meet both the existing unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio lot. The Specific Plan would include land use regulations related to land use, height, floor area, setbacks and frontage areas, design standards, open space, parking, and streetscape improvements, among other provisions. The Specific Plan regulations would supersede certain LAMC regulations for development within the boundaries of the Specific Plan, and the regulations would apply only to scopes of work that are defined as a “Project”.

Procedures

Section 3 of the Specific Plan defines the scope of a Project, while **Section 4** establishes procedures for review of future “Projects,” as defined therein. Generally, the Specific Plan would define a “Project” any activity that would result in the construction, erection, addition to or structural alteration or modification of any building or structure, or improvement in whole or in part within the Specific Plan area that requires the issuance of a building permit or use of land permit, with some exceptions related to demolition, construction of utilities, construction of communication facilities, interior remodels, change of uses, maintenance, production-related temporary construction, and construction for which building permits are required. Most new development on the site could be reviewed by the Department of City Planning through a streamlined Administrative Review process, contingent upon submitted plans being in substantial conformance with Initial Development Plans (Appendix A of the Specific Plan), or in compliance with Design Standards (Appendix D). Projects that do not comply wholly with the design standard or performance standard required by Appendix D would have the option of applying for an Alternative Compliance process that requires discretionary review by the Director of Planning or their designee, to demonstrate that the project would otherwise meet the intent of the design objectives. In addition, a discretionary Project Compliance process is identified for any Project that requests approvals allowed in accordance with Specific Plan Section 5.2E, Land Use Exchange Program, or which does not comply wholly with the design standard or performance standard required by Appendix D, but otherwise complies with all applicable regulations of the Specific Plan. Additionally, all applicable Projects under the Specific Plan would also be required to comply with Environmental Standards (Appendix B) which correspond to the Project Design Features and Mitigation Measures set forth in the TVC 2050 Project EIR. The Specific Plan would also require compliance with the public benefit provisions of the Development Agreement, which is being processed under related Case No. CPC-2021-4090-DA.

Specific Plan Boundaries

The boundaries of the Specific Plan include the entire TVC campus property, bordered by Beverly Boulevard to the North, The Grove Drive and the Broadcast Center Apartments to the east, The Grove and The Original Farmers Market complex to the South, and Fairfax Avenue to the West. The Specific Plan is further delineated into six subareas, which are discussed in more detail below.

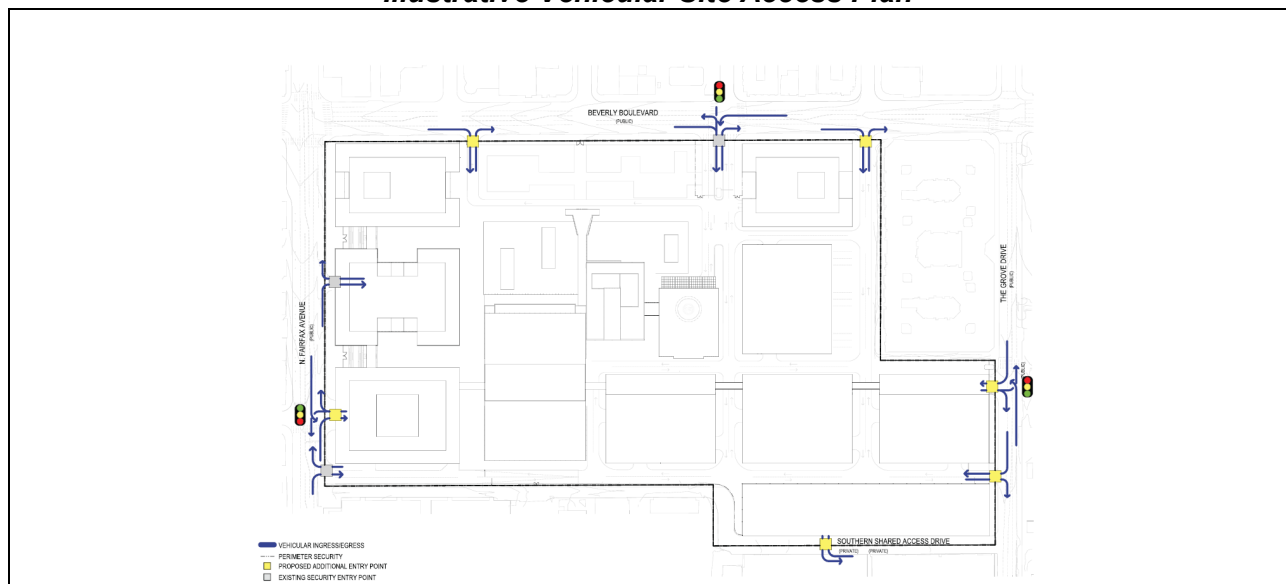
Boundary Map



Driveways and Pedestrian Access

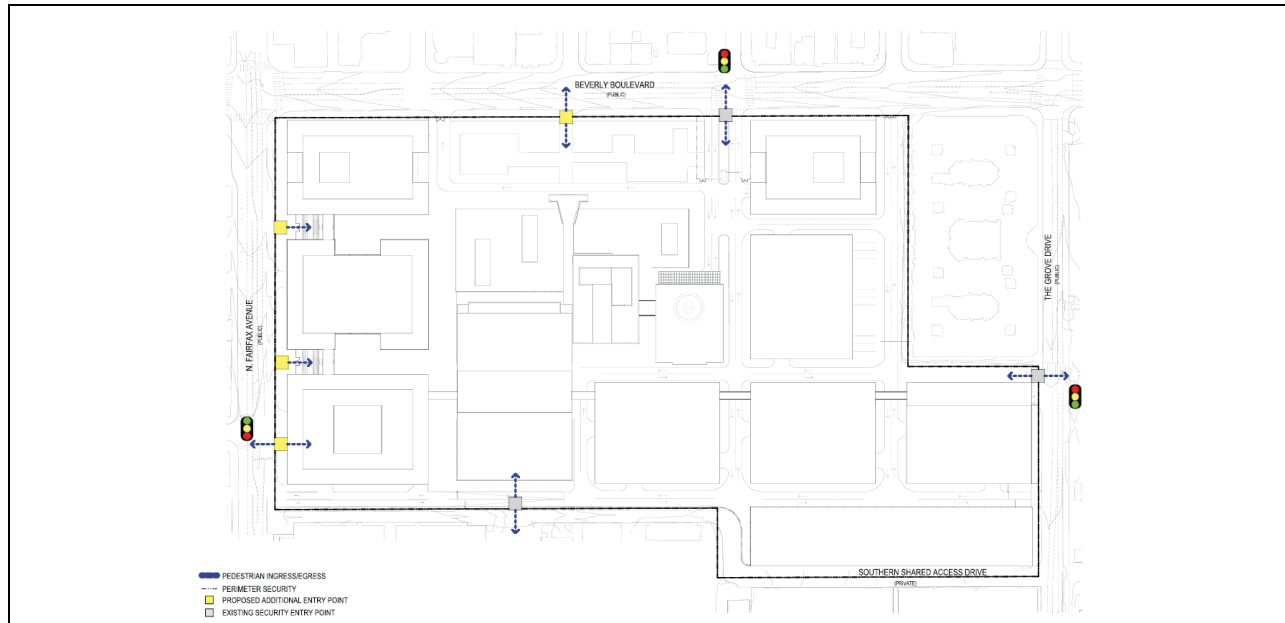
As noted in the Design Standards (Appendix D), a maximum of three vehicle entrances will be provided along Beverly Boulevard and Fairfax Avenue, and a maximum of two vehicle entrances will be provided along The Grove Drive and the Southern Share Access Drive. These driveways will be consistent with a driveway access plan that shall be submitted to LADOT prior to the construction of any Project pursuant to the Specific Plan, and prior to any change to the driveway access or location of the Mobility Hub. Shown below is a floor plan for the ground level of the Project Site with delineated access points.

Illustrative Vehicular Site Access Plan



A minimum of one pedestrian entrance will be provided along each frontage. All access points may be gate controlled.

Illustrative Pedestrian Site Access Plan



Additional ingress and egress for vehicles and pedestrians may be provided in accordance with the EIR prepared for the Project or as required by the Los Angeles Fire Department (LAFD) or LADOT for emergency access.

Development Regulations

The maximum allowable build-out under the Specific Plan would result in a total of 1,724,000 square feet of floor area on the site. The maximum permitted heights for buildings within the Specific Plan would be guided by the six height subareas and considerations for the HCM. Subarea D, located to the east of the HCM and with lesser visibility from the street, would allow the greatest maximum height of 225 feet (permitted for up to approximately three percent of the Specific Plan area). Overall, the Project would construct 1,459,623 square feet of new floor area, resulting in a maximum 1.61 FAR. Below is a summary of the major development parameters of the Specific Plan.

Specific Plan Development			
Maximum Allowed under Specific Plan			
Floor Area	<i>Sound Stages</i>	238,560	1,724,000 sf
	<i>Production Support</i>	215,440	
	<i>Production Office</i>	700,000	
	<i>General Office</i>	550,000	
	<i>Retail^c</i>	20,000	

Maximum Height	225 feet	
FAR	1.61:1	
Vehicle parking spaces	4,930 parking spaces	
Alcohol	1 off-site alcohol license; 8 on-site alcohol licenses	
Minimum Required under Specific Plan		
Frontage Areas	<i>Fairfax Avenue</i>	2 ft
	<i>Beverly Boulevard</i>	5-8 ft variable
	<i>Shared Eastern Property Line</i>	30-45 ft variable
	<i>The Grove Drive</i>	3 ft
	<i>Southern Property Line</i>	10-45 ft variable
Building Stepbacks	<i>Fairfax Avenue</i>	20 ft
	<i>Beverly Boulevard</i>	20 ft

Permitted Uses

Uses permitted under **Section 5.1** of the Specific Plan include studio uses and ancillary functions to the studio, as well as publicly accessible ground-floor retail spaces along Fairfax Avenue. More specifically, the following studio uses would be permitted: sound stage, production support, production office, and general office, as well as uses that are ancillary to studio land uses including basecamp, cellular and communications facilities, childcare, emergency medical facilities, helipad, infrastructure and utilities, parking, recreational and fitness facilities, sleeping quarters, special events, and temporary uses. Additionally, the Specific Plan would allow a fixed number of alcohol-related uses by right, which could be either ancillary to the studio uses or a component of the publicly accessible retail/restaurant spaces.

Floor Area and Land Use Exchange

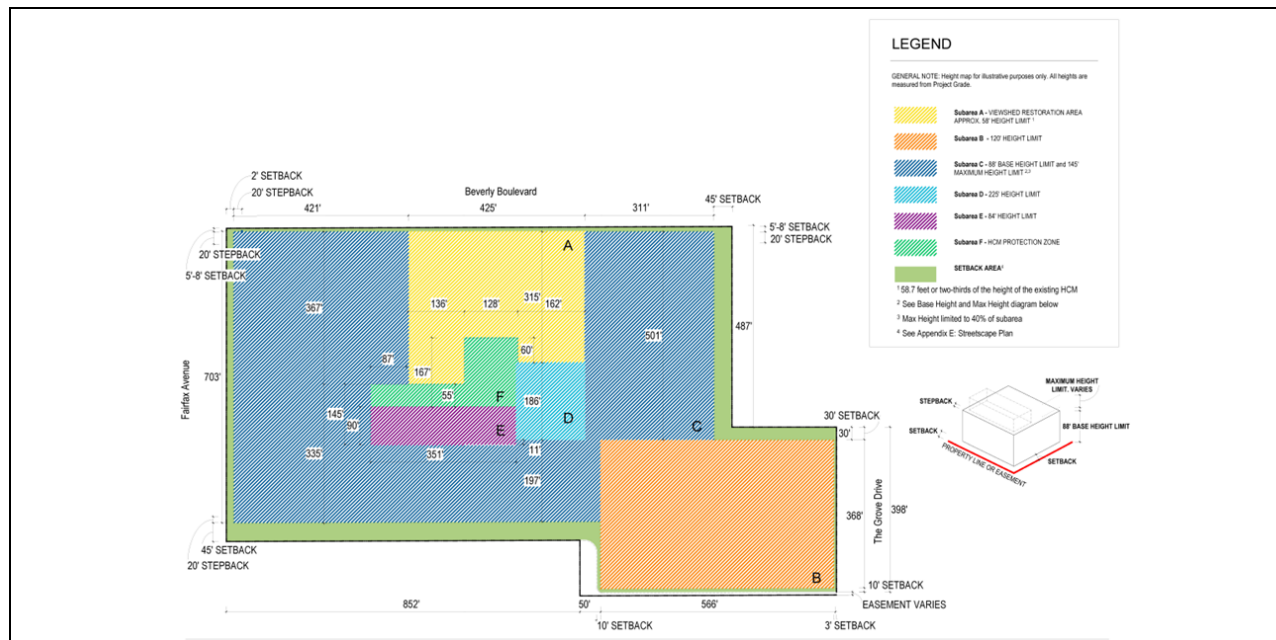
Floor area regulations in **Section 5.2** of the Specific Plan are limited to maximum floor area per studio or retail use across the entire Specific Plan area, as shown in the table above.

A Land Use Exchange program is also available to allow any permitted studio land use to be exchanged for additional sound stage and/or production support floor area with the limitation for only up to a total of 450,000 square feet for either land use category. If this exchange were to occur, the maximum floor area for sound stage or production support could exceed 238,560 square feet and 215,440 square feet, respectively, with a commensurate reduction in the other permitted studio land use, but the total floor area permitted for the Project Site may not be exceeded.

To account for the floor area built for each use, the Specific Plan requires a summary sheet be submitted to the City with each application. The summary sheet reflects these key metrics, as well as other regulations to ensure compliance.

Subareas and Height Limits

As previously mentioned, the development of the site has been delineated into six subareas dictating specific height zones. Below is a breakdown of the height limitations per each subarea as part of the Specific Plan.



Subarea A, the 3.5-acre Viewshed Restoration Area, is located in the northern portion of the Specific Plan area. This subarea extends 430 feet to the west along Beverly Boulevard from Genesee Avenue on the east, and southward toward the Primary Studio complex. Buildings or structures in Subarea A will be limited to 58 feet in height but will also need to comply with the Viewshed Restoration Area standards outlined in the Specific Plan that are intended to preserve meaningful views of the Primary Studio Complex from the adjacent public right-of-way along Beverly Boulevard.

Subarea B is located within the southeast portion of the Specific Plan area. Buildings in Subarea B will be limited to 120 feet in height.

Subarea C is located along the western, southern, and northeastern sections of the Specific Plan area. Buildings in Subarea C will have an allowable base height of 88 feet (see Building Stepbacks for more information); however, a maximum height of 145 feet will be permitted within up to 40 percent of the Subarea.

Subarea D is located within the central portion of the Specific Plan area and occupies approximately three percent of the Project Site. Buildings in Subarea D will be limited to 225 feet.

Subarea E is located at the southern portion of the Primary Studio Complex, which extends along the northerly facades of the Primary Studio Complex beginning 55 feet south of the northerly façade of the Studio Building. Buildings in Subarea E will be limited to 84 feet in

height. Accordingly, new construction in Subarea E would be limited to a height of 36 feet above the existing parapet of the Studio Building within the entirety of Subarea E.

Subarea F, the HCM Protection Area, is the northern portion of the Primary Studio Complex, which extends along the northerly facades of the Primary Studio Complex approximately 167 feet south from the northerly façade of the Service Building and 55 feet south of the northerly façade of the Studio Building. Construction of any new occupiable buildings is prohibited in Subarea F. Existing rooftop appurtenances in Subarea F may be maintained and modernized, as long as screening is provided in conformance with the Design Standards (Appendix D).

Setbacks (Frontage Areas) Building Stepbacks

Section 5.4 of the Specific Plan sets regulations related to building setbacks and stepbacks from the street. No yard setbacks are required; however, *building setbacks*, also referred to as frontage areas, are required along all boundary lines of the Specific Plan. A two-foot-wide frontage area would be provided along Fairfax Avenue, a 5- to 8-foot-wide frontage area would be provided along Beverly Boulevard, a 30- to 45-foot-wide frontage area would be provided along the entire length of the Shared Eastern Property Line, a 3-foot-wide frontage area would be provided along The Grove Drive, and a 10- to 45-foot-wide frontage area would be provided along the southern property line.

Building stepbacks would also be required along the northern, western, and southern boundaries of the Project Site. In particular, any portion of a building within 20 feet of the setback along Beverly Boulevard, Fairfax Avenue, or the southern Specific Plan boundary would be limited to an 88-foot base height limit, so that building massing would be concentrated further from the adjacent public right-of-way areas and the adjacent Broadcast Center Apartments.

Historic Preservation

Section 5.4 of the Specific Plan sets regulations related to the restoration and rehabilitation of the Primary Studio Complex, while also regulating other development on the site in order to protect viewsheds of the HCM building from Beverly Boulevard and ensuring that adjacent building heights and massing are compatible with the HCM. HCM signage would be subject to **Historic Sign Guidelines** (Appendix F of the Specific Plan).

Operational Standards

Section 6 of the Specific Plan focuses on the operational aspects of the TVC Project, which include standards regarding access into the site, implementation of the Mobility Hub, and limitations on childcare activities accessory to the studio use of the site.

Vehicle Parking

The following vehicle parking standards are voluntarily being provided by the Applicant in **Section 7** the Specific Plan, as shown below.

Table 7.2 Parking Standards

Studio Land Use	Parking Ratio per 1,000 sf of Floor Area
Sound Stage	2.5 Spaces
Production Support	2.0 Spaces
Production Office	3.0 Spaces
General Office	3.0 Spaces
Retail	2.0 Spaces

Parking spaces could include standard, compact, or disabled parking spaces, which also includes tandem, stacked, valet, or attendant methods to optimize the number of parking spaces. A total of 4,930 vehicle parking spaces would be provided throughout the Project Site including but not limited to above-grade parking structures, subterranean parking structures, and surface parking.

Bicycle Parking

The Project would provide both short-term and long-term bicycle parking spaces, for a total of 530 spaces, pursuant to LAMC Section 12.21 A.16. Bicycle amenities would also be provided as part of the Project's Mobility Hub and the implementation of TDM measures.

Streetscape Improvements

Section 8 of the Specific Plan and the Streetscape Plan (Appendix E) include provisions to establish right-of-way (ROW) widths, sidewalk and street widths, and general guidelines for streetscape improvements throughout the Project Site. The Project proposes to make the following dedications and improvements to the following streets to meet the respective Mobility Plan ROW or sidewalk width requirements:

- Provide a 15-foot-wide sidewalk in accordance with Modified Avenue II Standards of the Mobility Plan on Fairfax Avenue, with 10 feet being provided within the public right-of-way, and 5 feet being provided within the proposed sidewalk easement along Fairfax Avenue;
- Provide a 12- to 15-foot-wide sidewalk in accordance with Modified Avenue I Standards of the Mobility Plan on Beverly Boulevard;
- Dedicate a 20-foot radius property line return at the intersection of Beverly Boulevard and Fairfax Avenue;
- Dedicate a 3-foot-wide strip of land to complete a 33-foot half ROW in accordance with Collector Street Standards of the Mobility Plan on The Grove Drive; and
- Narrow the sidewalk on the west side of The Grove Drive (south of the proposed Project driveway) by two feet to provide a 11-foot-wide sidewalk which accommodates for the widening of The Grove Drive per the dedication noted above.

In addition to the dedications and improvements listed above, public ROW streetscape improvements would be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting in accordance with the Streetscape Plan.

It should be noted that the Specific Plan acts in concert with the Bureau of Engineering (BOE) and LADOT improvement conditions as part of the related VTTM Case No. VTT-83387. The Specific Plan sets the standard physical improvement or reconstruction conditions for elements including, but not limited to, standard curb, gutter, driveway approach, and sidewalk that would apply across the Specific Plan. As the Specific Plan also includes a Streetscape Plan that regulates sidewalks, discussed more below, the standard improvement requirements regulated by the Specific Plan create a consistent and predictable set of public ROW regulations.

Streetscape Plan

The Streetscape Plan governs planting, sidewalk spatial arrangement, public right-of-way streetscape improvements, and materials by street segment. To extend the placemaking of the Project, the Streetscape Plan would ensure that the Specific Plan area and its improvements provide a high-quality public realm that ensures vibrancy and safety of all street users by providing guidelines for design elements, which include pedestrian amenities such as bicycle racks, trash receptacles, and public benches, as well as consistent paving, soil volumes and quality, and irrigation guidelines.

Below is a map of proposed tree planting throughout the Project Site. Approximately 60 new street trees would be planted under the Streetscape Plan, which also provides guidelines for tree spacing and species.



Alcohol Consumption Regulations

Section 9 of the Specific Plan includes a program for the sales, service, and consumption of alcohol for up to eight on-site licenses and one off-site alcohol license within the boundaries of the Plan. Licenses could be pulled for either publicly accessible restaurants or retail along Fairfax Boulevard, or at establishments restricted to studio visitors and employees.

Approval of individual alcohol licenses would be through an Administrative Clearance process, pursuant to **Section 4** of the Specific Plan procedures. Appendix C of the Specific Plan establishes standard Alcohol Approval Conditions for both on-site and off-site sales and service. Modifications consisting of changes of 10 percent or less in floor area devoted to the sale or service of alcohol or changes of owners or operators would not require a new Alcohol Use approval. Revocations procedures are also included to allow the City to address possible nuisances from the establishments.

Design Standards

The Design Standards (Appendix D) establishes regulations for a consistent predictable street-facing design, focused on creating pedestrian-scaled, inviting, and well-designed ground floor façades along public street frontages, while maintaining studio security and operations. The Design Standards set requirements for well-marked pedestrian entrances at the ground floor, requirements for façade articulation and building breaks, minimum transparency standards for active ground floor uses, such as but not limited to retail and office uses, and window and glass placement standards to foster an active pedestrian environment. At the upper levels, the Design Standards employ façade or plane breaks, divergent rooflines, and energy efficient glass/glazing.

The Design Standards also provide additional regulations regarding surface and above-grade surface parking, setbacks (frontage areas) and site access, and utilities infrastructure. Parking requirements include integration of parking uses into the overall Project design, requirements for screening, and incorporation of ground-floor non-parking uses. Frontage areas are required to provide a mix of landscape, hardscape, and cultural amenity elements, including but not limited to sculptures, art works, and electronic kiosks. Requirements regarding perimeter fencing heights, transparency, security, and maintenance are also outlined along with minimum landscaping coverages and permitted native planting species.

TVC 2050 SIGN DISTRICT

In conjunction with the development of the TVC 2050 Project, a new signage program, the TVC 2050 Sign District (Sign District) is proposed to enhance the media and entertainment character of TVC and complement the land use and urban design objectives in the Specific Plan through a signage regulations primarily focused on providing a comprehensive program for on-site signage that enhances the Sign District as an iconic production studio and to reinforce TVC's sense of place as a major urban, cultural, and media center. LAMC Section 13.11 and Section 1.3.C of the Specific Plan allows for the establishment of Signage Supplemental Use Districts to create unique signage regulations for commercially zoned properties (and the TVC Zone) with a minimum lot area of either one block or three acres.

The proposed standards of the Sign District set general sign type, area, height, hours of operation, refresh rates, and location requirements; allow for supergraphic and digital display signage; and set tailored illumination standards. These regulations deviate from the standard requirements of the LAMC by allowing for non-typical signage designs and sizes. In general, the proposed types and quantity of signage would be appropriate for the scale of the development and other Project elements which utilize signage as a placemaking tool, creating a distinct identity for the Project Site area. The Sign District contains provisions that establish regulations that are different from, more restrictive than, or more permissive than those in the LAMC; in these instances, the Sign District shall be prioritized over the LAMC. However, all provisions related to historic signs that are outlined in the Specific Plan shall be prioritized over the Sign District. Certain standard signage types would not be regulated by the Sign District and would be subject to the LAMC. These include Awning Signs, Illuminated Architectural Canopy Signs, Information Signs, Marquee Signs, Original Art Murals and Public Art Installations, Projecting Signs, Roof Signs, Temporary Signs, certain Wall Signs, and Window Signs. Signage types regulated by the Sign District include the following, under the following approval processes:

Sign Type	Review Process
Architectural Ledge Signs.	Director Sign-Off
Pillar Signs	Director Sign-Off
Digital Displays	Project Compliance
Supergraphic Sign	Project Compliance
Wall Signs being utilized as replacement signs for Supergraphic Signs	Project Compliance

Off-site signs, pole signs, and any other signs not specifically authorized in the Sign District are prohibited. Signage on the Project Site is regulated by sign type, with specific area, height, design, and illumination regulations. The signage would integrate into the overall design and theme of the development, and the regulations would be uniform across the site. In addition to the LAMC, Architectural Ledge Signs, Digital Displays, and Supergraphic Signs would be installed in substantial conformance with Conceptual Sign Plans (Appendix A of the Sign District). Additional regulations pertaining to these signs are outlined below.

Architectural Ledge Signs

The Sign District would introduce a new sign typology to address channel-letter entryway signage that would be standardized throughout the site, as shown below. Up to six architectural ledge signs, with individual channel letters and/or a prefabricated image, would be attached to a horizontal projection forming a narrow shelf on a wall or architectural projection. These would be permitted and only allowed at automobile and pedestrian access points. Each sign could be a maximum of 150 square feet in size, with a total of 2,000 square feet of this signage typology allowed for the site. These are distinct from Wall Signs, as these signs would not be attached to a building wall.



Pillar Signs

Pillar Signs would also be introduced, allowing for unique ground-mounted signage that is taller than it is wider, and that is distinct from other allowable ground-mounted signage from the LAMC, such as Monument Signs or Pole Signs. Pillar Signs would be restricted to two square feet per linear foot of building frontage, with a maximum of 25 square feet per sign face. These signs would not exceed a nine-foot height limit and could not contain digital elements.

Appendix A - Conceptual Sign Plan



Digital Displays

Digital Displays would be allowed on the blue facades shown above, meaning that there would be no outward-facing Digital Displays visible from either the public right-of-way, or facing the adjacent residential uses. The Digital Displays would be required to be integrated into the architectural design of the building and to align with major building elements on which they are installed, such as window banding or vertical changes in material or texture. The Sign District sets requirements for the maximum total combined sign area for Digital Displays and maximum individual sign areas, as well as requirements related to the location of the Digital Displays.

Supergraphic Signs

Similar to Digital Displays, Supergraphic Signs, or large-scale static signs attached to the edifice of a building, would be integrated into the architectural design of the buildings on which they are installed and align with major building elements such as window banding or vertical changes in material or texture. The Sign District sets requirements for the maximum total combined sign area for Supergraphic Signs as well as maximum individual Supergraphic Sign areas. The Conceptual Sign Plans (Appendix A of the Sign District) set standards for the number and location of any exterior-facing Supergraphic Signs to be installed in the Specific Plan area which, as proposed, would include nine Supergraphic/Wall Signs fronting Fairfax Avenue, four fronting the Southern Shared Access Drive, nine fronting The Grove Drive, and seven fronting Beverly Boulevard. Otherwise, interior Supergraphic Signs could be located on the blue facades indicated above.

Illumination of Digital Displays and Supergraphics

Based on a lighting study prepared for the Project, certain limitations on location, brightness, and operation have been set to be both compatible with the surrounding pedestrian improvements in the ROW and sets protective measures within 200 feet of the adjacent residential property at the Shared Eastern Property Line (see orange dashed line shown on the graphic in the previous page). No Digital Displays are permitted to be visible from a public ROW, and no Digital Displays or illuminated Supergraphic Signs are permitted within 91.5 feet of the shared eastern property line with the adjacent residential property. Between 91.5 feet and 200 feet of the Shared Eastern Property Line, and 116 feet of any ROW, the nighttime luminance Digital Displays and Supergraphics would be limited to 100 candelas per square meter. Outside of these boundaries, the candela limit would be raised to 300 candelas per square meter, consistent with other Sign Districts in the City. Digital Displays within 200 feet of any existing multi-family uses would be subject to a controlled refresh rate of one static image allowed every 8 seconds and hours of operation of 7:00 a.m. to 10:00 p.m. All other Digital Displays, which would only be visible from the interior of the site, would be allowed to be fully animated.

Wall Sign Replacement for Supergraphics

The Sign District regulations include a provision for non-standard large-scale wall signs that don't fully align with the definition and materiality of a Supergraphic Sign. This provision allows for the replacement of supergraphics with large-scale wall signs, offering flexibility to meet evolving aesthetic and commercial needs within the regulatory framework.

Off-Site Signage Prohibition

Unlike other Sign Districts in the City, Off-Site Signs are not permitted within the Sign District. Therefore, while other Sign Districts typically include an off-site signage reduction program for the removal of billboards or off-site signage within the community. However, as no Off-Site Signs are proposed, no signage reduction program is being required.

Signage Timing

Provisions have been included to limit the timing or installation of new Digital Displays and Supergraphics Signs. No Digital Display or Supergraphic Sign shall be made operative until after the issuance of the first Certificate of Occupancy for a new building under the Specific Plan. This ensures that implementation of the development program for the site has begun prior to operation of any new large-scale signage. In addition, to ensure that signs are architecturally integrated into building designs, sign plans for Digital Displays or Supergraphics must also be submitted concurrently with the submittal of building plans for new buildings.

OTHER PROJECT CONSIDERATIONS

Citywide Design Guidelines

The Citywide Design Guidelines, adopted by the City Planning Commission on June 9, 2011, and last updated and adopted on October 24, 2019, establish a baseline for urban design expectations and present overarching design themes and best practices for residential, commercial, and industrial projects. Projects should either substantially comply with the Guidelines or through alternative methods to achieve the same objectives, and the Guidelines may be used as a basis to condition a project. The design guidelines focus on three main design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adaptive Design.

These design guidelines focus on several areas of opportunity for attaining high quality design in mixed-use projects, including enhancing the quality of the pedestrian experience along the border of the project and public space; nurturing an overall active street presence; establishing appropriate height and massing within the context of the neighborhood; maintaining visual and spatial relationships with adjacent buildings; and optimizing high quality infill development that strengthens the visual and functional quality of the commercial environment.

The Specific Plan and corresponding Design Standards are intended to focus on pedestrian-oriented ground floor design, façade materials, building articulation, parking screening, and the enhancement of the public realm; and were intentionally crafted to incorporate guidance from the Citywide Design Guidelines. In addition, Initial Development Plans (Appendix A of the Specific Plan) has been reviewed and redesigned through an iterative process to incorporate urban design principles.

Pedestrian-First Design

The Project and Design Standards emphasizes Pedestrian-First design throughout the Project Site, and in particular, along the public-facing street frontages, with active ground floor uses that are required to provide a high level of transparency, façade articulation, shade and design elements, and ground floor entries accessible from the street level. These elements are reinforced by the Design Standards (Appendix D of the Specific Plan), which would require the same pedestrian-oriented goals should a Project as defined by the Specific Plan deviate from Appendix A.

The Specific Plan also includes a Streetscape Plan (Appendix E of the Specific Plan) which sets standards for each public frontage along the Specific Plan boundary to highlight and improve the pedestrian experience while increasing safety and activity along the street. The Streetscape Plan provides guidance to create a recognizable pedestrian environment throughout the site, with street trees, paving, cultural amenities, and other requirements that would create a unified pedestrian environment and inviting public realm.

360-Degree Design

The Design Standards incorporate 360-Degree Design by requiring every building façade visible from the public ROW to comply with the standards, and elements such as blank walls, undifferentiated facades or articulation only through the use of color or material application, and elevations without architectural elements are prohibited. Additionally, parking screening standards require all above-grade parking to be screened, and promotes materials such as pre-cast panels, or laminated glass or photovoltaic panels to improve the appearance of parking structures.

In addition to the consideration of each building façade, all public-facing frontages are also required to provide consistent building design and architectural elements, landscaped frontages, and ground floor active uses.

Climate-Adaptive Design

The Project would achieve Climate-Adaptive Design by complying with the most current regulations regarding sustainable building design, pursuing energy-saving and sustainability goals, aiming to reduce environmental impacts, optimize building performance, and enhance interior environments to promote health and well-being. Targeted environmentally sustainable design strategies to reduce energy and water usage and waste and, thereby, reduce associated greenhouse gas emissions and help minimize the impact on natural resources and infrastructure will include LEED Gold Certification or equivalency, in addition to meeting

California's stringent Title 24 Energy Code. Sustainability features to be incorporated into the Project would include, but would not be limited to the following: Energy Star appliances; solar panels; plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plants with drought-tolerant species; shade trees in public areas; green walls in some outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking; electric vehicle (EV) charging infrastructure; a TDM Program; the proposed Mobility Hub; use of daylighting where feasible; energy-efficient lighting; and permeable paving where appropriate. The Project also aims to become the City's first all-electric entertainment studio in compliance with the City's all-electric Code provisions.

Urban Design Studio – Professional Volunteer Program

On October 10, 2023, the Project was presented to the Department of City Planning's Urban Design Studio and Professional Volunteer Program (PVP), which acts as a venue for City Planning staff to gather project-specific urban design advice and insight from local architecture professionals. Comments received by staff about the Project are as follows, with Applicant responses and/or proposed changes in response to comments immediately below each comment.

Pedestrian First

- Consider maintaining public access and redesigning the secure perimeter at the corner of Beverly Boulevard and Fairfax Avenue in order to take advantage of the opportunity for engagement with the public realm, especially with the proposed ground-floor retail.

The Applicant submitted a revised plan set, which reduced the proximity and scale of buildings adjacent to the HCM and removed the bungalows along Beverly Boulevard to prevent potential obstruction of views of the HCM and take advantage of the opportunity to engage with the public realm. The frontage along Fairfax Avenue was also reconfigured to include only office uses instead of sound stage uses to provide more opportunities of engagement with the public along the street frontage.

- Consider emphasizing the main entrance's pedestrian path leading into the Project Site with design elements such as different paving materials.

The Applicant provided information which outline materials proposed in the public right-of-way and standards for public-facing building facades, which have been incorporated into the Design Standards (Appendix D) and Streetscape Plan (Appendix E).

360 Degree Design

- Consider utilizing materials that could add transparency along the Fairfax Avenue frontage to better engage the public realm in addition to the proposed landscaped buffer.
- Consider adding public art installations that would reiterate the culture and history of the TVC site.

The revised plans reconfigured the frontage along Fairfax Avenue to include only office uses instead of sound stage uses to provide more opportunities of engagement with the public along the street frontage. Additionally, a cultural amenities discussion was added to the Design Standards (Appendix D).

- Consider incorporating a more visually engaging façade treatment for the parking structure.

Per the Specific Plan, and in particular, the Design Standards (Appendix D), building facades along public street frontages would be articulated with breaks at a minimum of every 45 feet, wall openings such as windows and doors would be included in the first 20 feet of vertical height in buildings with facades fronting the public ROW, and all above-grade parking would be screened on the ground floor with non-parking uses .

Climate Adapted Design

- Consider adding more design elements and landscaping along The Grove Drive, and generally providing a balance in the landscaping elements uniformly throughout the entirety of the Project Site.
- Consider adding more landscaping elements along the Project Site's eastern boundary which fronts the Broadcast Center Apartment complex to create a smoother transition between the Project and the residential building.

The Applicant's revised plan set increased the size of the landscaped buffer between the Project Site studio uses and the Broadcast Center Apartment complex located east of the Project Site by 15 feet. In addition, the Applicant provided more detail incorporated into the proposed Streetscape Plan, which shows consistent canopy, tree well sizes, approved species, and robust placement of street trees, and was subsequently approved by the Urban Forestry Division.

- Consider incorporating more permeable materials for paving to reduce the Urban Heat Island effect and reduce the Project's impact on water resources.
- Consider adding a green roof in conjunction with the proposed solar panels in order to reduce the Urban Heat Island effect.

The Design Standards (Appendix D) outlines materials proposed for paving the public ROW and requirements for adding rooftop elements such as vegetated or cool roofs to capture stormwater and to reduce the Urban Heat Island effect.

- Consider reconsidering the sunken garden feature because it could potentially become an underutilized space.

Additional active uses were incorporated within the landscaped subterranean plazas near the center of the Project Site.

- Consider consolidating the studio basecamp functions more centrally within the Project Site or underground to provide more landscaping along Beverly Boulevard.

The frontage along Fairfax Avenue was reconfigured to include only office uses instead of sound stage.

Environmental Analysis

The City of Los Angeles released the Final Environmental Impact Report (EIR), ENV-2021-4091-EIR (SCH No. 2021070014), on November 21, 2023, detailing the relevant environmental impacts resulting from the Project. The EIR includes the Draft EIR for the TVC 2050 Project published ON July 14, 2022, the Final EIR dated November 21, 2023, and the Erratum dated April 5, 2024.

The EIR identified the following significant and unavoidable impacts: Regional Construction Emissions of NOx, On-Site and Off-Site Construction Noise, On-Site and Off-Site Construction Vibration, On-Site and Off-Site Construction Vibration – Human Annoyance, Cumulative Regional Construction Emissions of NOx, Cumulative On-Site and Off-Site Construction Noise, and Cumulative Off-Site Construction Vibration. In addition, Project-level and Cumulative Emissions of NOx and VOCs, under a long-term buildout scenario.

The EIR was certified by the Deputy Advisory Agency (DAA) on May 28, 2024, in conjunction with the approval of Case No. VTT-83387, and the DAA adopted a Statement of Overriding Considerations, finding that the project's benefits outweighed the identified environmental impacts. The decision was subsequently appealed and is pending decision by the City Planning Commission immediately prior to the subject case.

Public Hearing and Communications

A joint public hearing was held virtually and telephonically via Zoom by the Deputy Advisory Agency and Hearing Officer on behalf of the City Planning Commission on May 15, 2024, at 9:30 a.m., for the proposed subdivision and Project entitlements (see Public Hearing and Communications, Page P-1). The hearing was attended by over 375 individuals. At the public hearing, testimony was provided by the Project team; 183 people spoke, of which approximately 135 were in favor of the Project, and approximately 45 were opposed to the Project. Additional correspondence was received during and after the hearing to express both support and opposition to the Project. A second limited public hearing will be held by the City Planning Commission on September 12, 2024.

ISSUES

In addition to the comments, concerns, and issues raised during the CEQA environmental review process and the joint public hearing, the following issues were consistently raised by members of the public:

Availability of Specific Plan and Sign District Documents

Concerns were expressed regarding the release of documents associated with the Project's request entitlements not coinciding with the release of the Project's CEQA documents. As detailed in the EIR, specifically the Final EIR, CEQA does not require specific plans, sign districts, or any other draft entitlement documents to be published and publicly available during the EIR process. CEQA does require, however, that all discretionary entitlements are considered and described in the Project Description, often referred to as the "whole of the project". As such, the Project has complied with this requirement as the Initial Study and the Draft EIR disclosed that the Project would be implemented through regulations in a Specific Plan and Sign District, and a Development Agreement was being sought by the Applicant, with further clarifications regarding these entitlements and responses to comments included in the Final EIR. Therefore, the Project fully complied with CEQA, and, at the request of the public, Planning published draft entitlement documents as they became available throughout the

departmental review process, including a full set of draft documents for the proposed Specific Plan and Sign District, with appendices, 40 days prior to the joint public hearing.

Office Uses

Concerns were expressed regarding the amount of office uses to be provided by the Project, and whether or not the office uses would be operating as separate, standalone uses from the proposed studio uses. As detailed in the EIR for the Project and as confirmed by the Hearing Officer at the joint public hearing, the production office and general office uses proposed under the development program for the Project would be utilized to support the existing on-site studio and production uses only and would not be leased out to unrelated third parties. Additionally, office floor area, along with other studio land uses, would be limited by the proposed Specific Plan, ensuring that – contrary to many assertions by members of the public – the existing studio does not transform into an office park. Further, in response to issues raised concerning the amount of office uses provided by the Project, the Applicant has reduced the proposed square footage of general office uses by 150,000 square feet, as outlined in the Erratum to the EIR dated April 5, 2024.

Scale of Proposed Development

Concerns were expressed regarding the scale, massing, and overall size of the proposed development, as well as compatibility with surrounding development, height, and density. These aspects of the project were considered and refined over time to address neighborhood compatibility. In particular, there are existing and proposed developments ranging in height from 75 feet (8070 Beverly Boulevard) to 530 feet (5350 Wilshire Boulevard) within approximately one mile of the Project Site. In addition, all properties surrounding the Project Site are zoned for commercial uses, not residential uses as suggested by the comment. The closest residential use is the mixed-use six-story Broadcast Center Apartments building located immediately east of the Project Site, which is zoned C2 (Commercial). With the exception of Broadcast Center Apartments, surrounding residential areas are separated from the Project Site by major thoroughfares such as Beverly Boulevard and Fairfax Avenue and the dense commercial uses that line them. In addition, within the eastern portion of the Project Site, buildings have been moved further to the west (ranging from approximately 60 feet to 100 feet from the Shared Eastern Property Line), away from the Broadcast Center Apartments, and the sound stages have been relocated primarily to the southeastern portion of the Project Site. In addition, the required setback along the Shared Eastern Property Line west of the Broadcast Center Apartments has been increased from 30 feet to 45 feet. Further, building heights have been reduced, and the taller building heights are located within the central portion of the Project Site. Specifically, buildings to the west of the Broadcast Center Apartments in Subarea C would be limited to a base height limit of 88 feet, and a maximum height of 145 feet would be permitted in up to 40 percent of the Subarea C area (which is 15 feet less than the 160-foot maximum height limit under the Original Project). Buildings south of the Broadcast Center Apartments in Subarea B would be limited to a maximum height of 120 feet (which is 10 feet less than the 130-foot height limit under the Original Project).

Traffic and Safety

Concerns were raised regarding traffic that would be incurred during construction, such as increased truck traffic used to haul export and import materials during construction, and traffic during operation of the Project, such as increased traffic due to the influx of workers, as well as potential safety issues that may arise due to increases in traffic and residential cut-throughs in the area and the impact on pedestrians.

As detailed in the EIR, the Project would generate an average work VMT per employee of 6.7, which is less than the Central Area Planning Council (APC) impact threshold of 7.6. To provide a more conservative analysis, the EIR also evaluated the maximum possible VMT impacts that would be associated with the Project's land use exchange program even in the maximum impact scenario. However, the Project's VMT impacts would still be less than significant. Therefore, the Project would not result in a significant VMT impact. Additionally, regarding freeway safety impacts, based on the Project's trip generation estimate and traffic distribution patterns, the Project would add 25 more peak hour trips to one freeway off-ramp in the Project Site vicinity. However, analysis demonstrated that queue lengths under Future with Project Conditions during the morning and afternoon peak hours would not exceed the ramp storage length. Nor would the speed differential between the existing traffic and the mainline traffic exceed the City of Los Angeles' criteria. Accordingly, impacts would be less than significant.

The Project would still incorporate additional TDM measures to further reduce any potential traffic impacts. These TDM measures include but are not limited to the installation of a transportation information center/kiosk via the proposed Mobility Hub on the Project Site, bicycle parking and amenities, pedestrian amenities, and shuttle service between the Project Site and the proposed Metro D (Purple) Line Wilshire/Fairfax Station. The Project would also implement additional Vision Zero safety improvements to ensure pedestrian safety in the Project Site vicinity. Therefore, the Project Site would have less than significant impacts related to traffic and safety. Additional detail regarding the suite of transportation and safety enhancements to be completed by the Project is included in the *Project Details* section of this report.

Development Timeline

Concerns were raised regarding the timeline of the construction, and the potential construction impacts for the prolonged time period of the Development Agreement. The Development Agreement that is proposed as a part of the Project is between the developer and the City for a term of 20 years. While this means that the full buildout year could be extended to 2043, the total construction period for buildout of the Project during a single-phase development scenario is 32 months. Additionally, the City and the developer both acknowledge that the developer cannot predict when or at what rate the Project would be developed, because uncontrollable factors including but not limited to market orientation and demand, availability of financing, interest rates, and competition vary with time. However, the developer would construct the Project in either a single phase or multiple phases within the 20-year term of the Development Agreement.

Provision of Publicly Accessible Open Space Along Project Site Boundary

Per the Specific Plan and associated Appendices, the Project would provide publicly accessible setback/frontage areas along the perimeter of the Project Site, within private property, as well as Project Gateways along Fairfax Avenue, Beverly Boulevard, and The Grove Drive. While the Applicant has made substantial efforts to refine and expand these components, City Planning Staff has expressed concern regarding the size of these privately-owned public spaces, namely that they should be expanded in size through an increase in setback/frontage area along Fairfax Avenue, which as currently proposed would be two-feet wide, as well as the size of the Beverly Boulevard Project Gateway, which as currently proposed would be 45 feet wide and 15 feet deep. Planning Staff recommends expanding these areas to: 1) create a more substantial public realm along Fairfax Avenue that would allow for a greater mix of cultural amenity, landscape, and hardscape than the proposed 2-foot setback/frontage area would otherwise; and 2) enhance the proposed Project Gateway along Beverly Boulevard by allowing more public access and viewshed into the Project Site as well as allowing for a large public plaza to program with cultural amenities.

CONCLUSION

The TVC 2050 Project represents an opportunity to maintain a studio use and to modernize and enhance production facilities to meet both the existing unmet and anticipated future demands of the entertainment industry, as well as provide standards for which future development proposals on the Project Site could be evaluated. The Specific Plan would provide consistent and predictable development regulations and allow for the Project Site to be redeveloped with new studio-related uses, circulation improvements, parking facilities, landscaping, and open space. Specifically, the Specific Plan would provide clear requirements for development and would address land use, design, historic preservation, childcare, alcohol sales, and parking, as well as associated implementation procedures.

The Sign District would permit consistent and complementary signage to be implemented as a placemaking tool, enlivening the proposed publicly accessible open spaces around the Project Site perimeter and ground floor commercial uses, while allowing for additional economic development. The Sign District has been drafted to incorporate current City best practices in digital display and supergraphic sign regulations, including illumination standards, design standards, and refresh rate.

Based on the information submitted, and the testimony received at the public hearing, and in consideration of all the facts and mandatory findings for the requested entitlements, City Planning Staff recommends that the City Planning Commission recommend the City Council approve the requested legislative actions to facilitate the implementation of the Specific Plan, Sign District, and development of the Project.

FINDINGS

The TVC 2050 Project includes the following requests for Legislative Actions: 1) annexation of the 0.63-acre portion of the Project Site located within unincorporated Los Angeles County into the City; 2) a General Plan Amendment to amend the General Plan land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Community Commercial land use designation; assign a Community Commercial land use designation to the 0.63-acre portion of the Project Site to be annexed to the City; 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 Zone (TVC Zone) as a corresponding zone to the Community Commercial designation; 3) a Vesting Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone, assignment of the TVC Zone to the 0.63-acre portion of the Project Site to be annexed to the City, and a corresponding Code Amendment to add the TVC Zone to the LAMC, specifically, by amending LAMC Section 12.04 and adding a new Section LAMC Section 12.16.11; 4) establishment of the TVC 2050 Specific Plan to regulate development within the Project Site; and 5) establishment of the TVC 2050 Signage Supplemental Use District to regulate signage within the Project Site. These actions will be referred to herein as the “Legislative Actions” and where not expressly enumerated, are intended to include all of the requested actions and the development of the Project.

General Plan/Charter Findings

The Legislative Actions and the Project are in substantial conformance with the purposes, intent, and provisions of the General Plan as explained below:

1. General Plan Land Use Designation

The Project Site is located within the Wilshire Community Plan area, which was adopted by the City Council in 2001. The 25-acre Project Site is bounded by Beverly Boulevard to the north, Fairfax Avenue to the west, a shared private alleyway to the south (Southern Share Access Alley), and The Grove Drive to the east.

The Community Plan currently designates the Project Site with multiple General Plan Land Use Designations and zones, as follows:

- Community Commercial land use designation with corresponding zones CR, C2, C4, P, PB, RAS3, and RAS4. The Project Site contains the C2-1-O Zone (Commercial, Height District No. 1, Oil Drilling Overlay), which is permitted under the Community Commercial land use designation on APN 5512-001-003. This parcel is subject to Height District 1, which restricts the FAR to 1.5:1 but does not impose a height limit. The “O” suffix indicates the City’s Oil Drilling Overlay District.
- Neighborhood Commercial land use designation with corresponding zones C1, C1.5, C2, C4, P, CR, RAS3, and RAS4. The Project Site contains the C2-1-O Zone (Commercial, Height District No. 1, Oil Drilling Overlay) which is permitted under the Neighborhood Commercial land use designation on APN 5512-002-002. This parcel is subject to Height District 1, which restricts the FAR to 1.5:1 but does not impose a height limit. The “O” suffix indicates the City’s Oil Drilling Overlay District.

- Limited Commercial land use designation with corresponding zones CR, C1, C1.5, P, RAS3, and RAS4. The Project Site contains the C2-1-O Zone and C1.5-2D-O Zone (Limited Commercial, Height District No. 2 subject to a Development Limitation, Oil Drilling Overlay) which are permitted under the Limited Commercial land use designation on APN 5512-002-009. The parcel is subject to Height District 1 and Height District 2D, which restrict the FAR to 1.5:1 and 6:1, respectively, and do not impose a height limit. The “O” suffix indicates the City’s Oil Drilling Overlay District.

The 0.63-acre unincorporated County parcel on the Project Site that is proposed for annexation to the City is located within the Los Angeles County 2035 General Plan area, and contains the following land use designation:

- Major Commercial land use designation with the corresponding CM-J Zone (Major Commercial) on APN 5512-002-001.

As proposed, the General Plan Amendment would: 1) amend the existing land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Community Commercial land use designation; 2) assign a Community Commercial land use designation to the 0.63-acre portion of the Project Site to be annexed to the City, and 3) include the TVC 2050 Specific Plan Zone (TVC Zone) as a corresponding zone to the Community Commercial designation. In conjunction with this request, the Project proposes the TVC 2050 Specific Plan (Specific Plan) to serve as the regulatory document for all development on the Project Site, in addition to a Vesting Zone Change and Height District Change to modify the existing zoning from C1.5-2D-O and C2-1-O to the TVC Zone; assignment of the TVC Zone to the 0.63-acre portion of the Project Site to be annexed to the City; and a Code Amendment to add the TVC Zone to the LAMC. Thus, in conjunction with the requests, the recommended TVC Zone would be consistent with the proposed Community Commercial land use designation and these Legislative Actions and the Project would be in substantial conformance with the purpose, intent, and provisions of the General Plan land use designation as reflected within the amended Wilshire Community Plan.

2. General Plan Text, Elements, Objectives And Policies

The Los Angeles General Plan sets forth goals, objectives and programs that guide both citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation, and Housing. The City’s Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. The Project is in compliance with the following Elements of the General Plan: Framework Element, Mobility Plan 2035, Health and Wellness Element, Air Quality Element, and the Land Use Element – Wilshire Community Plan.

A. Framework Element

The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. It establishes the City’s long-range comprehensive growth strategy and provides guidance on citywide policies, objectives, and goals regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. Below is an analysis of the Project’s consistency with the objectives and policies of the Framework Element as described below.

Chapter 3: Land Use

The Land Use Chapter of the Framework Element identifies objectives and supporting policies relevant to the Project Site. Those objectives and policies seek, in part, to encourage the development of commercial uses. The Legislative Actions and the Project support and will be generally consistent with the General Plan Framework Land Use Chapter as it accommodates development of residential and commercial uses in accordance with the applicable policies of the Wilshire Community Plan. Specifically, the Project will comply with the Community Commercial land use designation based on the following goals, objective and policies, as set forth in the General Plan Framework Land Use Chapter:

Goal 3A: *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

Policy 3.1.4: *Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram (Figures 3-1 to 3-4) and Table 3-1.*

Policy 3.1.5: *Allow amendments to the community plans and coastal plans to further refine General Plan Framework Element land use boundaries and categories to reflect local conditions, parcel characteristics, existing land uses, and public input. These changes shall be allowed provided (a) that the basic differentiation and relationships among land use districts are maintained, (b) there is no reduction in overall housing capacity, and (c) additional environmental review is conducted in accordance with the California Environmental Quality Act should the impacts of the changes exceed the levels of significance defined and modify the conclusions of the Framework Element's Environmental Impact Report.*

Objective 3.2: *To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.*

Policy 3.2.1: *Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.*

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

Goal 3I: A network of boulevards that balance community needs and economic objectives with transportation functions and structures that integrate commercial, housing, and/or public services.

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.2: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable “themed” sectors (e.g., movie/television/media production, set design, reproductions, etc.).

The Project Site is located within the Wilshire Community Plan area, which was adopted by the City Council in 2001, and is identified by General Plan Framework Element as located along a Mixed-Use Boulevard along Fairfax Avenue and Beverly Boulevard.

Under the Specific Plan, the Project would develop up to 1,724,000 square feet of floor area 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. The General Plan Framework identifies the Project Site as a Mixed-Use Boulevard along Fairfax Boulevard, which is characterized as connecting the city’s neighborhood districts and community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density, and height of development compatible with the surrounding areas. Generally, different types of Mixed-Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4:1 and be generally characterized by one- to two-story commercial structures, up to three- to six-story mixed use buildings between centers, with taller buildings being located within designated centers.

The Project’s proposed uses and intensity are consistent with the Framework Element goals, policies, and objectives described above, as the requested Legislative Actions provide for a redesignation of the Project Site to a Community Commercial land use designation, a Specific Plan, and a Sign District that plan for and focus development on the modernizing the existing studio use. Specifically, the Project is consistent with identified opportunities for future planned growth within the existing TVC studio site by providing opportunities for new jobs for the increased production and new studio, retail, and community uses on the Project Site, and by locating new pedestrian amenities along the Project Site boundaries.

Additionally, the proposed uses on the Project Site would be consistent with the characteristics of the Mixed Use Boulevard Designation in Table 3-1 of the Framework Element of the General Plan by enhancing Fairfax Avenue and Beverly Boulevard to connect the Project Site to the surrounding residential and commercial uses through gradual transitions of intensity and use by providing setbacks and stepbacks along the Project Site’s frontages and by concentrating development in the center of the Project Site. The proposed density and scale of development are generally consistent with the existing development and urban character of the surrounding Beverly-Fairfax neighborhood, which is characterized by a concentration of both low-intensity to medium-density commercial and residential uses, as well as more recently developed medium- to high-density mixed-use

residential and commercial uses further south along Wilshire Boulevard and Fairfax Avenue. The Project Site would have an FAR of 1.61:1, which falls within the range identified for Mixed Use Boulevards and would consist of lower-scale commercial structures located adjacent to other commercial and residential uses. The Project's requested General Plan Amendment to change the land use designation on the site to Community Commercial reflects the existing conditions on the Project Site and the planned future development that the Project would spur.

The Project would provide a consolidated space where studios and production uses could operate and function with a single functional role, thereby reducing the likelihood of spatial distribution of such uses and potential for increased Vehicle Miles Traveled (VMT). As detailed in the EIR, the Project is estimated to generate lower work VMT per employee than the average for the Central Area Planning Council (APC) area. The Project would also commit to implement additional Transportation Demand Management (TDM) Program measures to further reduce VMT. Therefore, the Project would remain consistent with the objectives and policies related to reducing VMT through development patterns that would encourage centers that would concentrate Projects with singular uses and functional roles.

The Project Site would make improvements to the streetscape surrounding the Project by focusing on creating a pedestrian-scale, inviting, and well-designed ground floor façade along public street frontages, as outlined in the Design Standards (Appendix D of the Specific Plan). Appendix D sets requirements for well-marked pedestrian entrances at the ground floor, requirements for façade articulation and building breaks, minimum transparency standards and the addition of active ground floor commercial uses. The streetscape improvements on Fairfax Avenue, Beverly Boulevard, and The Grove Drive would include new and widened sidewalks; parkways providing planting areas for street trees, shrubs, and groundcover; fencing, walls, and landscaped buffers; and berms and other visual screening to conceal parking and basecamp areas and to provide adequate transitions between the production studio and office uses on the Project Site and the surrounding commercial and residential uses.

Additionally, the Specific Plan would allow for the continuation of the existing studio use and the retention, modernization, and expansion of media production facilities. The proposed development on the Project Site would cluster the television production uses within the approximately 25-acre Television City studio site, therefore remaining consistent with the policy related to providing flexible zoning to cluster industries and their supporting uses.

As such, the Project and associated Legislative Actions are consistent with the applicable goals, objectives, and policies in the Land Use Chapter of the Framework Element.

Chapter 5: Urban Form and Neighborhood Design

Goal 5A: *A livable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.*

Objective 5.2: *Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.*

Policy 5.2.1: *Designate centers and districts in locations where activity is already concentrated and/or where good transit service is, or will be, provided.*

Objective 5.5: *Enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.*

Policy 5.5.1: *Plant and/or facilitate the planting of street trees, which provide shade and give scale to residential and commercial streets in all neighborhoods in the City.*

Policy 5.5.4: *Determine the appropriate urban design elements at the neighborhood level, such as sidewalk width and materials, street lights and trees, bus shelters and benches, and other street furniture.*

Policy 5.5.6: *Identify building and site design elements for commercial or mixed-use streets in centers, that may include: the height above which buildings must step back; the location of the building base horizontal articulation and other design elements.*

Objective 5.8: *Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.*

Policy 5.8.1: *Buildings in pedestrian-oriented districts and centers should have the following general characteristics: a) An exterior building wall high enough to define the street, create a sense of enclosure, and typically located along the sidewalk; b) A building wall more-or-less continuous along the street frontage; c) Ground floor building frontage designed to accommodate commercial uses, community facilities, or display cases; d) Shops with entrances directly accessible from the sidewalk and located at frequent intervals; e) Well lit exteriors fronting on the sidewalk that provide safety and comfort commensurate with the intended nighttime use, when appropriate; f) Ground floor building walls devoted to display windows or display cases; g) Parking located behind the commercial frontage and screened from view and driveways located on side streets where feasible; h) Inclusion of bicycle parking areas and facilities to reduce the need for vehicular use; and i) The area within 15 feet of the sidewalk may be an arcade that is substantially open to the sidewalk to accommodate outdoor dining or other activities.*

Policy 5.8.2: *The primary commercial streets within pedestrian-oriented districts and centers should have the following characteristics: a) Sidewalks: 15-17 feet wide (see illustrative street cross-sections); b) Mid-block medians (between intersections): landscaped where feasible; c) Shade trees, pruned above business signs, to provide a continuous canopy along the sidewalk and/or palm trees to provide visibility from a distance; and d) Pedestrian amenities (e.g., benches, pedestrian-scale lighting, special paving, window boxes and planters).*

Objective 5.9: *Encourage proper design and effective use of the built environment to help increase personal safety at all times of the day.*

Policy 5.9.1: *Facilitate observation and natural surveillance through improved development standards which provide for common areas, adequate lighting, clear definition of outdoor spaces, attractive fencing, use of landscaping as a natural barrier, secure storage areas, good visual connections between residential, commercial, or public environments and grouping activity functions such as child care or recreation areas.*

Policy 5.9.2: *Encourage mixed-use development which provides for activity and natural surveillance after commercial business hours through the development of ground floor retail uses and sidewalk cafes.*

The Project's proposed Legislative Actions will facilitate the continuation of an existing studio use and the modernization and expansion of media production facilities within the TVC studio site through a new Specific Plan, which includes standards and requirements that will ensure the quality of development on the Project Site, while creating a cohesive and uniform pedestrian environment and public right-of-way.

The Project Site is located in High Quality Transit Area (HQTA), as designated by the 2020–2045 RTP/SCS.¹ The Project would provide new development in proximity to neighborhood services and along corridors that are already activity nodes that are well-served by existing public transportation, as evidenced by the Project Site's location within a designated HQTA. In addition, the Specific Plan would ensure pedestrian-scaled development to complement publicly accessible open spaces along the perimeter of the Project Site.

The proposed Specific Plan includes Appendix D with the goal of establishing a consistent predictable set of design outcomes, focused on creating a pedestrian-scale, inviting, and well-designed ground floor façade along public street frontages, while maintaining studio security and operations.

Appendix D sets requirements for well-marked pedestrian entrances at the ground floor, requirements for façade articulation and building breaks, minimum transparency standards for active ground floor uses, such as but not limited to retail and office uses, and window and glass placement standards to foster an active pedestrian environment. At the upper levels, the Design Standards employ façade or plane breaks, divergent rooflines, and energy efficient glass/glazing.

Appendix D also provides additional standards regarding surface and above-grade surface parking, setbacks (frontage areas) and site access, and utilities infrastructure. Parking requirements include integration into the overall Project design, screening, and incorporation of ground-floor, non-parking uses. Frontage areas are required to provide a mix of landscape, hardscape, and cultural amenity elements, including but not limited to sculptures, art works, and electronic kiosks. Requirements regarding perimeter fencing heights, transparency, security, and maintenance are also outlined along with minimum landscaping coverages and permitted native planting species.

The Streetscape Plan (Appendix E of the Specific Plan) would further the goals of the Framework Element by requiring uniform standards for public right-of-way improvements for

¹ *The 2020–2045 RTP/SCS identifies HQTAs as generally walkable transit villages or corridors that are within 0.5 miles of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours.*

all projects within the Specific Plan area, as well as sidewalk materials, street furniture requirements, planting, irrigation, and other maintenance requirements, corresponding with dedication and improvement standards as required by the Specific Plan. Additionally, there are currently 181 trees on or adjacent to the Project Site, including 150 non-protected on-site trees and 31 street trees within the existing public right-of-way. The Project would remove all on-site trees and three street trees located along Beverly Boulevard. All on-site trees would be replaced at a minimum 1:1 ratio for non-protected trees, and the street trees would be replaced at a minimum 2:1 ratio, subject to approval by the Board of Public Works and City's Urban Forestry Division.

Finally, the Project includes a Sign District that would focus architecturally integrated digital signage and supergraphics, among other types of signs, around the Specific Plan area, complementing the placemaking elements of the studio facilities and outward facing public realm to promote pedestrian activity.

The Community Commercial designation corresponds to the intensity of development and pedestrian activity, identified in the goals listed above, and would be consistent with the changing conditions in the Community Plan and provide flexibility for future development. Therefore, the Project and associated Legislative Actions would be consistent with the Urban Form and Neighborhood Design Chapter of the Framework Element.

Chapter 6: Open Space and Conservation

Goal 6A: *An integrated citywide/regional public and private open space system that serves and is accessible by the City's population and is unthreatened by encroachment from other land uses.*

Objective 6.4: *Ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass.*

Policy 6.4.8: *Maximize the use of existing public open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhoods.*

- a. *Encourage the development of public plazas, forested streets, farmers markets, residential commons, rooftop spaces, and other spaces that function like open space in urbanized areas of the City with deficiencies of natural open space, especially in targeted growth areas.*
- b. *Encourage the improvement of open space, both on public and private property, as opportunities arise.*

The Project proposes setback/frontage areas within the Project Site that allow for the provision of additional sidewalk and landscaped areas, and publicly accessible plazas along the Project Site boundaries, referred to as Project Gateways that located at the along Fairfax Avenue, Beverly Boulevard, and The Grove Drive to further activate the public realm. Additional landscaped parkways containing planting areas for street trees, shrubs, and groundcover will also be provided within the frontage areas and adjacent to the Beverly Boulevard sidewalk to highlight the main studio entrance and improve the street identity.

Therefore, the Project and associated Legislative Actions are consistent with the General Plan Framework Element Open Space chapter.

Chapter 7: Economic Development

Goal 7A: *A vibrant economically revitalized City.*

Goal 7B: *A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

Objective 7.2: *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.2.2: *Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations, and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

Policy 7.2.3: *Encourage new commercial development in proximity to rail and bus transit corridors and stations.*

Policy 7.2.6: *Concentrate office development in regional mixed-use centers, around transit stations, and within community centers.*

Policy 7.2.11: *Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.*

Goal 7C: *A City with thriving and expanding businesses.*

Objective 7.3: *Maintain and enhance the existing businesses in the City.*

Policy 7.3.7: *Prioritize the retention and renewal of existing industrial businesses.*

Objective 7.5: *Capture a significant share of regional growth in the "targeted" or emerging industries in the City of Los Angeles.*

Policy 7.5.2: *Maintain an ongoing dialogue with representatives of major firms in the target industries to determine facility/siting, infrastructure, and labor force requirements.*

The Project would develop up to 1,724,000 square feet of floor area 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. The Project would also provide open space along the perimeter of the Project Site and a Mobility Hub to support first-mile/last-mile connections and encourage employee and visitor use of the public transit, vanpooling, carpooling, and biking/scooter to work. The expansion of current media and production uses and concentration of related development on one site would support the City's goals to prioritize the retention and renewal of existing industrial businesses while remaining in close proximity to the planned

Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site, and designate land to sufficiently retain its robust entertainment industry.

The Project will support the economic development goals of the City's General Plan Framework Element to establish a balance of land uses that provide for commercial development with an expandable production ecosystem that can respond to evolving market demands, support content creation, and maximize studio production capabilities, and which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality through the development of a mix of integrated and supporting land uses within a single site. Specifically, the Project represents the continuation and modernization of an existing studio use that will help maintain and grow existing production and entertainment jobs as well as new construction jobs for the local community and will sustain economic viability and growth by modernizing and expanding TVC to meet the contemporary needs and changing demands of the entertainment industry while generating tax and property revenues to the City.

Therefore, the Project and associated Legislative Actions are consistent with the Economic Development Chapter of the Framework Element.

B. Mobility Plan 2035

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The Project would be in conformance with following policies of the Mobility Element as described below.

Chapter 2: Safety First

Policy 1.1: Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.

Chapter 2: World Class Infrastructure

Policy 2.3: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Chapter 3: Access for All Angelenos

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.8: Provide bicyclists with convenient, secure, and well-maintained bicycle parking facilities.

Chapter 4: Collaboration, Communication & Informed Choices

Policy 4.8: Encourage greater utilization of Transportation Demand Management (TDM) strategies to reduce dependence on single-occupancy vehicles.

Chapter 5: Clean Environments & Healthy Communities

Policy 5.2: Support ways to reduce vehicle miles traveled (VMT) per capita.

The Project would develop a maximum of 1,724,000 square feet of floor area 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. The Project would also provide open space along the perimeter of the Project Site and a Mobility Hub to support first-mile/last-mile connections and encourage employee and visitor use of the public transit, vanpooling, carpooling, and biking or scootering to work.

The Project would prioritize the safety of all road users by creating a pedestrian-oriented public realm along Beverly Boulevard, Fairfax Avenue, and The Grove Drive with maintained street lighting along all street frontages, including newly landscaped areas. Bus stops would be upgraded along Fairfax Avenue and Beverly Boulevard to include adequate benches, shelters, lighting, LED displays, and signage to the extent feasible. Project lighting would be introduced at building entrances and walkways to facilitate pedestrian orientation and clearly identify and secure pedestrian routes between parking areas and building points of entry. Light sources would be shielded and/or directed toward Project Site areas to minimize light spill-over to neighboring properties and the surrounding area while utilizing low-level exterior lights at the Project Site perimeter, as needed, for aesthetic, security, and wayfinding purposes.

The Project would ensure a safe and accessible pedestrian environment by focusing on public-facing street frontages, with active ground floor uses that maintain a high level of transparency, façade articulation, shade and design elements, and ground floor entries accessible from the street level. These elements are reinforced by Appendix D, which would require the same pedestrian-oriented design should a Project under the Specific Plan deviate from the Initial Development Plans (Appendix A of the Specific Plan).

The Project would support the promotion of equitable land use decisions that result in fewer vehicle trips, reduce traffic effects, and support first-mile/last-mile connections through the implementation of various improvements to encourage the use of public transit and alternative methods of mobility, including short-term and long-term bicycle parking, the implementation of a Mobility Hub that would also support shuttle service between the Project Site and the planned Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site, a TDM Program, monetary contributions toward Transportation Systems Management (TSM) improvements within the Project Site area, Vision Zero safety improvements, among other improvements.

Therefore, the Project and associated Legislative Actions are consistent with the goals and policies of the Mobility Plan 2035.

C. Health and Wellness Element

Adopted in March 2015 with a technical update in 2021, the Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As the Health and Wellness Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health as a priority for the City's future growth and development. Through a new focus on public health from the perspective of the built environment and City services, the City of Los Angeles will strive to achieve better health and social equity through its programs, policies, plans, budgeting, and community engagement. The Project would be consistent with the following policies of the Health and Wellness Element:

Chapter 2: A City Built for Health

Policy 2.2.: *Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.*

Chapter 5: An Environment Where Life Thrives

Policy 5.1: *Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.*

D. Air Quality Element

Goal 4: *Minimal impact of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality.*

Objective 4.2: *Reduce vehicle trips and vehicle miles traveled associated with land use patterns.*

Policy 4.2.5: *Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects.*

The Project would develop a maximum of 1,724,000 square feet of floor area of sound stage, production support, production office, general office, and retail uses within the Project Site, as well as associated circulation improvements, parking, landscaping, and open space. As an infill development, the Project will modernize and improve site by providing additional studio facilities and job-producing uses.

The Project would provide new jobs in a consolidated space where studios and production uses could operate and function within a City-designated Transit Priority Area (TPA), in proximity to the planned Metro D (Purple) Line Wilshire/Fairfax Station and existing Metro Bus lines, located approximately 0.8 miles south of the Project Site, and existing housing, thereby contributing to jobs-housing balance. These characteristics are consistent with good planning practice, and would reduce VMT, fuel consumption, and associated greenhouse gas emissions, contributing to trip reduction and congestion management in the Project Site vicinity.

The proposed Specific Plan includes both Appendix D and Appendix E that focus on creating a pedestrian-scale, inviting, and well-designed ground floor façade along public street frontages, while maintaining studio security and operations. The Specific Plan would ensure that adequate bicycle mobility infrastructure is provided and that the use of pedestrian-oriented ground floor elements such as benches, high transparency ground floors, active uses, and landscaping are utilized to promote walking throughout and around the Project Site, in addition to reducing vehicle usage by providing access to transit through the Mobility Hub.

In addition, the Project's commitment to LEED Gold certification or equivalent green building standards would help reduce its energy and emission footprint, and the per capita greenhouse gas emissions. The Project provides service amenities and building features to improve the health and air quality for current and future users of the Site, such as Electric Vehicle (EV) parking, LEED Gold certification, weather-based irrigation systems and water-efficient plants with drought-tolerant species, shade trees in public areas, green walls in some outdoor areas, and vegetated roofs or cool roof systems to help reduce energy.

Therefore, the Project and associated Legislative Actions are consistent with the goals and policies of the Health and Wellness Element and Air Quality Element.

E. Land Use Element – Wilshire Community Plan

The Project Site is located within the Wilshire Community Plan area, which was adopted by the City Council in 2001. The Community Plan designates the Property with the following land use designations: Community Commercial, Neighborhood Commercial, and Limited Commercial; and the Los Angeles County 2035 General Plan designates the 0.63-acre unincorporated County parcel proposed for annexation to the City within the Project Site as Major Commercial. The Project would be in conformance with the following applicable purposes, objectives, and policies of the Wilshire Community Plan:

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Objective 2-3: Enhance the visual appearance and appeal of commercial districts.

Policy 2-3.1: Improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods.

Goal 3: Provide sufficient land for light industrial uses with employment opportunities that are safe for the environment and workers, and which have minimal adverse impact on adjacent uses.

Objective 3-1: Retain existing industrial uses and promote future development, especially in entertainment and high technology applications, which contribute to job opportunities and minimize environmental impacts.

Policy 3-1.1: Designate and preserve lands for the continuation of existing industry and for the development of new industrial parks, research and development uses, light manufacturing and similar uses.

Goal 10: Develop additional public transit services which improve mobility with efficient, reliable, safe, convenient alternatives to automobile travel.

Objective 10-2: Increase work trips and non-work trips made on public transit.

Policy 10-2.1: Develop coordinated intermodal public transit plans to implement linkages to future public transit services.

Goal 11: Encourage a system of safe, efficient and attractive bicycle and pedestrian facilities.

Objective 11-2: Promote pedestrian mobility, safety, amenities, and access between employment centers, residential areas, recreational areas, schools, and transit centers.

Policy 11-2.3: Protect and improve existing pedestrian-oriented street segments.

Goal 12: Encourage alternative modes of transportation to reduce single-occupancy vehicular trips.

Objective 12-1: Pursue Transportation Demand Management Strategies that maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

Policy 12-1.4: Promote the development of transportation facilities and services that encourage higher transit ridership, increased vehicle occupancy, and improved pedestrian and bicycle access.

Goal 17: Preserve and restore cultural resources, neighborhoods and landmarks which have historical and/or cultural significance.

Objective 17-1: Ensure that the Wilshire Community's historically significant resources are protected, preserved, and/or enhanced.

The Project would include establishment of a Specific Plan which would establish regulatory land use and zoning controls for the comprehensive redevelopment of the Project Site to maintain TVC as a studio use and to modernize and enhance production facilities to meet both the existing unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio lot.

The Streetscape Plan (Appendix E) establishes standards for tree planting, sidewalk spatial arrangement, sidewalk materials, street furniture, and streetlighting; governs planting, sidewalk spatial arrangement, public right-of-way streetscape improvements, and materials by street segment; and provides guidelines for design elements related to pedestrian

amenities, bicycle racks, trash receptacles, street banners, and public benches, as well as consistent paving, soil volumes and quality, and irrigation. The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. The improvements to the streetscape outlined in the Streetscape Plan would ensure that the Specific Plan area and its improvements provide a high-quality public realm that ensures vibrancy and safety of all street users.

The Project would provide a consolidated space where studio and production uses could operate and function with a single functional role, thereby reducing the likelihood of spatial distribution of such uses and potential for increased VMT. Therefore, the Project would remain consistent with the existing uses on the Project Site and encourages development patterns that would concentrate Projects with singular uses and functional roles.

The continuation and modernization of an existing studio use that will help maintain and grow existing production and entertainment jobs as well as new construction jobs for the local community and will sustain economic viability and growth by modernizing and expanding TVC to meet the contemporary needs and changing demands of the entertainment industry.

The Project would also support the promotion of public transit use and develop linkages to future public transit uses and support first-mile/last-mile connections through the implementation of a Mobility Hub that would also support shuttle service between the Project Site and the planned Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site.

Additionally, the designated Historic-Cultural Monument (HCM No. 1167; CHC-2018-476-HCM), the Primary Studio Complex, located on-site would be retained and rehabilitated as part of the Project. The proposed Specific Plan would codify the HCM designation and HCM Findings by establishing Viewshed Restoration Area objective standards. Those standards would require, among other things, certain visibility standards and limit the height of new buildings. Any proposed development in the Viewshed Restoration Area would be reviewed by the City for compliance with the requirements and objectives codified in the Specific Plan.

Therefore, the Project and associated Legislative Actions would be in conformance with the Wilshire Community Plan.

3. Charter Findings. The Project and Legislative Actions complies with the Charter Section 555 finding. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

a. Amendment in Whole or in Part. The General Plan Amendment before the City Planning Commission represents an Amendment in Part of the Wilshire Community Plan, reflecting a change in the social, physical and economic identity of the Project Site since adoption of the Community Plan. The Project is currently designated as Community Commercial, Neighborhood Commercial, and Limited Commercial per the Wilshire Community Plan, and zoned C2-1-O and C1.5-2D-O. The Project proposes a General Plan Amendment to amend the General Plan land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a

unified Community Commercial land use designation, assign a Community Commercial land use designation to the 0.63-acre portion of the Project Site to be annexed to the City, and include the TVC 2050 Specific Plan Zone (TVC Zone) as a corresponding zone to the Community Commercial designation. Parcels within the TVC Zone shall comply with the TVC 2050 Specific Plan as the land use regulatory document governing those parcels.

The Project Site is 25 acres in size and is significant in social, economic, and physical identity as the Television City studio site that currently supports a variety of production activities focused on the creation, development, recording, broadcasting, and editing of recorded and live television programming and other audio, visual, and digital media. Currently, the area surrounding the Project Site is comprised of dense, mixed-use development comprised of commercial, institutional, and multi-family residential uses.

The amendment of the land use designation of the Project Site to Community Commercial reflects the designation intended by the Framework Element goals, policies, and objectives described above, as the requested Legislative Actions provide for a redesignation of the Project Site to a Community Commercial land use designation, a Specific Plan, and a Sign District that plan for and focus development on the modernizing the existing studio use. as the Project Site is included in the Beverly-Fairfax Community Commercial Center and is consistent with the intent of the Community Plan objectives to retain existing uses and promote future compatible development and promote distinctive commercial districts. The General Plan Amendment is a necessary update to reflect current development and to fill the gap in development with an appropriately scaled Project that includes expansion and modernization of current studio operations along with improvements to the public right-of-way (ROW).

Therefore, the General Plan Amendment for the Project will contribute to and strengthen an area which has significant social, economic, or physical identity.

- b. Initiation of Amendments.** In compliance with this subsection, the Director of Planning signed a General Plan Initiation form for the Project on March 15, 2021, and signed a revised General Plan Initiation form for the project on April 15, 2021.

- 4. Charter Finding – City Charter Finding 556,** The Project is in Substantial Conformance with the Purposes, Intent and Provisions of the General Plan. When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission’s findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Wilshire Community Plan, which is one of 35 Community Plans comprising the Land Use Element of the General Plan. The General Plan Amendment would amend the General Plan land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Community Commercial land use designation, assign a Community Commercial land use designation to the 0.63-acre portion of the Project Site to be annexed to the City, and include the TVC Zone as a corresponding zone to the Community Commercial designation. The Project also includes a Zone Change and Height District Change to change the zoning of the Project Site from C2-1-O and C1.5-2D-O to the TVC Zone; and a Code Amendment to add the TVC

Zone to LAMC Section 12.04 and add the TVC 2050 Specific Plan to LAMC Section 12.16.11. The requests would result in a coherent and consistent land use designation for the Project Site, consistent with the character the community surrounding the Project Site which has developed in a manner similar to the character of a Mixed Use Boulevard as well as the necessary zoning actions to establish the TVC 2050 Specific Plan and incorporate it into the LAMC.

The Director-initiated General Plan Amendment and requested Zone and Height District Change, Specific Plan, Sign District, and Code Amendment are in substantial conformance with the purposes, intent, and provisions of the General Plan, as explained below.

The Project includes the demolition of up to 479,303 square feet of existing media production facilities to allow for the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site. The proposed 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 and the retention of a minimum of 264,377 square feet of existing uses. The Specific Plan would provide 29,531 square feet of open space, and 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.

The scale of Project development, as shown in the Initial Development Plans (Appendix A of the Specific Plan), includes a maximum of 238,560 square feet of sound stage floor area, 215,440 square feet of production support floor area, 700,000 square feet of production office floor area, 550,000 square feet of general office floor area, and 20,000 square feet of retail/restaurant floor area. The maximum development scenario analyzed by the EIR would result in a 1.61:1 FAR. For the purposes of this finding, the Project discussed below would reflect the maximum development under the Specific Plan.

The Project would include adoption of the Specific Plan which would establish regulatory land use and zoning controls for the comprehensive redevelopment of the Project Site to maintain TVC as a studio use and to modernize and enhance production facilities to meet both the existing unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio lot. The establishment of the Specific Plan would serve as the regulatory document for development on the Project Site including but not limited to use, height, density, massing, open space, and public improvements. The Specific Plan includes additional elements that have been tailored to the Project Site and surrounding area, such as Design Standards, Street Standards, a Streetscape Plan, an alcohol license program, and historic sign guidelines.

The Project also proposes the TVC 2050 Sign District to enhance the media and entertainment character of TVC and complement the land use and urban design objectives in the Specific Plan and Wilshire Community Plan. The proposed Sign District is intended to establish signage quantity and size limits for the Project Site, and to standardize illumination, design, and refresh rates of on-site signs.

The legal standard that governs whether a project will be consistent with applicable land use policies is whether it will be in harmony with the applicable land use plan. State law does not require an exact match between a proposed project and the applicable general plan. To be consistent with a general plan, a project must be compatible with the objectives, policies, general land uses, and programs specified in the applicable plan, meaning, the project must be in agreement or harmony with the applicable plan. Moreover, an action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.

As detailed in Findings No. 1-3 above, and incorporated here by reference, the initiated General Plan Amendment and Code Amendment complies with Los Angeles City Charter Section 555 and it is in substantial conformance with the purposes, intent and provision of the General Plan and its elements, including the Framework Element, Mobility Element, Health and Wellness Element, Air Quality Element, and the Land Use Element – Wilshire Community Plan, as the Project would utilize the flexibility intended in the Charter and General Plan to amend the zoning and General Plan land use designation for a Site in the center of a community which has fulfilled its previously planned intent and continues to develop along the trajectory of the Community Plan. The Project seeks to build on this evolution, while fulfilling the intent of the General Plan Framework Element which identifies the Site as a Mixed Use Boulevard, a designation intended to enhance the connecting spaces that lie between neighborhood districts, community centers, and some regional centers by intensifying commercial areas with existing or planned major bus or rail transit facilities for new commercial development. The Community Plan identifies the Project Site as a significant opportunity that should see its potential maximized owing to the existing concentration of studio uses on-site. The proposed Legislative Actions would fulfill the intent of the associated plans by allowing for a greater scale of complementary development, fulfilling many of the goals, objectives, and policies of various elements of the General Plan, which generally seek to promote pedestrian-oriented development within established centers.

As detailed in Findings No. 1 and 2 above, and incorporated here by reference, the Project would further support the purposes, intent, and provisions of the General Plan as the Project would provide a continuation of studio and production uses, office uses, open space, public ROW improvements, and a pedestrian-oriented design on a Site in proximity to the planned Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site. The Project would further be built to environmentally responsible standards with a number of measures related to sustainability and best management practices regarding water, energy, and resource conservation, by including requirements for attaining U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Gold certification or equivalent green building standards, and by implementing a TDM program and Mobility Hub to reduce VMT, improving air quality, reducing greenhouse gas emissions, and implementing the City's first all-electric studio in compliance with the City's all-electric ordinance (Ordinance No. 187714).

The Project would provide the existing community with new renewed studio and production facilities, as well as provide improvements to the streetscape and public realm. The Specific Plan and Sign District would set standards to regulate future development to enhance the vibrancy and attractiveness of the Specific Plan area. The Project would maximize opportunities from alternate forms of travel including transit, as it would provide a Mobility Hub that would support first-mile/last-mile connections and encourage employee and visitor use of the public transit, vanpooling, carpooling, and biking/scooter to work. The Project,

as discussed above, supports the General Plan further by clustering production, media, and studio-related development within a confined area, and helping retain the production industry within the City.

The Legislative Actions allow for amendments which can adapt to changing conditions and utilize that flexibility to allow for the development of the Project on the Project Site.

- 5. Charter Finding – City Charter Finding 558.** The proposed Legislative Actions will be in conformance with public necessity, convenience, general welfare and good zoning practice, as described below. The Project is also in substantial conformance with the purposes, intent and provisions of the General Plan as discussed in Finding Nos. 1 through 3 discussed above and incorporated here by reference.

The General Plan Amendment would amend the General Plan land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Community Commercial land use designation, assign a Community Commercial land use designation to the 0.63-acre portion of the Project Site to be annexed to the City, and include the TVC 2050 Specific Plan Zone (TVC Zone) as a corresponding zone to the Community Commercial designation. The Project also includes a Zone Change and Height District Change to change the zoning of the Project Site from C2-1-O and C1.5-2D-O to the TVC 2050 Specific Plan (TVC) Zone, applying land use regulations and planning tools for the proposed Project as outlined in the proposed Specific Plan; and a Code Amendment to add the TVC Zone to LAMC Section 12.04 and add the TVC 2050 Specific Plan to LAMC Section 12.16.11.

The establishment of the Specific Plan would serve as the regulatory document for development on the Project Site including but not limited to use, height, floor area, frontage area, design standards, open space, parking, and streetscape improvements, among other provisions. The Specific Plan also includes additional regulations within appendices, such as the Alcohol Approval Conditions (Appendix C), Design Standards (Appendix D), and Streetscape Plan (Appendix E).

Public Necessity. The Project's expansion of the current studio and production uses is a public necessity as it is essential to respond to the evolving market demands and to support the rapidly growing industry that calls for a need to maximize studio production capabilities. The Project would meet the existing unmet and anticipated future demands of the entertainment industry by providing new technologically advanced sound stages combined with an adequate and complementary mix of production support facilities and production office, while optimizing the currently underutilized Project Site. Specifically, the Project will help maintain and grow existing production and entertainment jobs as well as new construction jobs for the local community, and will sustain economic viability and growth by modernizing and expanding Television City to meet the contemporary needs and changing demands of the entertainment industry while generating tax and property revenues to the City, thus becoming a public necessity to meet the goals related to economic development in the City.

Convenience. Approval of the initiated General Plan Amendment from Community Commercial, Neighborhood Commercial, and Limited Commercial to Community Commercial would facilitate the larger scale of development proposed on the Project Site. Additionally, as a part of the TD) Program for the Project, a Mobility Hub would be located preliminarily on the southwest corner of the Project Site along Fairfax Avenue to

conveniently support first-mile/last-mile connections and encourage employee and visitor use of the public transit, vanpooling, carpooling, and biking/scootering to work. The Mobility Hub would support shuttle service between the Project Site and the planned Metro D (Purple) Line Wilshire/Fairfax Station, located approximately 0.8 miles south of the Project Site.

The Specific Plan would allow for new streetscape improvements and design standards to that enable ground floor activation and form the design of each building facade, requiring active ground floor uses, well-marked and prominent entries, shade and weather protection structures, transparency, and consistent design. Streetscape improvements would also include open spaces and pedestrian plazas, and an improved pedestrian environment, thus remaining consistent with goals of the General Plan with respect to providing pedestrian-oriented corridors.

General Welfare. The Project would provide a consolidated space where studios and production uses could operate and function with a single functional role, thereby reducing the likelihood of spatial distribution of such uses. As detailed in the EIR, the Project is estimated to generate lower work VMT per employee than the average for the Central APC area. The general welfare of the public is furthered by reducing VMT and improving air quality in transit adjacent, infill areas, which implement TDM programs, and include public ROW improvements. Further, as indicated above, the Project would provide a multi-modal Mobility Hub that would connect TVC employees and guests with surrounding public transit lines, employee shuttles, and a rideshare program. The Project also includes open space, pedestrian plazas, and streetscape improvements, improving the Project Site in a wholesale manner from the public ROW to the development site.

Good Zoning Practices. As discussed above, the Project proposes the continuation of an existing studio use and the modernization and expansion of media production facilities within the TVC studio site. The Project's request to amend the Community Plan and create consistent land use designations and zoning across the Project Site reflects good zoning practice, as it amends the Plan to reflect the current conditions around the Project Site that are exclusively utilized as production and studio facility uses. The Project has been designed to accommodate for the scale and intensity that may be anticipated in the future on the Project Site, allowing for a pedestrian-oriented, cohesive, large-scale development to be established at the current TVC studio site.

As proposed, the Project meets all of the current best practices of transit-oriented development, with the proposed Specific Plan establishing a clear framework for development into the future with regulations including but not limited to use, height, floor area, frontage area, design standards, open space, parking, and streetscape improvements. The Specific Plan also includes additional regulations within appendices, such as objective Design Standards, the Streetscape Plan, and standard conditions for alcohol licensing and sales. The development of the Specific Plan could be phased occurring over multiple years, with projected completion extended up to 20 years, facilitating orderly development of the Project Site. The Code Amendment and General Plan Amendment will facilitate development that would further the current studio uses on-site with the incorporation of additional public amenities, leading to consistent zoning across the Project Site.

Based on the above, the Project and Legislative Actions will be in conformance with public necessity, convenience, general welfare and good zoning practice by focusing growth within the established TVC studio site.

Entitlement Findings

6. Vesting Zone Change, and Height District Change, and Specific Plan Findings.

- a. Pursuant to LAMC Section 12.32, the recommended Zone Change, Height District Change and creation of a new Specific Plan are deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, General Welfare and Good Zoning Practice

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to General Plan/Charter Finding 5, is hereby incorporated by reference.

As discussed above General Plan/Charter Finding Nos. 1 through 5, the requested Legislative Actions would allow the continuation of an existing studio use and modernization and expansion of media production facilities within the approximately 25-acre Television City studio site. By including expanded production and studio uses as well as additional improvements to the Project Site such as an added Mobility Hub, streetscape improvements, open space, and various infrastructure improvements on a site that is currently already operating as a studio use, the Project supports various City goals related to transportation infrastructure, VMT reduction, economic development, creating vibrant neighborhoods, and transit-oriented development that utilizes pedestrian-oriented design and placemaking tools to create a destination that supports existing businesses and commercial uses alike. The Project elements would create a mutually beneficial relationship with existing business and residents, creating a web of support strengthening the TVC studio site and the surrounding Beverly-Fairfax neighborhood. The Wilshire Community Plan specifically calls for development that preserves and strengthens viable commercial development and provides additional opportunities for new commercial development and services within existing commercial areas, which are achieved by the elements of the Project.

The Specific Plan would create a new set of zoning rules that are tailored to the Project Site and surrounding area, which includes regulations for processes, use, height, floor area, frontage area, design standards, open space, parking, streetscape improvements, and alcohol sales, among other provisions. In addition, there is a Streetscape Plan and objective Design Standards that establish clear and consistent development regulations that create a unified, consistent, and connected pedestrian environment from the curb to the façade of buildings in the Specific Plan area. The Specific Plan furthers the goals discussed above in General Plan/Charter Finding 5, while establishing clear and consistent land use regulations and planning tools. The Specific Plan affords the developer certainty in regulations and requirements for the Project Site, while providing assurances that development will be in compliance with the goals and purposes of the Specific Plan.

Specific Plan Dedications and Improvements

The Mobility Plan 2035 provides street designations and required ROW, roadway, and sidewalk widths for streets throughout the City. The Project Site borders three public roadways including:

- Beverly Boulevard, a Modified Avenue I
- Fairfax Avenue, an Avenue II
- The Grove Drive, a Collector

While the Specific Plan requires dedications and improvements to various streets and sidewalks, in addition to street standards, transportation improvements, and streetscape improvements within the boundaries of the Specific Plan, they differ from what is required by the Mobility Plan. As part of the associated Vesting Tentative Tract Map (VTTM) No. 83387, the dedication for the ROW along The Grove Drive was required by the Deputy Advisory Agency (DAA); and the proposed dedications and improvements per the Specific Plan were supported by the Bureau of Engineering (BOE).

The Specific Plan includes provisions to establish ROW widths, sidewalk widths, and street widths for streets surrounding the Project Site. The Project proposes to make the following dedications and improvements to the following streets to meet their Mobility Plan ROW or sidewalk width:

- Provide a 15-foot-wide sidewalk in accordance with Modified Avenue II Standards of the Mobility Plan on Fairfax Avenue with 10 feet being provided within the public right-of-way, and 5 feet being provided within the proposed sidewalk easement along Fairfax Avenue;
- Provide a 15-foot-wide sidewalk in accordance with Modified Avenue II Standards of the Mobility Plan on Fairfax Avenue partially in the public right-of-way, and partially within a proposed 5-foot-wide proposed sidewalk easement along Fairfax Avenue;
- Provide a 12- to 15-foot-wide sidewalk in accordance with Modified Avenue I Standards of the Mobility Plan on Beverly Boulevard;
- Dedicate a 20-foot radius property line return at the intersection of Beverly Boulevard and Fairfax Avenue;
- Dedicate a three-foot-wide strip of land to complete a 33-foot half ROW in accordance with Collector Street Standards of the Mobility Plan on The Grove Drive; and
- Narrow the sidewalk on the west side of The Grove Drive (south of the proposed Project driveway) by two feet to provide an 11-foot-wide sidewalk which accommodates for the widening of The Grove Drive per the dedication noted above.

In addition to the dedications and improvements listed above, public ROW streetscape improvements would be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting in accordance with the Streetscape Plan.

The Specific Plan includes ROW widths, as well as physical ROW improvement requirements and a streetscape plan, such that the dedications provided will meet the City's mobility needs for the next 20 years. In addition, the Project would include TDM strategies and a Mobility Hub to reduce vehicle miles traveled and encourage more active travel modes. The above dedications meet or exceed the required roadway and

sidewalk widths set forth in the Mobility Plan 2035. The Project fulfills numerous City and regional mobility objectives as discussed in Finding 2 under the Mobility Plan heading and would result in reduced VMT and GHG emissions.

On-Site and Off-Site Alcohol Sales within the Specific Plan

Section 9 of the Specific Plan includes a program for the sales and service of up to eight on-site and one off-site alcohol license within the boundaries of the Specific Plan area. Appendix C of the Specific Plan establishes standard Alcohol Approval Conditions for both on- and off-site sales and service of a full-line of alcoholic beverages. Approval of alcohol licenses would be pursuant to Section 4 (Section Procedures), and revocations pursuant to Section 9 (Alcohol Consumption Regulations) of the Specific Plan. Pursuant to Section 4 of the Specific Plan, tracking is required of alcohol licenses, which would monitor the total number of licenses issued for the Project.

Any alcohol sales would be incidental to other commercial establishments and would allow for a greater range of entertainment, restaurant, and retail uses to be economically viable, activate publicly accessible open space and surrounding commercial uses, specifically by supporting possible public programming such as movies or musical performances within the boundaries of the Specific Plan. The inclusion of the sales and/or service of alcohol would be consistent with uses permitted in the surrounding neighborhood, and further support the TVC studio site, and the City's economic health at large.

To determine whether allowing the sales and service of up to eight on-site and one off-site alcohol license within the boundaries of the Plan area would not result in an undue concentration of premises for the sale or dispensing for consideration of a full line of alcoholic beverages, including beer and wine, in the area of the City involved, applicable State laws and to the California Department of Alcoholic Beverage Control's (ABC) guidelines for undue concentration, the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (such as public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area, shall be considered.

The Project Site is located within Census Tract No. 2145.01. According to the ABC licensing criteria, 26 on-sale and five off-sale licenses are allocated to Census Tract No. 2145.01. With regard to surrounding alcohol establishments, the following are located within a 1,000-foot radius of the site:

- Marmalade Cafe, 6301 West 3rd Street, Type 47 and 58
- Whole Foods Market, 6350 West 3rd Street, Type 86, and 21
- La Piazza, 189 The Grove Drive, Suite G90, Type 47
- Cheesecake Factory, 189 The Grove Drive, Suite K90, Type 47
- Chipotle Mexican Grill, 110 South Fairfax, Suite A12, Type 47 and 58
- Farmers Market Grocery Store Cheese Shop, 6333 West 3rd Street, Suite 150, Type 21
- Farmers Market Bars, 6333 West 3rd Street, Suite 326, Type 41 and 77
- CVS Pharmacy 9661, 6360 West 3rd Street, Type 21
- The Veggie Grill, 110 South Fairfax Avenue, Suite A-16, Type 41
- Nordstrom Bar Verde, 189 The Grove Drive, Suite P80, Type 47 and 58

- Andres Italian Restaurant & Pizzeria, 6332 West 3rd Street, Type 41
- Blue Ribbon, 189 The Grove Drive, Suite O-10, Type 47
- Umami Burger, 189 The Grove Drive, Suite C-100, Type 47
- Market Tavern, 6333 West 3rd Street, Suite 750, Type 47
- El Granjero Cantina, 6333 West 3rd Street, Ste. 750, Type 47, 58, and 77
- Erewhon Natural Foods Market, 7660 Beverly Boulevard, Type 20 and 86
- Demolinari Palisades, Inc. 189 The Grove Drive, Suite F90B, Type 41
- AMC The Grove 14, 189 The Grove Drive, Unit L-80, Type 47 and 68
- Alma, 189 The Grove Drive, Suite H10, Type 47
- World Market, 6333 West 3rd Street, Suite E10, Type 20
- Sogno Toscano Café, 189 The Grove Drive, Suite #H2, Type 47 and 58

As reported by the Los Angeles Police Department (LAPD), within Crime Reporting District No. 0724, which has jurisdiction over the subject property, a total of 547 crimes were reported in 2023, compared to the 139,009 crimes reported citywide, Per LAPD crime statistics, District No. 0724 would be considered a High Crime Reporting district as it had more than 194 crimes reported, which is 120% of the Citywide Average Crimes of 162. In 2023, within District 0724, there were zero homicides, one rape, 20 robberies, 13 aggravated assaults, 11 burglaries, seven motor vehicle thefts, 495 larcenies, in addition to one alcohol related crime, and 22 other related arrests. These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such license benefits the public welfare and convenience.

The Specific Plan Section 9 and the Alcohol Approval Conditions outlined in Appendix C of the Specific Plan incorporates numerous standard conditions and on-site and off-site conditions that address noise, safety, and security to ensure the proposed uses are conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. As a result, the Specific Plan alcohol program is not anticipated to result in an undue concentration of licenses, after giving consideration to the State's guidelines and to the crime rates in the area. It is not anticipated that the authorization for the alcohol sales will have any adverse impact on the community.

In addition, the surrounding properties near the Project Site are predominantly and similarly developed with restaurant and entertainment uses that are also permitted with on- and off-site sales of alcoholic beverages, such as at The Grove and The Farmer's Market which contain a multitude of restaurants, commercial establishments, and bars, both located directly south of the Project Site.

The proposed TVC Zone and Community Commercial land use would allow for the on-site sale and consumption of a full line of alcoholic beverages and the off-site sale of a full line of alcoholic beverages. With regard to surrounding sensitive uses, there are the following within a 1,000-foot radius of the site:

- Ohel Chana High School, approximately 300 feet northeast of the Project Site, 7659 Beverly Blvd, Los Angeles, CA 90036

- Morasha Hebrew Academy, approximately 800 feet northeast of the Project Site, 7561 Beverly Blvd, Los Angeles, CA 90036
- Pan Pacific Park, approximately 75 feet east of the Project Site, 7600 Beverly Blvd, Los Angeles, CA 90036

The approval of alcohol-serving uses will not detrimentally affect nearby residential zones or other sensitive uses. The new alcohol-serving uses within the Specific Plan area may include restaurants, cafes, food halls, and a grocery store, and would be located anywhere within the Project Site boundaries, but the boundaries of the Project Site would be buffered from adjacent uses by additional setback frontage area which include landscape, hardscape, and fencing per the Specific Plan.

Under the Specific Plan, each individual establishment would be required to process an Administrative Review to confirm compliance with the conditions for sale and service of alcohol incorporated into the Specific Plan to ensure the safe and responsible sale and consumption of alcohol. Such conditions include, but are not limited to, requiring employees to complete a certified LAPD STAR, ABC LEAD or RBS training program. In addition, each establishment must have at least one one-duty manager with authority over activities on the premises. For these reasons, the approval of alcohol-serving uses will not detrimentally affect nearby residential zones or sensitive uses in the area.

These regulations of the Specific Plan, or conditions, are deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood; to secure an appropriate development in harmony with the objectives of the General Plan; to prevent or mitigate potential adverse environmental effects of the zone change; and that public necessity, convenience or general welfare require that these provisions be made for the orderly arrangement of the property concerned into lots and/or that provisions be made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications and improvements.

Therefore, based on the above, the recommended Legislative Actions are deemed consistent with the General Plan and are in conformity with the public necessity, convenience, general welfare and good zoning practice.

7. Supplemental Use District Findings – Sign District

a. The proposed Sign District is in conformance with the purposes, intent and provisions of the City of Los Angeles General Plan.

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to the finding found earlier in this document as General Plan/Charter Finding Nos. 1 through 5 and is hereby incorporated by reference.

The proposed Sign District would support the Project efforts to expand upon and modernize the uses on the TVC studio site and would establish standards for signage size limits and regulations such as illumination, height and design standards, allowable locations, and refresh rates for signs located in the Specific Plan area.

In conjunction with the development of the TVC 2050 Project, the TVC 2050 Sign District would enhance the media and entertainment character of TVC and complement the land use and urban design objectives in the Specific Plan and Wilshire Community Plan. The Sign District would create a unique identity on the approximately 25-acre Television City studio site and supports the land uses and urban design objectives of the Wilshire Community Plan, as discussed above in Finding No. 2.

The proposed standards of the Sign District set general sign type, area, height, hours of operation, refresh rates, and location requirements; allow for supergraphic and digital display signage; and set tailored illumination standards. The Sign District contains provisions that establish regulations that are different from, more restrictive than, or more permissive than those in the LAMC; in these instances, the Sign District shall be prioritized over the LAMC. However, all provisions related to historic signs that are outlined in the Specific Plan shall be prioritized over the Sign District. Certain standard signage types would not be regulated by the Sign District and would be subject to the LAMC.

In general, the proposed types and quantity of signage would be appropriate for the scale of the development and other Project elements which utilize signage as a placemaking tool, creating a distinct identity for the Project Site area. The signage would integrate into the overall design and theme of the development, and the regulations would be uniform across the site.

The Sign District would permit consistent and complementary signage to be implemented as a placemaking tool, enlivening the proposed publicly accessible open spaces around the Project Site perimeter and ground floor commercial uses, while allowing for additional economic development. In addition, the Sign District has been drafted to incorporate current City best practices in digital display regulations, including illumination standards, design standards, and refresh rate.

Therefore, the proposed Sign District is in conformance with the purposes, intent and provisions of the following General Plan Elements.

b. The proposed Sign District is in conformity with public necessity, convenience, general welfare, and good zoning practice.

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same Project. This finding is substantially identical to the finding found earlier in this document as General Plan/Charter Finding No. 5 and is hereby incorporated by reference.

The Sign District would permit a maximum total combined sign area of 20,250 square feet for Digital Displays (with a maximum of 1,350 square feet for each individual display), a maximum total combined sign area of 49,500 square feet for Supergraphic Signs (with a maximum of 1,350 square feet for each individual sign), and a number of uniquely designed signs including, architectural ledge signs and pillar signs. All signs would be architecturally integrated into the design of buildings developed within the Specific Plan, functioning to enhance the unique media and entertainment character of the Project Site and to complement the land use and urban design objectives articulated in the Specific Plan and in the Wilshire Community Plan. The signage would be subject

to regulations such as area, height, and illumination standards, with digital displays subject to hours of operation, refresh rates, and design regulations. The regulations and provisions of the Sign District would allow for orderly signage that enhances the Project, facilitates placemaking, and contributes to the vibrancy of the existing TVC studio site.

Accordingly, the Sign District is in conformity with public necessity, convenience, and general welfare as it furthers the above goals of the General Plan, supports the modernization and expansion of studio uses on the Project Site, and supports the General Plan goals of creating a pedestrian-oriented commercial corridor. The Sign District is also in conformity with good zoning practice as the elements of the regulations would only permit orderly signage that is designed to enhance and integrate with the Project architecture and placemaking, and includes standards regulating illumination, and hours of operation. The elements of the Sign District and overall use of signage as a placemaking tool within a production studio development envisioned with active pedestrian-oriented amenities are in conformity with good zoning practice.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

INTRODUCTION

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the TVC 2050 Project by preparing an environmental impact report (EIR) ENV-2021-4091-EIR (SCH No. 2021070014). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The TVC 2050 Project EIR, consisting of the Draft EIR, the Final EIR, and the Erratum is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the Project, which is located at 7716–7860 West Beverly Boulevard in Los Angeles, California (Site or Project Site). The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site. The proposed Specific Plan would permit a maximum of 1,724,000 square feet of floor area 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.

While CEQA required a 45-day public comment period, the Draft EIR was circulated for a 60-day public comment period beginning on July 14, 2022, and ending on September 13, 2022. A Notice of Completion and Availability (NOC/A) was distributed on July 14, 2022, to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. The Draft EIR was also made available at three libraries: Los Angeles Central Library, Fairfax Branch Library, and Hollywood Regional Library. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on July 14, 2022.

The Final EIR was then distributed on November 21, 2023. Notices regarding availability of the Final EIR were distributed to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties.

Responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR pursuant to CEQA Guidelines Section 15088(b).

An Erratum was completed on April 5, 2024, to evaluate the impacts of the modifications made by the Applicant and reductions to the Project in response to community input. The Erratum states that this information does not represent significant new information that would affect the analysis or conclusions presented in the Final EIR. The Erratum was made available on the City's website.

The Deputy Advisory Agency certified the EIR on May 28, 2024 ("Certified EIR") in conjunction with the approval of the Project's Tract Map (VTT-83387). In connection with the certification of the EIR, the Deputy Advisory Agency adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project's Vesting Tentative Tract Map (VTTM). Nine appeals for the Project were received, which are addressed in an Appeal Report dated September 3, 2024.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA (Pub. Res. Code Section 21166) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified, or a negative declaration has previously been adopted and one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure

or alternative.

None of the above changes or factors has arisen since the approval of the Project. There are no substantial changes to the Project, and it is substantially the same as the approved project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Initial Study, Draft EIR, Final EIR, and Erratum are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft and Final EIR are also available at the following three Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Frances Howard Goldwyn–Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles, CA 90028
- Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036

MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program, attached as Appendix B of the Specific Plan, are imposed on the project through Environmental Conditions of Approval to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation. Appendix B is incorporated into the TVC 2050 Specific Plan and is required of all development processed under the Specific Plan.

PUBLIC HEARING AND COMMUNICATIONS

A joint public hearing was conducted by Deputy Advisory Agency (DAA) and Hearing Officer on behalf of the City Planning Commission, telephonically and virtually via Zoom on May 15, 2024, at 9:30 a.m. for the subdivision and Project entitlements. In attendance were the Applicant's Team and Representative, and members of the general public.

Summary of Public Hearing Testimony

1. Present: There were over 375 participants, at maximum, during the meeting including City Planning Staff, the Applicant team, and members of the public.
2. Public Speakers: 183 people spoke at the hearing, not inclusive of the Applicant team; 137 people spoke in support of the project; 46 people spoke against the Project. In addition, over 70 written comments were received during and after the hearing to express both support and opposition for the Project.
3. The Applicant's Representative described the Project design and entitlement requests.
4. Public Hearing Testimony

Speaker Comments Supporting the Project

- The area benefits in terms of new business opportunities afforded by the Project.
- The Project provides new skilled trade construction jobs.
- The Project will help to maintain and grow much needed entertainment jobs in Los Angeles.
- The Applicant has proactively reached out to the community to involve them in the planning process.

Speaker Opposition to the Project

- The Project lacks transparency and has an inadequate EIR due to the fact that a Specific Plan or Sign District was not completed at the time of publication, the Project Description is unstable, and the EIR improperly evaluated the Project Alternatives and environmental impacts. The EIR must be recirculated.
- The Project plans are too conceptual, and the PDFs and Mitigation Measures proposed in the EIR are inadequate.
- The Project EIR underestimated trip lengths.
- The Project's scale is too large and will impede residential uses surrounding the Project Site.
- The Project's construction truck traffic will increase noise and air pollution.
- The Project may impact the adjacent Broadcast Center Apartments due to an adjacent access road.
- The Project is not permitted to have a helipad.
- The Project does not adequately characterize itself as an office use.
- The Project's 20-year Development Agreement is too long.
- The Project will have disproportionate environmental impacts on the Broadcast Center Apartment tenants.
- The Project will increase gentrification in the surrounding neighborhood.

- The major arteries bordering the Project Site will become more congested with the Project.
- There are multiple nightclub uses proposed by the Project.
- The Project will waste water through dewatering operations.
- The Project needs to create a more pedestrian friendly environment along Beverly Boulevard.
- The Project will destroy the nearby historical district.
- The Project will bring about crime and loitering that the police do not have resources to address.

Response to Public Testimony:

- The Applicant's Representative clarified that the discussion in the EIR regarding trip lengths was adequately analyzed and summarized. In addition, the calculation for trip lengths is not an appropriate measurement to identify the impacts of cut-through traffic through the Project Site.
- The Hearing Officer addressed public comments related to the comprehensiveness and completeness of the EIR by stating that CEQA does not require the Specific Plan and Sign District to be a part of the EIR, and that the Project Description is stable and fully compliant with CEQA. There is no evidence to support recirculation of the EIR.
- The Hearing Offer described the primary uses that are proposed on the Project Site and described that all PDFs and mitigation measures would be required to be implemented.
- The Hearing Officer stated that the building heights and density are consistent with the surrounding vicinity, and that truck traffic as well as operational impacts associated with air quality and noise were fully evaluated in the EIR and found to be less than significant.
- The Hearing Officer clarified that there is no new access road adjacent to the Broadcast Center Apartments, there is existing vehicular access in that location along with basecamp areas.
- The Hearing Officer stated that discussion regarding the legal existing helipad use is disclosed in the Final EIR.
- The Hearing Officer clarified that the Project is comprised fully of studio uses, and that any office uses would be supporting the studio and production operations on the Project Site.
- The Hearing Officer noted that although the Development Agreement spans a term of 20 years, this does not automatically imply that construction of the Project will take the entirety of that term.
- The Hearing Officer clarified that the tallest buildings on the Project Site would be located toward the center of the Site away from the residential uses adjacent to the eastern boundary of the Project Site.
- The Hearing Officer noted that the Neighborhood Transportation Plan could include traffic calming measures for residential uses surrounding the Project Site.
- The Hearing Officer clarified that there are no night clubs proposed as a part of the Project.
- The Hearing Officer confirmed that water conservation measures will be implemented, and the Project will comply with the City's LID requirements.

- Lastly, the Hearing Officer requested that speakers with questions contact the City if they had additional questions or requests for clarification after the Hearing Officer hearing.

WRITTEN CORRESPONDENCE

Beginning in July 2021, City Staff has received over 500 written comments from members of the public both in support and opposition to the Project. Comments in opposition to the Project were substantially similar to those submitted during the Draft EIR public comment period and during the Joint Public Hearing held for the Project. Issues, both outstanding and resolved, have been thoroughly addressed and discussed in the Final EIR, this Staff Recommendation Report, and the Staff Appeal Report prepared for this Project.

EXHIBIT A

TVC 2050 Specific Plan

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

September 12, 2024

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ORDINANCE NO. _____

An ordinance establishing the Television City (TVC) 2050 Specific Plan (Specific Plan) pursuant to the provisions of Section 13B.1.2 of Chapter 1A of the Los Angeles Municipal Code (Code), for a portion of the Wilshire Community Plan area.

WHEREAS, the entertainment industry is continually evolving, whether it be technological advancements, shifts in production and post-production, or increased competition from other states and countries, and long-term adaptation in land use and planning is a requirement for ongoing consistency with the City's General Plan policies;

WHEREAS, the existing TVC major film and television studio campus needs to modernize and expand its existing facilities to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production in order to remain competitive in the industry and for the long-term preservation of the TVC campus;

WHEREAS, TVC has, over time, made improvements in a piecemeal and ad hoc manner and does not have a comprehensive set of requirements for on-site development, and a Specific Plan would allow for a more comprehensive set of regulations to address the unique characteristics of a major studio and entertainment facility, guiding the future development of the site, and establishing an ecosystem of production uses suited to meet modern entertainment needs for decades to come;

WHEREAS, a Specific Plan will enable TVC to continue to be at the forefront of such change and innovation, providing artists and creators with the necessary physical space and infrastructure;

WHEREAS, modernization of the TVC campus will honor William Pereira and Charles Luckman's original vision for a major studio headquarters, which was designed to be modified and expanded over time to meet the changing needs of the constantly evolving media and entertainment industry;

WHEREAS, a clear and consistent set of principles and regulations established by this Specific Plan would provide a level of certainty for future development of the site while remaining mindful of the Specific Plan area's surrounding community;

WHEREAS, development under the Specific Plan would support the local and regional economy by creating a wide range of entertainment jobs, catering to various types of production and media-related uses, and supporting the City of Los Angeles as the global capital of media and entertainment;

WHEREAS, it is the intent of the City Council that this Ordinance be applied and administered consistent with the goals and purposes stated above; and in order to assure that such development proceeds in compliance with the General Plan and the above goals, it is necessary to adopt the following Specific Plan.

**NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO
ORDAIN AS FOLLOWS:**

SECTION 1. ESTABLISHMENT OF THE SPECIFIC PLAN

Section 1.1 Boundaries.

The City Council hereby establishes the TVC Specific Plan, which shall be applicable to the approximately 25-acre site located at 7716–7860 West Beverly Boulevard, generally bounded by Beverly Boulevard to the north, Fairfax Avenue to the west, The Grove Drive and apartments to the east, and The Original Farmers Market and The Grove to the south, as shown within the heavy dashed line on Map 1 (Specific Plan Boundary Map). An approximately 0.63-acre portion of the Specific Plan area falls under the land use jurisdiction of the County of Los Angeles and is planned to be annexed into the City of Los Angeles; upon annexation, this Specific Plan will apply to the 0.63-acre property.

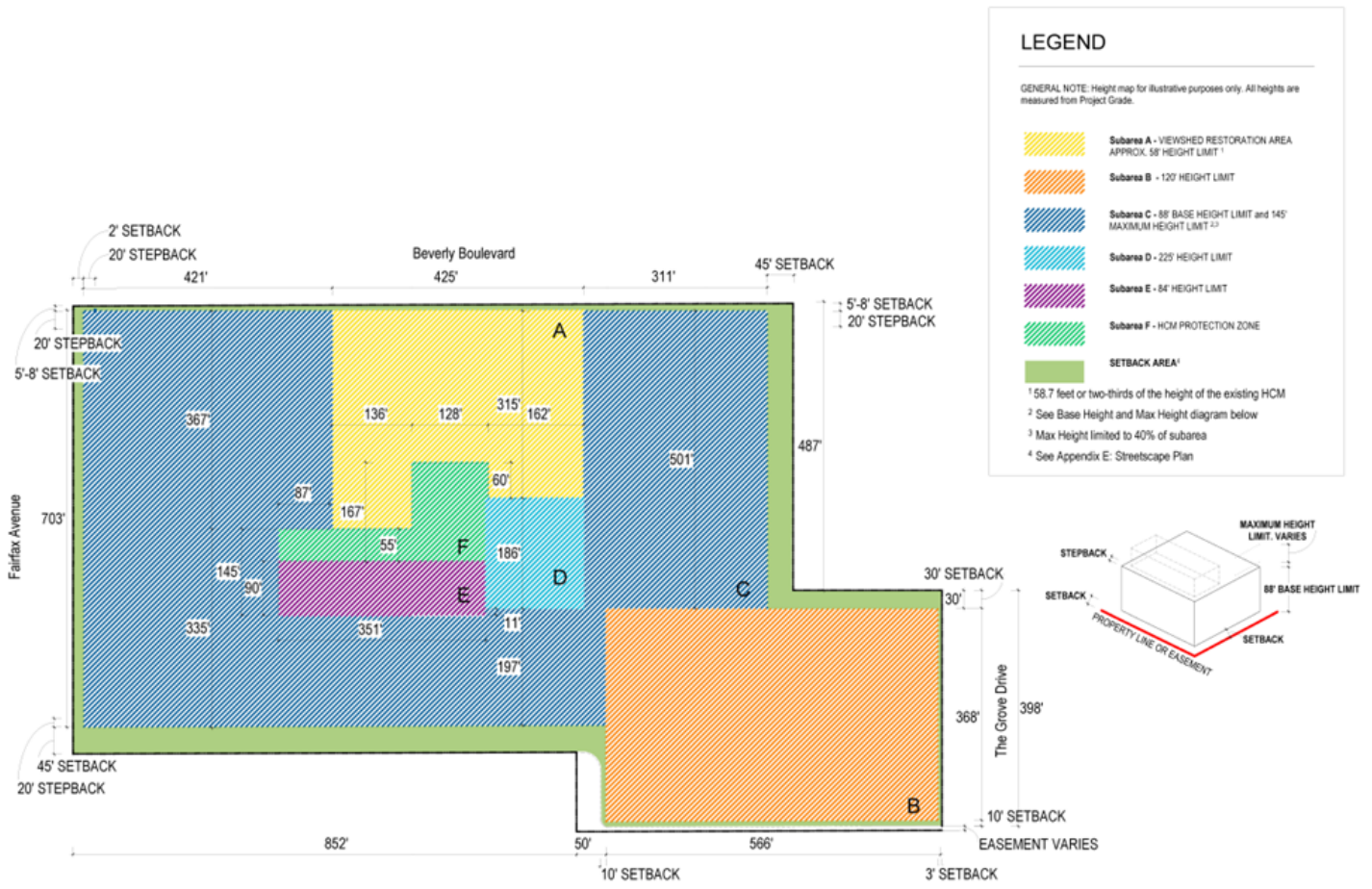
MAP 1. SPECIFIC PLAN BOUNDARY MAP



Section 1.2 Subareas.

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan area is divided into six subareas. The locations and boundaries of these subareas are depicted on Map 2 (Specific Plan Subarea Map), as the same may be modified from time to time in accordance with the requirements of this Specific Plan.

MAP 2. SPECIFIC PLAN SUBAREA MAP



Section 1.3 Relationship to the Code.

- A. Does Not Convey Rights.** The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the Chapter 1 or 1A of the Code, as amended, and any other relevant ordinances, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained in the Code or other ordinances, except as provided for in this Specific Plan.
- B. Superseded Code Regulations.** Wherever this Specific Plan contains provisions that establish regulations (including, but not limited to, standards such as height, use, floor area, setbacks, vehicle and bicycle parking, open space and landscape requirements) that are different from, more restrictive, or more

permissive than the Code, this Specific Plan shall prevail and supersede the applicable provisions of the Code. Accordingly, approvals under, and compliance with, the following sections are not required for development within the Specific Plan area:

1. Project Review. Code Section 16.05.
2. Major Development Project. Code Section 12.24 U.14.
3. Mini-Shopping Centers and Commercial Corner Development. Code Sections 12.22 A.23 and 12.24 W.27.
4. Alcoholic Beverage Sales and Service Regulations. Code Sections 12.21 A.10, 12.21 A.14, and 12.24 W.1.
5. Street Dedications and Improvements. Code Section 12.37. Public Rights-of-Way widths and improvements shall comply with those dimensions set forth by Vesting Tentative Tract Map No. 82287 and Appendix E (Streetscape Plan).

C. Sign Regulations. In the event the City adopts a “SN” Supplemental Signage Use District (Sign District) with boundaries that are the same as, or include, the Specific Plan area, the provisions of the Sign District would govern signs located within those portions of the Specific Plan area which are within the Sign District. The adoption of the Sign District shall be subject to all the provisions set forth in Section 13.11 of the Code with the following exception: properties in the TVC Zone may be included in such Sign District, notwithstanding the restrictions on the zoning of property included in a sign district as set forth in Section 13.11 B of the Code. To this extent, this Specific Plan and the Sign District, if adopted, shall supersede Section 13.11 of the Code.

1. **Historic Sign Guidelines.** Signs identified within Appendix F (Historic Sign Guidelines) shall be designed and constructed per the Guidelines. These signs shall be reviewed by the Office of Historic Resources (OHR) and permitted in compliance with the TVC 2050 Sign District. Specifically, the TVC 2050 Specific Plan allows for replacement of non-conforming signs on the Primary Studio Complex (a City-designated Historic Cultural Monument [HCM]). Non-conforming signs may be retained or recreated at the approval of OHR, based on sufficient evidence of the existence of the historic sign, and upon consensus that the sign complies with the Secretary of the Interior’s Standards.

SECTION 2. PURPOSE

Section 2.1 General. This Specific Plan provides the regulatory framework for the comprehensive redevelopment of the Specific Plan area to maintain TVC as a studio use and to modernize and enhance production facilities to meet both the existing

unmet and anticipated future demands of the entertainment industry, preserve historic resources, upgrade utility and technology infrastructure, enhance the street frontage areas, and create a cohesive studio campus.

Section 2.2 Purposes and Objectives. The purposes and objectives of this Specific Plan are as follows:

- A.** Provide regulatory controls and incentives for the systematic and incremental execution of those portions of the Community Plan which relate to this geographic area and to provide for public needs, convenience and general welfare as the development of such area necessitates.
- B.** Set forth principles, standards and general procedures to assure the orderly development of the Specific Plan area.
- C.** Establish permitted uses and/or activities and provide a mechanism for implementing the appropriate operational requirements, regulations or other requirements for the uses.
- D.** Create a fully integrated and cohesive planned site regulated by this Specific Plan that retains the land use as a studio facility and provides an expandable, flexible, and operationally seamless production ecosystem that can respond to evolving market demands, support content creation, and maximize studio production capabilities.
- E.** Rehabilitate and preserve the integrity of the Primary Studio Complex consistent with the HCM designation, while building upon William Pereira and Charles Luckman's master plan for a flexible and expandable studio campus.
- F.** Address and discontinue ad hoc building through implementation of a clear set of regulations which allow for the construction of technologically advanced sound stages and a complementary mix of state-of-the-art production support facilities and production offices to meet the existing unmet and anticipated future demands of the entertainment industry.
- G.** Complement the neighboring community through design elements that would be compatible with surrounding uses, concentrate building mass and height towards the center of the TVC campus, and provide enhanced street frontages to promote walkability, foster connectivity and safety, and better integrate on- and off-site uses.
- H.** Provide adequate, safe, and efficient ingress/egress, circulation, staging, and parking that satisfies the unique demands of a large-scale production studio with direct, enhanced access to the uses on-site and sufficient truck and trailer circulation areas, in compliance with modern fire and life safety requirements.
- I.** Create multiple production basecamps to allow for the flexible and efficient

staging of vehicles necessary for film and television productions.

- J. Provide multi-modal transportation solutions, including a Mobility Hub, to connect TVC employees and guests with surrounding public transit lines, employee shuttles, and a rideshare program, to encourage alternative means of transportation, and focus growth in a high-density, jobs-rich area in proximity to bus and rail transit.
- K. Create a model for environmental sustainability in modern production studio operations by implementing the City's first all-electric studio, in addition to best management practices regarding water, energy, and resource conservation by achieving LEED Gold certification or equivalent green building standards.
- L. Enhance the identity of TVC as a media center by providing architecturally distinct development and a creative signage program that reflects and complements the production uses on-site.

SECTION 3. DEFINITIONS

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Definitions of the terms set forth in this Section shall supersede the definitions set forth in the Code, including, without limitation, Section 12.03 of the Code. Words and phrases not defined here shall be construed as defined in Section 12.03 of the Code, or pursuant to Section 13B.4.6 of the Code and Section 4.1 of this Specific Plan for interpretations of the Specific Plan by the Director.

Basecamp. An area at, near, or within a filming location where temporary Production Activities can be coordinated and where mobile facilities such as trucks and support vehicles related to production are temporarily staged, that includes, but is not limited to: loading, wardrobe, hair, make-up, craft service, parking, storage of mobile facilities, support vehicles, etc., in direct support of the Production Activity.

Cellular Facilities. Wireless telecommunication facilities, including cellular facilities, for telephone, information and data transmission, and similar communication and future technological advances in such communication. Cellular Facilities shall also include all necessary support infrastructure, such as electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, and other related communication support equipment and systems.

Character-Defining Features. The features identified in the findings that were adopted as part of the HCM designation for the Primary Studio Complex (CHC-2018-476-HCM) and included in Appendix G (Historic Cultural Monument Character-Defining Features).

Communications Facilities. Any structure or equipment used for the purpose of sending or receiving data and information communications or housing equipment to support the sending or receiving of communications, other than Cellular Facilities.

Communication Facilities may include, but are not limited to, satellite and microwave dishes, antennae dishes and/or satellite farms, wireless telecommunication facilities such as Wi-Fi, television and two-way radio transmitters and broadcast communications facilities, communications and data facilities, control and telemetry signals, cable or fiber optic systems, or future technological advances in Communication Facilities. Communication Facilities may also include, but are not limited to, all necessary support infrastructure, such as electrical or electromagnetic vaults, cabling, equipment racks, generators, transformers, downlink systems, uninterrupted power supply (UPS) systems, and other related broadcast and communication support equipment and systems.

Floor Area. Floor Area shall be as defined in accordance with Section 12.03 of the Code, with the following exceptions: areas related to the Mobility Hub; Basecamp; outdoor eating areas (covered or uncovered); trellis and shade structures; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses (e.g., Sets/Façades).

General Office. A Studio Land Use that includes general office uses, which may or may not include those office uses associated with or in furtherance of Production Activity, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, and administration, as well as general commercial, professional, executive, business, and administration. General Office also includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copy rooms, coffee rooms, restrooms, and other ancillary office functions/facilities.

Grade (Project Grade). Grade shall be measured from a fixed point of 201 feet above mean sea level (AMSL), which represents the base level of Production Activity.

Historic Preservation Professional. A professional who meets the applicable Secretary of the Interior's Professional Qualifications Standards.

Initial Development Plans. The buildings, structures, improvements, landscaping, and streetscapes shown in the plans included in Appendix A (Initial Development Plans), and related on- and off-site infrastructure improvements.

Primary Studio Complex. The two attached buildings, the Service Building on the east and the Studio Building on the west, that were constructed in 1952 and together are designated as HCM No. 1167.

Production Activity. Indoor and/or outdoor activities in conjunction with the creation, development, production (on Sound Stages or any other indoor and outdoor location), acquisition, reproduction, recording, processing, editing, synchronizing, duplication, transmission, reception, viewing, and other use of visual, digital, print and/or aural works, products, services, rights and communications, including without limitation sound and lighting effects associated with such activities and the use of any and all vehicles, aircraft, and watercraft; equipment; machinery (temporary or permanent); materials (including pyrotechnic and other special effects materials); and animals.

Production Office. A Studio Land Use that includes those office uses associated with or in furtherance of Production Activity, including but not limited to merchandising, marketing, promotion, licensing, sales, leasing, accounting, distribution, legal, and administration. This includes, but is not limited to, motion pictures, internet, cable, commercials, television and radio production and programming, video games, video recordings, audio recordings, digital recordings, digital media, computerization, publications, and any derivation or evolution of the foregoing. Production Office also includes related support functions and facilities including, but not limited to, conference rooms, reception and waiting rooms, file rooms, copy rooms, coffee rooms, restrooms, and other ancillary office functions/facilities.

Production Support. A Studio Land Use primarily used for the support of Production Activities and employee services, which includes, but is not limited to, equipment facilities, wardrobe, storage (indoor and outdoor), Sets/Façades manufacturing, mill shop, equipment maintenance and repair, transportation maintenance and repair, commissary, gym, audience security and processing, IT infrastructure, financial services, museum storage and display, archives, and retail associated with studio/production uses where goods are displayed, sold and/or services, including studio tours and related activities, and other similar uses.

Project. The construction, erection, addition to or structural alteration or modification of any building or structure, or improvement in whole or in part within the Specific Plan area that requires the issuance of a building permit or use of land permit. However, the term “Project” shall not include any of the following:

- A.** Demolition in substantial conformance with the applicable provisions of the Mitigation Monitoring Program included in Appendix B (Environmental Standards), excluding demolition of the Primary Studio Complex;
- B.** Construction, replacement, or modification of utilities or other infrastructure, including, but not limited to, water and sewer facilities, gas, cable, water and electrical generation and transmission facilities and cooling towers;
- C.** Construction of Communication Facilities;
- D.** Interior remodeling of any building, including interior remodeling of the Primary Studio Complex, unless the alteration will impact a Character-Defining Feature;
- E.** A change in use within or between any building, structure, or improvement, provided that the new use is a permitted use, does not involve a Land Use Exchange per Section 5.2.E, is not a change between Studio Land Use categories set forth in Table 5.2.B, and does not exceed the permitted Floor Area under Table 5.2.B;
- F.** The maintenance, repair, reconstruction, including, but not limited to, exterior or interior remodeling, of or to any building, structure, or improvement, provided that

any exterior remodeling is consistent with Appendix D (Design Standards) of this Specific Plan, and excluding any work on the Primary Studio Complex;

- G.** Construction of Sets/Façades, and/or other production-related items (including, but not limited to, bleachers, stages, risers, tents/enclosures, sets, and other production related items) which are temporary in nature; and
- H.** Any construction for which a building permit is required:
 - 1.** In order to comply with any order issued by the Los Angeles Department of Building and Safety (LADBS) to repair an unsafe or substandard condition; or
 - 2.** In order to rebuild as a result of destruction by fire, earthquake or other natural disaster, provided that the rebuilding does not increase the height or Floor Area of the destroyed building.

Retail. A Studio Land Use which is limited to Neighborhood Retail uses identified in Section 13.07 C of the Code.

Set/Façade. A temporary or permanent structure not intended for occupancy that is constructed and used for motion picture, film, television, commercials, or digital production and any derivation or evolution of the foregoing technologies, utilized in conjunction with Production Activities.

Sound Stage. A Studio Land Use that includes permanent buildings for Production Activities and which may contain Sets/Façades.

Stepback. A horizontal distance by which the upper levels of a building façade is offset from the lower levels of the façade, in order to reduce building mass above a specified height.

Studio Land Use. Studio Land Uses are comprised of the following uses: Sound Stage, Production Support, Production Office, General Office, and Retail.

SECTION 4. PROCEDURES

Section 4.1 Specific Procedures.

- A. Applicability of Sections 13B.3, 13B.4, and 13B.5 of the Code.** The procedures for the granting of an Administrative Review shall be governed by and implemented in accordance with Section 13B.3.1 of the Code. The procedures for granting a Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, Specific Plan Interpretation, and/or Specific Plan Amendment shall be governed and implemented in accordance with the provisions set forth in Section 13B.4 of the Code. The procedures for the granting of an Alternative Compliance shall be governed by and implemented in accordance with Section 13B.5.1 of the Code, except as set forth in Section 4 of

this Specific Plan.

- B. Decision and Appeal Authority.** Notwithstanding the provisions of Sections 13B.4 and 13B.5 of the Code, in each case where the Area Planning Commission has the authority for initial review, hearing, appeal and/or approval of a request for Project Compliance, modification to a Project Compliance, Project Adjustment, Project Exception, and/or Specific Plan Interpretations, such authority shall be vested in the City Planning Commission in place of the Area Planning Commission.

Section 4.2 Development Review Process.

- A.** Notwithstanding Section 13B.4 of the Code, the development review process set forth in this Specific Plan shall be applicable to, and is required for, all Projects (as defined in Section 3 of this Specific Plan) in the Specific Plan area.
- B.** Any activity that does not meet the definition of "Project" (as defined in Section 3 of this Specific Plan) can be reviewed as part of a building permit sign-off and shall not require an Administrative Review or discretionary review process as set forth in this Section. This Specific Plan's Development Review Process is divided into three categories: Administrative Review, Alternative Compliance, and Project Compliance. No grading permit, foundation permit, or building permit shall be issued for a Project unless an Administrative Review, Alternative Compliance, or Project Compliance has been approved pursuant to the procedures set forth in this Section.
- C. Administrative Review.** Projects (as defined in Section 3 of this Specific Plan) in substantial conformance with Appendix A (Initial Development Plans) and/or in compliance with Appendix D (Design Standards); Cellular Facilities in substantial conformance with Appendix D (Design Standards); and any alcohol use that complies with Section 9 (Alcohol Consumption Regulations) of this Specific Plan shall be eligible for Administrative Review. The Director shall approve an Administrative Review if the Project complies with the applicable Specific Plan regulations. Prior to any sign-off, the Project shall demonstrate compliance with any Project Design Features and Mitigation Measures set forth in Appendix B (Environmental Standards) of the Specific Plan which apply to the specific Project, and shall demonstrate that the Project is within the scope of analysis of the TVC 2050 Project Environmental Impact Report and Erratum No. 1 to the Environmental Impact Report (Case No. ENV-2021-4091-EIR; State Clearinghouse No. 2021070014), certified on [MONTH XX, YEAR] (EIR). The Administrative Review shall be a ministerial review and determination of whether a Project complies with the applicable provisions of the Specific Plan and is approved with a sign-off from the Director. The approval of an Administrative Review is not discretionary for the purposes of Sections 15060(c)(1) and 15268 of the CEQA Guidelines. The decision of the Director shall be final and not appealable.

- D. Alternative Compliance.** Projects that do not comply with a design, development, or performance standard required by Appendix D (Design Standards) of this Specific Plan, but which propose an alternative standard or condition that does not substantially alter the execution or intent of the Specific Plan, shall be eligible for an Alternative Compliance review. A Project seeking Alternative Compliance shall be reviewed in accordance with Sections 13B.5.1.C through H of the Code, except as otherwise provided in Section 4.1.B (Decision and Appeal Authority) of this Specific Plan.
- E. Project Compliance.** Projects that request approvals allowed in accordance with Section 5.2.E, Land Use Exchange, or that do not substantially conform to the Initial Development Plans, but otherwise comply with all applicable regulations of this Specific Plan, shall be processed as a discretionary Project Compliance pursuant to Section 13B.4.2 of the Code, as modified by Sections 4 and 5 of this Specific Plan. Prior to any Project Compliance approval, the Director shall ensure that such Project complies with all applicable regulations of this Specific Plan (either as submitted or with conditions imposed to achieve compliance) and complies with CEQA.
- F. Specific Plan Deviations.** An application to deviate from the development regulations in this Specific Plan shall be processed, as applicable, in accordance with the procedures for Project Adjustments, Project Exceptions, Specific Plan Interpretations, or Specific Plan Amendments, as set forth in this Specific Plan and Sections 13B.4.4, 13B.4.5, 13B.4.6 and 13B.1.2, respectively, of the Code.
- G. Development Agreement.** No building permits shall be issued by LADBS until the Department of City Planning (City Planning) has verified compliance with the terms of Case No. CPC-2021-4089-DA, Development Agreement between the City of Los Angeles and Television City Studios, LLC, authorized pursuant to California Government Code Section 65864, et seq., as applicable, and as may be amended.
- H. Specific Plan Tracking.** Each application submitted under this Specific Plan shall include Project information as indicated in Section 5.2.C (Accounting of Floor Area) of this Specific Plan.

Section 4.3 Environmental Standards.

- A. Applicability.** The environmental standards in Appendix B (Environmental Standards) are included in the Specific Plan to implement the Mitigation Monitoring Program, included as part of the EIR. An Applicant seeking an approval under this Specific Plan shall comply with all applicable Environmental Standards as set forth in Appendix B (Environmental Standards), subject to the below provisions. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor façade alterations and no grading shall not be subject to Environmental Standards that apply to grading

activities (such as noise and vibration standards). The Director, in their reasonable discretion, shall determine the applicability of Environmental Standards to a Project.

- B. Plans.** Compliance with all applicable Environmental Standards listed in Appendix B (Environmental Standards) shall be demonstrated on the plans as features that are physically built into the Project (such as an air filtration system) or as operational measures listed on a sheet within the plans that are carried out either during the construction of the Project, or over the life of the Project, or through the submittal of other documentation, as required by the Director in their reasonable discretion.
- C. Specific Plan Approvals.** No approval shall be issued until an Applicant has demonstrated substantial compliance with all applicable Environmental Standards or a modification of an Environmental Standards has been approved pursuant to Subsection D, below. Determination of substantial compliance shall be in the reasonable discretion of the Director.
- D. Modification of Environmental Standards.** A modification to an Environmental Standard under Section 4.3 shall not by itself require an Administrative Review, Project Compliance, Project Adjustment, Project Exception, Alternative Compliance pursuant to Section 4.2.D, or any other discretionary action. The Director or decision-making body on appeal, at the request of the Applicant, may modify or not require an Environmental Standard listed in Appendix B (Environmental Standards) for any Project when: (1) the Director finds in writing, based on substantial evidence, that the Environmental Standard is infeasible because the measure or condition has been performed by others, has been rejected by an agency with jurisdiction, or for other reasons outside of the Applicant's reasonable control and the Director has adopted a new equally or more effective measure and the new measure will not result in any new significant impact; (2) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to avoid or mitigate a significant impact, including because of the existence of a similar or more effective regulation that applies to the Project; (3) the City complies with Section 15162 of the CEQA Guidelines, including by preparing an addendum or subsequent environmental clearance to the EIR to analyze the impacts from the modifications to the Environmental Standard; or (4) the City prepares a new CEQA clearance for the Project. No approval shall be issued for a Project with modified Environmental Standards until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable unless an appeal of an entitlement or CEQA determination is otherwise available through the Specific Plan, the Code, or CEQA.
- E. Sustainability.** Each Project shall comply with sustainability measures identified in Appendix B (Environmental Standards), which incorporates commitments to water efficiency measures identified in conjunction with the Los Angeles Department of Water and Power, tailored to each subarea, including irrigation

standards, California Native Plants, and efficient fixtures. Finally, Appendix B (Environmental Standards) incorporates a robust program to reduce Vehicle Miles Traveled, improving air quality and reducing emissions.

SECTION 5. LAND USE AND DEVELOPMENT REGULATIONS

Section 5.1 Permitted Uses.

- A. Studio Land Uses.** The uses permitted within the Specific Plan area shall be consistent with the following five Studio Land Uses: Sound Stage, Production Support, Production Office, General Office, and Retail, including, but not limited to, the following ancillary uses set forth below.
- B. Ancillary Uses.** The following uses and activities shall be allowed anywhere within the Specific Plan area, as ancillary uses to the Studio Land Uses, and any Floor Area associated with the use and ancillary to a Studio Land Use shall be tracked and monitored along with said Studio Land Use:
1. Basecamp
 2. Cellular Facilities and Communication Facilities
 3. Childcare (ancillary to General Office or Production Office)
 4. Emergency Medical Facilities (for on-site users)
 5. Helipad (as originally granted and governed under ZA-11412 and Permit 19-70 [H])
 6. Infrastructure and Private and Public Utilities (including, but not limited to, energy systems and structures, and distribution sub-stations)
 7. Parking (including, but not limited to, automobile parking, automobile storage area or garage, electric vehicle charging stations)
 8. Recreational and Fitness Facilities (for on-site users)
 9. Security Facilities and Entry Kiosks
 10. Sleeping Quarters (for on-site users and not located within the lower level used for parking, Basecamp, or Mobility Hub)
 11. Special Events (as governed by the Code)
 12. Temporary Uses
- C. Prohibited Uses.** Unless approved by the Director as allowed in Subsection D of this Specific Plan (and consistent with the permitted Studio Land Uses), any use not identified above shall not be permitted within the Specific Plan area.

- D. Use Not Listed.** Proposed uses not listed in Section 5.1 of the Specific Plan may be permitted upon determination by the Director, pursuant to Section 13B.4.6 (Specific Plan Interpretation) of the Code, that such uses are similar to and no more objectionable to the public welfare than the uses provided in Section 5.1 of the Specific Plan. Upon approval thereof, such uses shall be deemed permitted uses for all purposes under this Specific Plan.
- E. Residential Capacity.** Notwithstanding the above, in accordance with California Government Code Section 66300(b)(1), the Specific Plan area may also be developed with residential uses allowed in accordance with density and all other development standards in effect prior to the effective date of the Specific Plan, and as may be permitted pursuant to any applicable State or local law or regulation; provided, however, any such future residential Project shall be subject to receipt of all necessary governmental approvals and compliance with CEQA.

Section 5.2 Floor Area

- A. Floor Area.** This Specific Plan shall supersede any regulations in the Code which address the permitted Floor Area or Floor Area Ratio (FAR) for a lot. The total Floor Area contained in all buildings within the Specific Plan area shall not exceed 1,724,000 square feet.
- B. Studio Land Uses.** The permitted Floor Area by Studio Land Use category is set forth in Table 5.2.B below.

**TABLE 5.2.B
PERMITTED FLOOR AREA BY STUDIO LAND USE CATEGORY**

STUDIO LAND USE	PERMITTED FLOOR AREA
SOUND STAGE	238,560 SF
PRODUCTION SUPPORT	215,440 SF
PRODUCTION OFFICE	700,000 SF
GENERAL OFFICE	550,000 SF
RETAIL	20,000 SF
TOTAL	1,724,000 SF

SF = Square Feet

- C. Accounting of Floor Area.** Prior to the issuance of any building permit resulting in the addition of Floor Area within the Specific Plan area, the Director shall verify that the total Floor Area proposed does not exceed the maximum allowed by the Specific Plan. The Director shall, at all times, maintain an updated summary sheet that accurately reflects: (a) the amount of Floor Area permitted or built within the

Specific Plan area; and (b) the remaining amounts of total Floor Area available under the Specific Plan. Each Administrative Review and discretionary action shall include, as of the date of the determination letter, the following information regarding the cumulative amounts approved through Administrative Review or discretionary actions regarding: (i) the total amount of Floor Area by Studio Land Use category; (ii) the amount of Floor Area exchanged for additional Sound Stage or Production Support Floor Area, if any, pursuant to Section 5.2.E (Land Use Exchange); and (iii) the number of approvals granted for alcohol permit sales.

- D. Location of Uses and Floor Area.** Any permitted use as set forth in Section 5.1 is allowed in all subareas within the Specific Plan area. A Project that includes a mix of uses identified under Table 5.2.B or with an amount of Floor Area that varies from what is set forth in the Initial Development Plans shall still qualify for an Administrative Review if: 1) the Project is in compliance with the applicable regulations set forth in this Specific Plan; 2) the permitted Floor Area for the use does not exceed that set forth in Table 5.2.B (except as allowed by Section 5.2.E [Land Use Exchange]); and 3) the total Floor Area does not exceed that set forth in Table 5.2.B.

In addition, a minimum of 30 percent of the lineal ground floor building frontage along Fairfax Avenue shall be comprised of publicly accessible uses (including but not limited to retail, office, and Mobility Hub uses) with direct pedestrian entrances from Fairfax Avenue.

- E. Land Use Exchange.** The Land Use Exchange procedure is established to provide development flexibility by permitting limited exchanges of permitted Floor Area between certain Studio Land Uses, as set forth in Subsection E.1 below, while maintaining the intent and regulatory requirements of this Specific Plan. As noted in Section 4.2.E of this Specific Plan, and Section 5.2.E, Floor Area from any permitted Studio Land Use may be exchanged for a limited amount of additional Sound Stage and/or Production Support Floor Area. The total permitted Floor Area for Sound Stages and Production Support may exceed the square footages in Table 5.2.B as a result of Land Use Exchanges; however, under no circumstances shall the total permitted Floor Area of 1,724,000 square feet be exceeded. A Project Compliance shall be required to approve a Project involving a Land Use Exchange.

1. The adjustment of total permitted Floor Area for the Studio Land Uses (Sound Stage, Production Support, Production Office, General Office, and Retail) pursuant to the Land Use Exchange shall be limited as follows:
 - a. The total permitted Sound Stage Floor Area may be increased from 238,560 square feet up to a total of 450,000 square feet in exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.
 - b. The total permitted Production Support Floor Area may be increased from 215,440 square feet up to a total of 450,000 square feet in

exchange for an equivalent decrease in the Floor Area of other Studio Land Uses.

- c. The total Production Office Floor Area shall not exceed 700,000 square feet.
- d. The total General Office Floor Area shall not exceed 550,000 square feet.
- e. The total Retail Floor Area shall not exceed 20,000 square feet.
- f. The total Floor Area within the Specific Plan area shall not exceed 1,724,000 square feet.

Section 5.3 Building Height.

A. Maximum Building Height. The maximum permitted building height, as measured from Grade (Project Grade), for any Project shall not exceed the heights as set forth in the Specific Plan Subarea Map (Map 2) and this Section.

As shown in Table 5.3.A below, certain subareas have a maximum height limit that applies to the entire subarea area (i.e., Subareas A, B, D and E), whereas Subarea C has a base height limit, with a maximum height limit that would be limited to up to 40 percent of the Subarea C area, in order to limit bulk and massing within areas immediately surrounding the Primary Studio Complex.

**TABLE 5.3.A
MAXIMUM BUILDING HEIGHTS BY SUBAREA**

SUBAREA	BASE HEIGHT LIMIT (in feet)	MAXIMUM HEIGHT LIMIT (in feet)	MAXIMUM COVERAGE OF SUBAREA WITH THE MAXIMUM HEIGHT (% of Subarea area)
A	N/A	58	100 ¹
B	N/A	120	100
C	88	145	40
D	N/A	225	100
E	N/A	84	100
F	N/A	EXISTING CONDITIONS	EXISTING CONDITIONS

¹ Projects must also comply with Viewshed Restoration Area requirements (Section 5.6 E of the Specific Plan).

1. **Subarea A. Viewshed Restoration Area:** Subarea A is located within the northern portion of the Specific Plan area and extends 430 feet along Beverly Boulevard to the west from Genesee Avenue on the east, and southward toward the Primary Studio Complex. Buildings in Subarea A shall be limited to 58 feet in height. Buildings in Subarea A shall also comply with the Viewshed Restoration Area standards included in Section 5.6 of this Specific Plan.
 2. **Subarea B. 120-Foot Height Limit:** Subarea B is located within the southeastern portion of the Specific Plan area and shall be subject to a height limit of 120 feet.
 3. **Subarea C. 88-Foot Base Height Limit and 145-Foot Maximum Height Limit:** Subarea C is located along the western, southern, and northeastern sections of the Specific Plan area. Buildings in Subarea C shall be limited to a base height of 88 feet. However, a maximum height of 145 feet shall be permitted within up to 40 percent of Subarea C.
 4. **Subarea D. 225-Foot Height Limit:** Subarea D is located within the central portion of the Specific Plan area. Buildings in Subarea D shall be limited to a height of 225 feet.
 5. **Subarea E. 84-Foot Height Limit:** Subarea E is located at the southern portion of the Primary Studio Complex at a beginning point approximately 55 feet south of the northerly façade of the Studio Building. Subarea E shall be subject to a height limit of 84 feet. Accordingly, new construction in Subarea E would be limited to a height of 36 feet above the existing parapet of the Studio Building within the entirety of Subarea E.
 6. **Subarea F. HCM Protection Area:** Subarea F is located at the northern portion of the Primary Studio Complex, approximately 167 feet south from the northerly façade of the Service Building and extending to approximately 55 feet south from the northerly façade of the Studio Building. The construction of any new occupiable building is prohibited in Subarea F. Existing rooftop appurtenances in Subarea F may be maintained and modernized, as long as screening is provided in conformance with Appendix D (Design Standards).
- B. Measurement of Height.** Building height shall be measured as the vertical distance above Project Grade to the highest point of the roof structure, not including parapets or guardrails.
- C. Elements Exempt from Height Calculation.** Roof structures and equipment shall be governed by Section 12.21.1 B.3 of the Code with the following addition: Communication Facilities shall be added to those items exempt from the building height limits listed in Section 12.21.1 B.3(a) of the Code.

- D. Transitional Height.** The transitional height requirements of Section 12.21.1 A.10 of the Code shall not apply.

Section 5.4 Setback (Frontage Areas) and Stepback Regulations.

A. Setbacks (Frontage Areas).

Building setbacks (also referred to as frontage areas) shall be provided along all Specific Plan boundary lines (property lines), as shown in Map 2. Otherwise, no front, side, or rear yards or building setbacks are required.

These areas along the Specific Plan boundaries shall function as buffers and transitional space around the perimeter of the Specific Plan area and are identified for the purpose of improving the public realm, providing a buffer between adjacent properties, and concentrating building mass towards the center of the Specific Plan area.

Features such as Basecamp, driveways, walkways, landscaping, fences, walls, projections, parking, auto circulation, pedestrian entrances, stairs, balconies, art installations, wayfinding signage, and security kiosks are permitted within these at-grade areas, unless noted below. Except for security facilities or entry kiosks, no building Floor Area shall be developed within the setback areas. The following setback areas shall be required, as shown in Map 2:

- 1. Fairfax Avenue:** A 2-foot-wide setback shall be provided along the entire Specific Plan area boundary along Fairfax Avenue. The setback shall be measured from the interior edge of the 5-foot sidewalk easement used to complete a 15-foot sidewalk. At-grade Basecamp uses shall be prohibited within this setback area. (See Design Standards for additional Project Gateway requirements.)
- 2. Beverly Boulevard:** A varying 5- to 8-foot-wide setback shall be provided along Beverly Boulevard. (See Design Standards for additional Project Gateway requirements.)
- 3. Shared Eastern Property Line:** A varying 30- to 45-foot-wide setback shall be provided along the entire length of the Shared Eastern Property Line (the lot line shared by the Specific Plan area and the property located at 7650-7662 West Beverly Boulevard (Rancho La Brea Tract, ARB 28, as recorded in PAT-1 289/290 [Broadcast Center Apartments]) as follows: a 45-foot-wide setback shall be provided along the segment of the Shared Eastern Property Line running north-south, and a 30-foot-wide setback shall be provided along the segment of the Shared Eastern Property Line running east-west.
- 4. The Grove Drive:** A 3-foot-wide setback shall be provided along the entire

Specific Plan area boundary along The Grove Drive. At-grade Basecamp uses shall be prohibited within this setback area. (See Design Standards for additional Project Gateway requirements.)

5. **Southern Specific Plan Area Boundary/Southern Shared Access Drive:** A varying 10- to 45-foot-wide setback shall be provided along the southern property line. A 10-foot-wide setback shall be provided along the Southern Shared Access Drive as described in the First Amendment to Quitclaim of Easements, Grant of Easements and Declaration of Reciprocal Rights, Obligations and Easements, dated May 14, 2003, by and between A.F. Gilmore Company, GFM, LLC, d/b/a The Grove, LLC, and CBS Broadcasting Inc. (Southern Shared Access Drive) and a 45-foot-wide setback shall be provided along the western portion of the southern property line, west of the Southern Shared Access Drive.

B. Building Stepbacks. The following upper-floor building stepbacks are required as shown in Map 2:

1. **Fairfax Avenue:** Any portion of a building within 20 feet of the setback along Fairfax Avenue within Subarea C shall be limited to the 88-foot base height limit.
2. **Beverly Boulevard:** Any portion of a building within 20 feet of the setback along Beverly Boulevard within Subarea C shall be limited to the 88-foot base height limit.
3. **Southern Specific Plan Area Boundary:** Any portion of a building within 20 feet of the setback along the Southern Specific Plan Area Boundary within Subarea C shall be limited to the 88-foot base height limit.

Section 5.5 Historic Preservation.

- A. This Section regulates the preservation, rehabilitation, and alteration of the Primary Studio Complex, and the demolition, alteration, and construction of new buildings adjacent to the Primary Studio Complex. The requirements of this Section, the HCM designation, and the Code shall be the exclusive historic preservation requirements applicable to the Specific Plan area.
- B. Projects shall comply with Project Design Features CUL-PDF-1 and CUL-PDF-2, as applicable, which are included in the Mitigation Monitoring Program, in Appendix B (Environmental Standards), in compliance with Section 22.171 of the Los Angeles Administrative Code.
- C. **Non-Historic Buildings.** The demolition or substantial alteration of any building that is less than 45 years old and is not a “historical resource”, as defined in Section 15064.5 of the CEQA Guidelines, or a “historic cultural monument”, as defined in Section 22.171.7 of the Los Angeles Administrative Code, is permitted

upon written verification by OHR.

D. Interior Modifications. Demolition and alteration of any non-Character-Defining Feature is permitted and no written verification from a Historic Preservation Professional is required. The preservation, rehabilitation, and alteration of the Character-Defining Features in the interior of the Primary Studio Complex is permitted and shall require submittal and approval of written verification from a Historic Preservation Professional that the modification complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards), in compliance with Section 22.171 of the Los Angeles Administrative Code, and with Appendix B (Environmental Standards).

E. Viewshed Restoration Area. Any Project within Subarea A (Viewshed Restoration Area) shall preserve meaningful views of the Primary Studio Complex from the adjacent public right-of-way along Beverly Boulevard, as guided by the following criteria, consistent with the HCM designation for the Primary Studio Complex:

1. Heights of buildings and structures within Subarea A shall not exceed 58 feet.
2. One-story buildings and structures of a similar size and height shall be permitted throughout Subarea A. Such buildings and structures within Subarea A that do not exceed 25 feet in height shall be permitted through the Administrative Review process set forth in Section 4.2 of this Specific Plan. Buildings and structures within Subarea A that exceed 25 feet in height shall be permitted through the Project Compliance process set forth in Section 4.2 of this Specific Plan, and shall require review by OHR for compliance with the HCM designation, and may require further CEQA review.
3. View corridors from the adjacent public right-of-way along Beverly Boulevard shall maintain clear and unobstructed views of the following:
 - a. Central entryway bridge
 - b. Signage at the western corner of the Service Building
 - c. The connection between the asymmetrical volumes of the western portion of the Service Building and Studio Building (see Exhibit 1a).



Exhibit 1a: Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard

- d. Glass curtain wall of the Service Building, including enough of the eastern corner of the Service Building to appear as a three-dimensional cube (see Exhibit 1b).
4. A Project shall maintain clear and unobstructed views of the exterior viewshed features. However, this does not require continuous views of the exterior viewshed features along Beverly Boulevard for the entire width of the Viewshed Restoration Area.
- F. New Non-Adjacent Construction.** No written verification from a Historic Preservation Professional is required to be submitted to OHR for any new Project that is more than 15 feet from the Primary Studio Complex to the east and 10 feet from the Primary Studio Complex to the west.



Exhibit 1b: Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube

SECTION 6. STUDIO OPERATION REGULATIONS

Section 6.1 Standard Operation and Access.

- A. Hours of Operation.** The regular hours for the studio's operation shall continue to be 24 hours a day, seven days a week.
- B. Access.** A driveway access plan shall be submitted to the Los Angeles Department of Transportation (LADOT) Development Review Section for review and approval prior to the construction of any Project pursuant to this Specific Plan, and prior to any change to the driveway access, or location of a Mobility Hub. Access to the Specific Plan area shall be provided during operation with the requirements set forth below:
 1. A minimum of one automobile entrance and one pedestrian entrance each shall be provided along Beverly Boulevard, Fairfax Avenue, and The Grove Drive into the Specific Plan area. All vehicular and pedestrian access points may be gate-controlled. Additional vehicular and pedestrian ingress and egress may be provided, consistent with the EIR. (Additional ingress/egress beyond those shown in the EIR shall be allowed as required by the Los

Angeles Fire Department or LADOT.)

- C. Mobility Hub.** The Mobility Hub shall be an off-street area within the Specific Plan area for the temporary parking of bicycles, buses, carpools, vanpools, shuttles, ride-share, taxi and/or other alternate modes of commercial and non-commercial transit utilized for the loading and unloading of employees, passengers, and staff by means other than single-occupancy vehicles. A Mobility Hub includes the support, storage, maintenance, staging, security facilities, and ridership amenities which are related to these uses. The location of loading areas and proposed Mobility Hub shall also be clearly identified.
- 1. Single-Phase Project.** If the Specific Plan is developed in a single-phase, the Mobility Hub shall be incorporated into the design of the building in the southwestern portion of the Project Site (as shown in Appendix A [Initial Development Plans]), with ancillary mobility functions located along the circulation system in the central and/or eastern portions of the Project Site. All key functions of the Mobility Hub, in a Single-Phase Project, shall be available prior to the issuance of the first Certificate of Occupancy of the Project Site.
 - 2. Multi-Phase Project.** If the Specific Plan is developed in multiple phases, the functions of the Mobility Hub shall be implemented with the first phase of the Project regardless of the type of studio land use(s) being constructed. These functions will be appropriately sized to the Floor Area identified per phase, as to be determined by LADOT and the Department of City Planning. Functions of the Mobility Hub may be accessed from the southwest portion of the site but may be temporarily located anywhere within the internal circulation network of the Specific Plan area.

Under a multi-phase project, prior to issuance of a Certificate of Occupancy for the building(s) in the southwest corner of the Specific Plan, the Mobility Hub shall be relocated from its temporary location to said building(s). The permanent location of the Mobility Hub shall be on the ground floor of the building(s) in the southwestern portion of the Specific Plan area.

Section 6.2 Childcare Facilities.

- A.** Conditions for the operation of a childcare use within the Specific Plan area are set forth below:
- 1.** The establishment of any childcare use within the boundary of the Specific Plan area shall be permitted.
 - 2.** Operation of any childcare use shall comply with the applicable requirements of the State of California Code of Regulations (CCR), including, without limitation, all licensing requirements.

3. Outdoor activity space (if required by the CCR) shall be located as regulated by all applicable requirements of the CCR and shall be no closer than 200 feet from existing residential uses.
4. Any childcare use shall comply with all applicable regulations under the CCR related to hours of operation (e.g., in no instance shall a childcare use offer any overnight lodging of children).

SECTION 7. VEHICULAR PARKING STANDARDS

Section 7.1 Parking Standards.

The required parking ratios and minimum parking requirements set forth in Section 12.21 A.4 of the Code shall not apply. The ratios of automobile parking permitted within the Specific Plan area for a Project shall be determined in accordance with Table 7.1.

A. General Provisions.

1. Parking spaces may include standard, compact, or disabled parking spaces, including tandem, stacked, valet, attendant, or other methods to optimize the number of parking spaces. Vehicles parked in tandem (double or triple) or by valet may only be utilized if parking attendants are available to move vehicles at all times that said stalls are being utilized.
2. Prior to the issuance of the Administrative Review or Project Compliance review for the first Project developed under this Specific Plan, the Specific Plan area property owner shall provide a table summarizing the existing parking supply for the Specific Plan area. With each Administrative Review or Project Compliance submittal, the Applicant shall provide a table summarizing any changes in parking proposed by the Project.

TABLE 7.1 PARKING STANDARDS

STUDIO LAND USE	PARKING RATIO PER 1000 SF OF FLOOR AREA
SOUND STAGE	2.5 SPACES
PRODUCTION SUPPORT	2.0 SPACES
PRODUCTION OFFICE	3.0 SPACES
GENERAL OFFICE	3.0 SPACES
RETAIL	2.0 SPACES

SF = SQUARE FEET

Section 7.2 Location of Parking.

Parking provided for a Project may be located anywhere within the Specific Plan area.

Section 7.3 Valet, Tandem, and Compact Spaces.

There is no limitation on the number, configuration, or percentage of valet, tandem, or compact spaces permitted within the Specific Plan area.

Section 7.4 Commercial Loading.

Project commercial loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of commercial vehicles.

Section 7.5 Parking for Existing Uses and Facilities.

Any use or facility, including but not limited to buildings, structures and infrastructure, existing within the Specific Plan area as of the effective date of this Specific Plan may be continuously maintained with parking as provided as of the effective date of this Specific Plan with no change in parking requirements.

SECTION 8. STREETScape IMPROVEMENTS

Section 8.1 Streetscape Plan.

All Projects shall comply with the TVC 2050 Streetscape Plan set forth in Appendix E (Streetscape Plan) of this Specific Plan. Beyond general City standards and specifications that apply to streetscape projects, each Project shall be reviewed for consistency with the Streetscape Plan as a condition of approval and permitting by the Department of Public Works. In the event of a conflict between a general City standard and a standard in the Streetscape Plan, the Streetscape Plan shall prevail. Prior to the issuance of a building permit for any Project, the Director shall have the discretion to require the Applicant to record a covenant guaranteeing to the City that the Project shall improve and maintain the public right-of-way in accordance with the Streetscape Plan. The Applicant shall implement the public right-of-way elements identified within the Streetscape Plan, including but not limited to curb, gutter, driveway approach, sidewalk, etc., prior to the issuance of a Certificate of Occupancy for each Project requiring such improvement. Streetscape improvements shall be implemented as follows:

1. Fairfax Avenue street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 350 lineal feet or more of said frontage.
2. Beverly Boulevard street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 395 lineal feet or more of said frontage.
3. The Grove Drive street improvements shall be implemented prior to the issuance of a Certificate of Occupancy for any Project or cumulative Projects that occupy 180 lineal feet or more of said frontage.

SECTION 9. ALCOHOL CONSUMPTION REGULATIONS

Section 9.1 Regulations for On-Site Alcohol Sales, Service, and Consumption.

- A.** The sales and service of alcoholic beverages for on-site consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for on-site consumption shall obtain, as required, licenses or permits from the State Department of Alcoholic Beverage Control (ABC).
- B. New Establishments/Uses.** On-site sales, service, and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.
- 1. Number of Establishments.** A maximum of eight establishments shall be allowed for the sale and service of a full line of alcoholic beverages for on-site consumption, including, but not limited to, restaurant, bar, or other space.
 - 2. Approval Procedure.** Each establishment subject to Section 9.1.A of this Specific Plan shall apply for an Alcohol Use Approval following the same procedure as an Administrative Review. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for compliance with the conditions listed in Appendix C (Alcohol Conditions) of this Specific Plan. A table identifying all existing on-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.
- C. Conditions.** Each establishment and Alcohol Use Approval shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C (Alcohol Conditions) of this Specific Plan.
- D. Modifications to Existing Establishments.** Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or changes of owner/operator, shall not require a new Alcohol Use Approval.
- E. Revocation.** If the conditions of Appendix C (Alcohol Conditions) have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 13B.6.2 of the Code.

- F. Application Requirements.** Prior to the application for the first Alcohol Use Approval under this Specific Plan, the Specific Plan area property owner shall provide a table summarizing any existing alcohol permits for the Specific Plan area. Each establishment subject to Section 9.1.A of the Specific Plan shall apply to the Director for an Alcohol Use Approval, following the same procedure as an Administrative Review, except that a separate sheet containing a table identifying all existing alcohol permits within the Specific Plan area, type of alcohol application, and the square footage of each restaurant, bar, or event space shall be submitted with the application. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sale of alcoholic beverages. The Director's review of the Alcohol Use Approval application shall follow the same procedures as required for an Administrative Review, except that the Director's review shall be limited to review of Alcohol Use Approval applications for substantial compliance with the conditions listed in Appendix C (Alcohol Conditions) of the Specific Plan.

Section 9.2 Regulations for Off-Site Alcohol Sales, Service, and Consumption.

- A.** The sales and service of alcoholic beverages for off-site consumption shall be permitted within the Specific Plan area subject to the following provisions. Establishments that sell and serve alcoholic beverages for off-site consumption shall obtain, as required, licenses or permits from the State Department of ABC.
- B. New Establishments/Uses.** Off-site sales, service, and consumption of a full line of alcoholic beverages for new establishments/uses shall be subject to the following requirements.
- 1. Number of Establishments.** A maximum of one establishment shall be allowed for the sale and service of a full line of alcoholic beverages for off-site consumption, including, but not limited to, restaurant, bar, or other space.
 - 2. Approval Procedure.** An establishment subject to Section 9.2.A of the Specific Plan shall apply for an Alcohol Use Approval following the same procedure as an Administrative Review. The Applicant shall file an application with the Director prior to the utilization of any grant made herein pursuant to the sales or service of alcoholic beverages. The Director's review shall follow the same procedure as required for an Administrative Review, except that the Director's review shall be limited to the review of the application for substantial compliance with the conditions listed in Appendix C (Alcohol Conditions) of the Specific Plan. A table identifying all existing off-site alcohol permits within the Specific Plan area, type of alcohol application, and Floor Area of each establishment shall be submitted with the application.

- C. Conditions.** Each establishment and Alcohol Use Approval shall comply with the conditions for all alcohol sales and service for on-site consumption in Appendix C (Alcohol Conditions) of this Specific Plan.
- D. Modifications to Existing Establishments.** Cumulative changes of 10 percent or less in Floor Area devoted to the sale or service of alcoholic beverages, or changes of owner/operator, shall not require a new Alcohol Use Approval.
- E. Revocation.** If the conditions of Appendix C (Alcohol Conditions) have not been complied with, the City may give notice to the Applicant/licensee, property owner, and any lessee of the non-compliant alcohol establishment to appear at a time and place fixed by the City and show cause why the use permitted by this Section at such establishment should not be modified, discontinued, or revoked. These proceedings shall be in accordance with Section 13B.6.2 of the Code.

SECTION 10. SPECIFIC PLAN AREA BOUNDARIES FOLLOWING ACTION BY THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)

- A.** As of the effective date of this Ordinance, the boundaries of the TVC 2050 Specific Plan shall be as shown on Map 1-A (Specific Plan Boundary Map).
- B.** If LAFCO approves the proposed annexation action, then the TVC 2050 Specific Plan shall encompass those areas shown on Map 1 (Specific Plan Boundary Map).
- C.** If LAFCO modifies the proposed annexation area, the boundaries of the TVC 2050 Specific Plan shall be modified consistent with LAFCO's action, and the Director is authorized to modify Map 1 (Specific Plan Boundary Map) of this Ordinance consistent with the modified boundaries.
- D.** No further Area Planning Commission, City Planning Commission, or City Council action shall be required to modify this Specific Plan consistent with the LAFCO action. The exhibit modification procedures shall apply only to modifications for consistency with the LAFCO action. All other boundary adjustments, exceptions, amendments, and interpretations to this Ordinance shall follow the procedures set forth in the Charter or the Code.

SECTION 11. INTERPRETATION

Whenever any ambiguity or uncertainty related to the provisions or application of this Specific Plan exists, the Director shall, upon application by the property owner, issue a Specific Plan Interpretation per Section 13B.4.6 of the Code. Ambiguity between the Specific Plan and Code shall be interpreted in favor of and consistent with the goals and purposes of this Specific Plan. Even if the Code is more recent or more restrictive, this

Specific Plan shall control.

SECTION 12. SEVERABILITY

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses or applications which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Specific Plan are declared to be severable.

TVC 2050 Specific Plan

APPENDIX A: Initial Development Plans

TELEVISION CITY

7716 - 7860 WEST BEVERLY BLVD, LOS ANGELES, CA 90036

3338

PROJECT TEAM

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Contact: Bob Hale

PROJECT DATA

PROJECT DESCRIPTION
THE PROPOSED PROJECT ALLOWS FOR THE MODERNIZATION OF TELEVISION CITY TO MEET THE EVOLVING NEEDS OF THE ENTERTAINMENT INDUSTRY. THE PROJECT INCLUDES, AMONG OTHER THINGS, A SPECIFIC PLAN THAT WOULD PERMIT UP TO APPROXIMATELY 1,124 MILLION SQUARE FEET OF STAGES, PRODUCTION SUPPORT, PRODUCTION OFFICE, GENERAL OFFICE AND RETAIL USES WITHIN THE PROJECT SITE, TAKING INTO ACCOUNT 743,800 SQUARE FEET OF EXISTING STUDIO USES.

PROJECT ADDRESSES

7800 W BEVERLY BLVD
7700 W BEVERLY BLVD
7718 W BEVERLY BLVD
7716 W BEVERLY BLVD
7800 W BEVERLY BLVD
7720 W BEVERLY BLVD

APPROXIMATE SITE AREA

1,071,011 SF (24,507 ACRES)

PARCEL & ZONING INFO

APN: 5612-001-003
ZONING: CZ-1-0
COMMUNITY COMMERCIAL

APN: 5612-002-002
ZONING: CZ-1-0
NEIGHBORHOOD OFFICE COMMERCIAL

ZONING: C1-5.2D-OCC-1-0
LIMITED COMMERCIAL
COUNTY OF LA PARCEL
ZONING: CA-MJ
APN: 5612-002-001
APN: 561-002-009

PROPOSED ZONING

TVC ZONE (PER PROPOSED SPECIFIC PLAN)

APPLICABLE CODES:

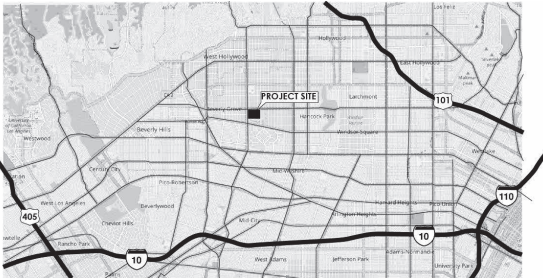
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BUILDING
2019 CALIFORNIA CODE OF REGULATIONS (CORS) TITLE 24 BUILDING
2019 CALIFORNIA CODE OF REGULATIONS (CORS) TITLE 22 & TITLE 17
CALIFORNIA HEALTH LAWS RELATED TO RECYCLED WATER.
2019 CALIFORNIA ENERGY CODE
ALL W LOS ANGELES AMENDMENTS

SHEET INDEX

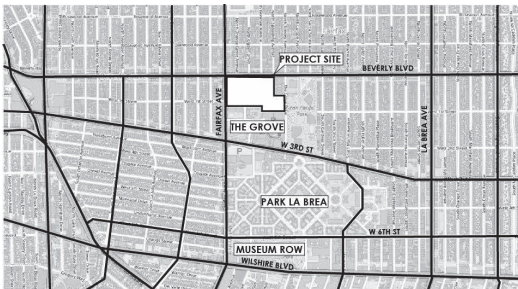
TITLE
T0.00 - TITLE SHEET

ARCHITECTURE
A0.01 - INITIAL DEVELOPMENT PLAN
A0.02 - ILLUSTRATIVE RENDERING
A0.03 - ILLUSTRATIVE RENDERING
A0.04 - ILLUSTRATIVE RENDERING
A0.05 - ILLUSTRATIVE RENDERING
A0.06 - ILLUSTRATIVE RENDERING
A1.01 - FLOOR PLAN PROJECT GRADE LEVEL
A1.02 - TYP FLOOR PLAN
A1.03 - FLOOR PLAN LEVEL 4
A1.04 - FLOOR PLAN LEVEL 6 (TYP TOWER PLAN)
A1.05 - FLOOR PLAN TOWER ROOF TERRACE L-15
A1.06 - SITE ROOF PLAN
A1.07 - FLOOR PLAN LEVEL B1
A1.08 - FLOOR PLAN LEVEL B2
A1.09 - FLOOR PLAN LEVEL B3
A2.01 - SITE ELEVATIONS

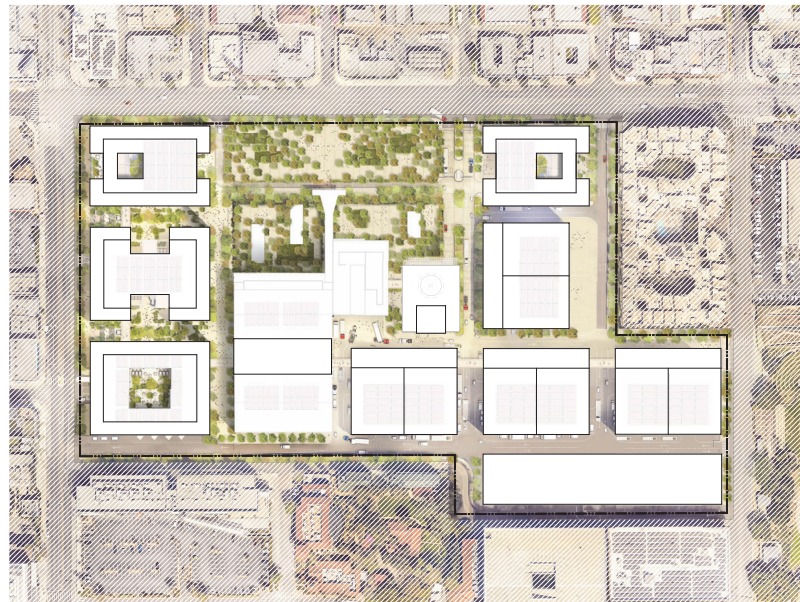
VICINITY MAP



LOCATION MAP



CONCEPTUAL ILLUSTRATIVE SITE PLAN



DATE

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DATE: ENTITLEMENT SET 02/16/2024

TELEVISION CITY

TITLE SHEET

SEPTEMBER 2024

As Indicated

T0.00

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CONSTRUCTION

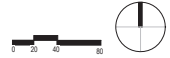


Source: Foster + Partners, 2024

A0.01-INITIAL DEVELOPMENT PLAN

Scale: 1" = 40'-0"

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CONSTRUCTION

DATE ENTITLEMENT SET 02/16/2024

TELEVISION CITY

ILLUSTRATIVE RENDERING

SEPTEMBER 2024

As Indicated

A0.02

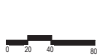
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Source: Foster + Partners, 2024

A0.02-ILLUSTRATIVE RENDERING

Scale: 1/2" = 40'-0"

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ILLUSTRATIVE RENDERING

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A0.03

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A0.03-ILLUSTRATIVE RENDERING

Scale: 1/2" = 40'-0"

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DATE ENTITLEMENT SET 02/16/2024

TELEVISION CITY

ILLUSTRATIVE RENDERING

DATE 15 SEPTEMBER 2024

SCALE As Indicated

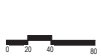
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CONSTRUCTION

ENTITLEMENT SET 02/16/2024

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ILLUSTRATIVE RENDERING

SEPTEMBER 2024

As Indicated

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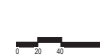
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Source: Foster + Partners, 2024

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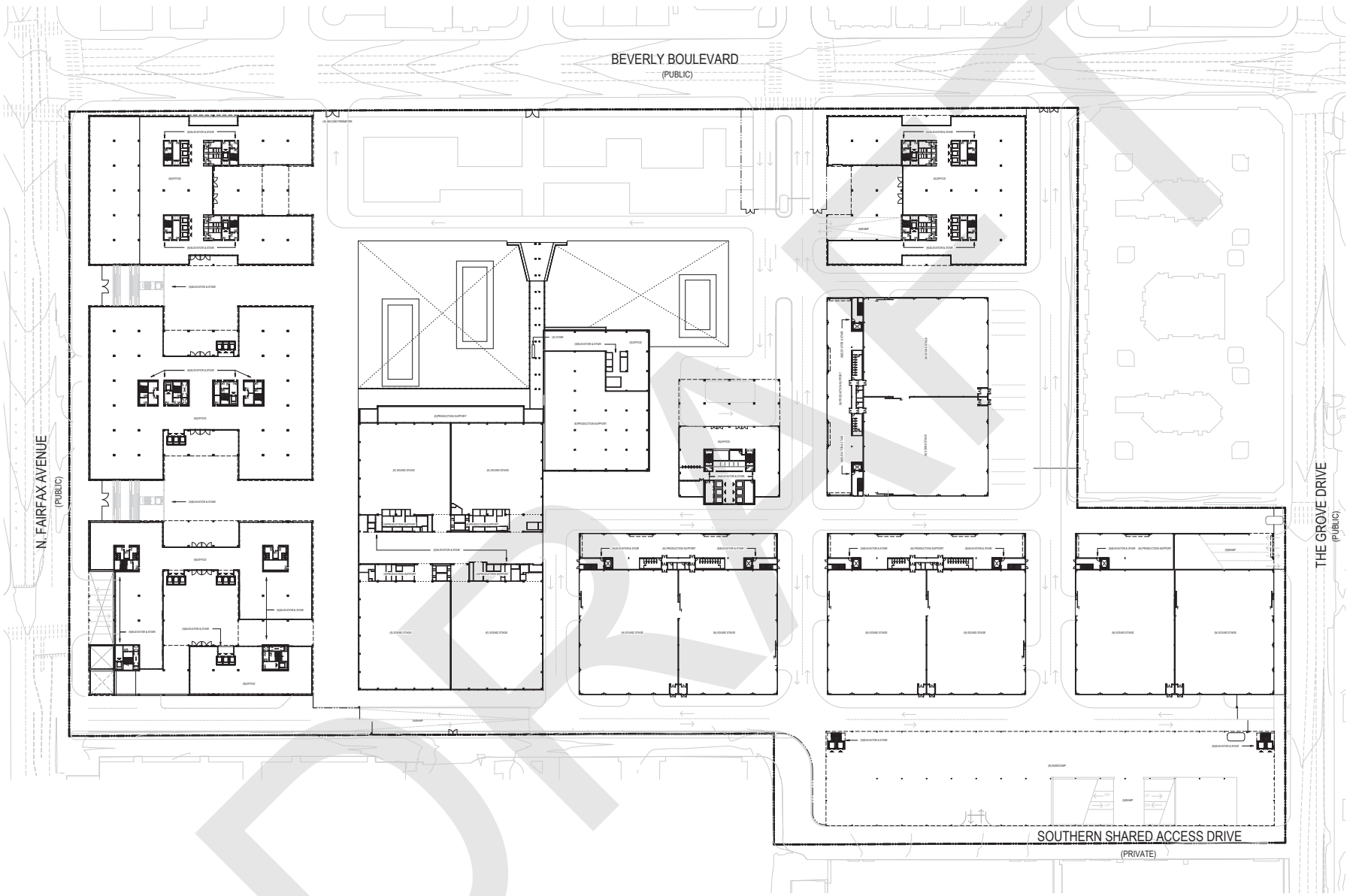
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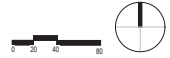


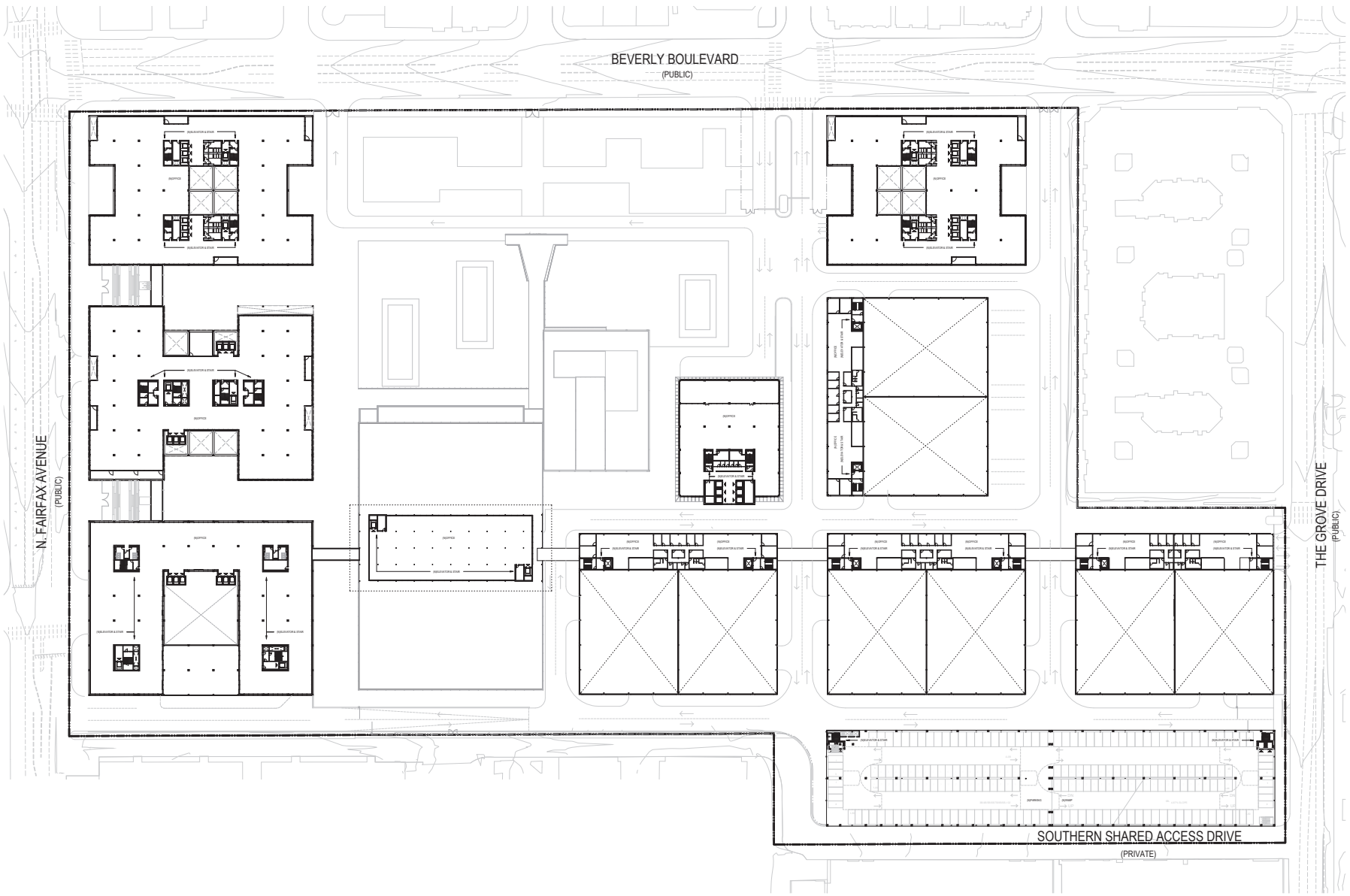
NOT FOR
CONSTRUCTION



FLOOR PLAN - PROJECT GRADE LEVEL
Scale: 1" = 48'-0" 1

- PROPERTY LINE
- - - SECURITY PERIMETER





NOT FOR CONSTRUCTION

DATE: ENTITLEMENT SET 02/16/2024

TYP FLOOR PLAN
Scale: 1" = 40'-0"

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TELEVISION CITY

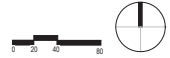
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DATE: FEBRUARY 2024

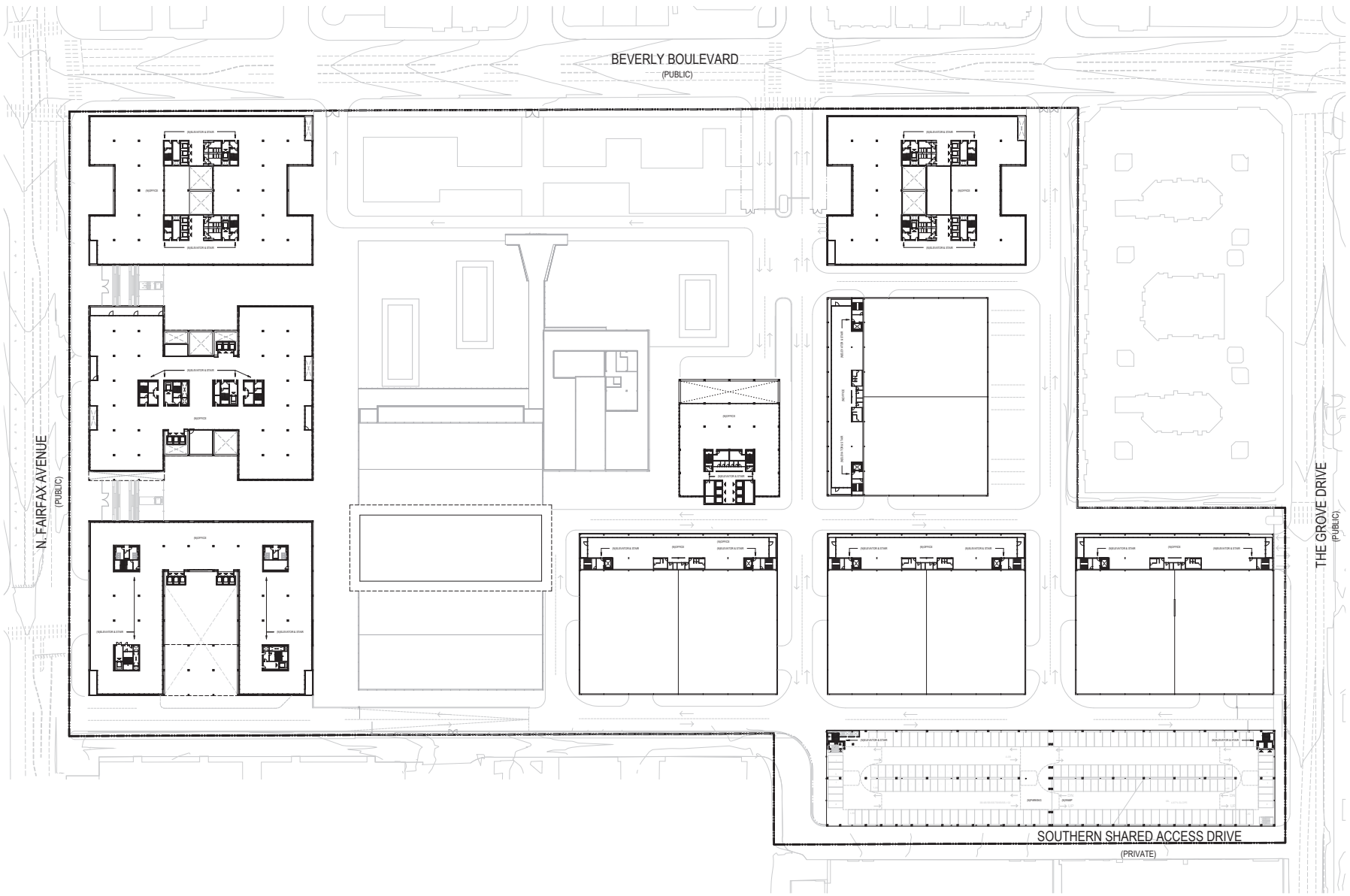
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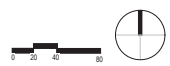
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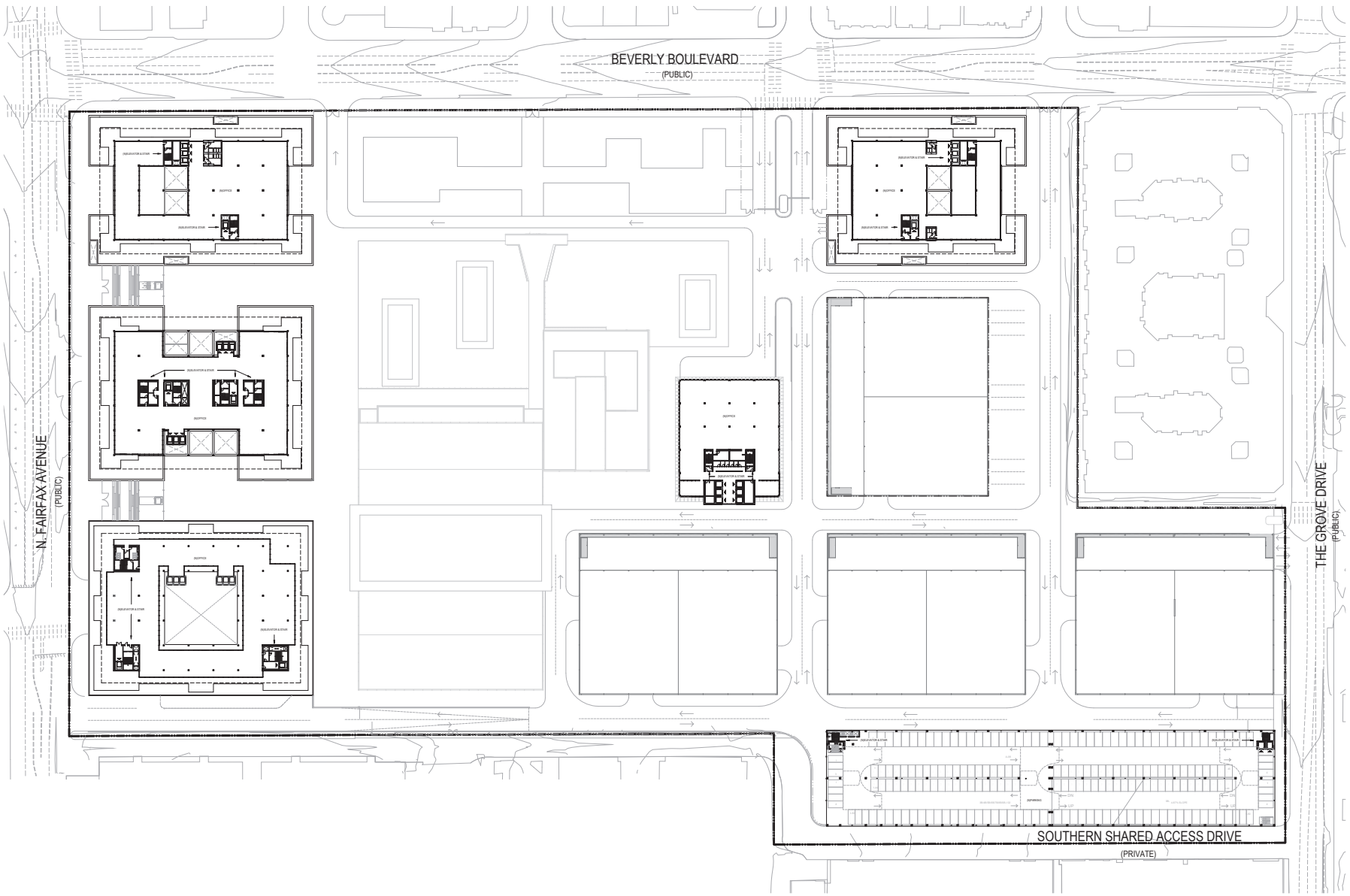


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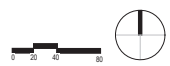
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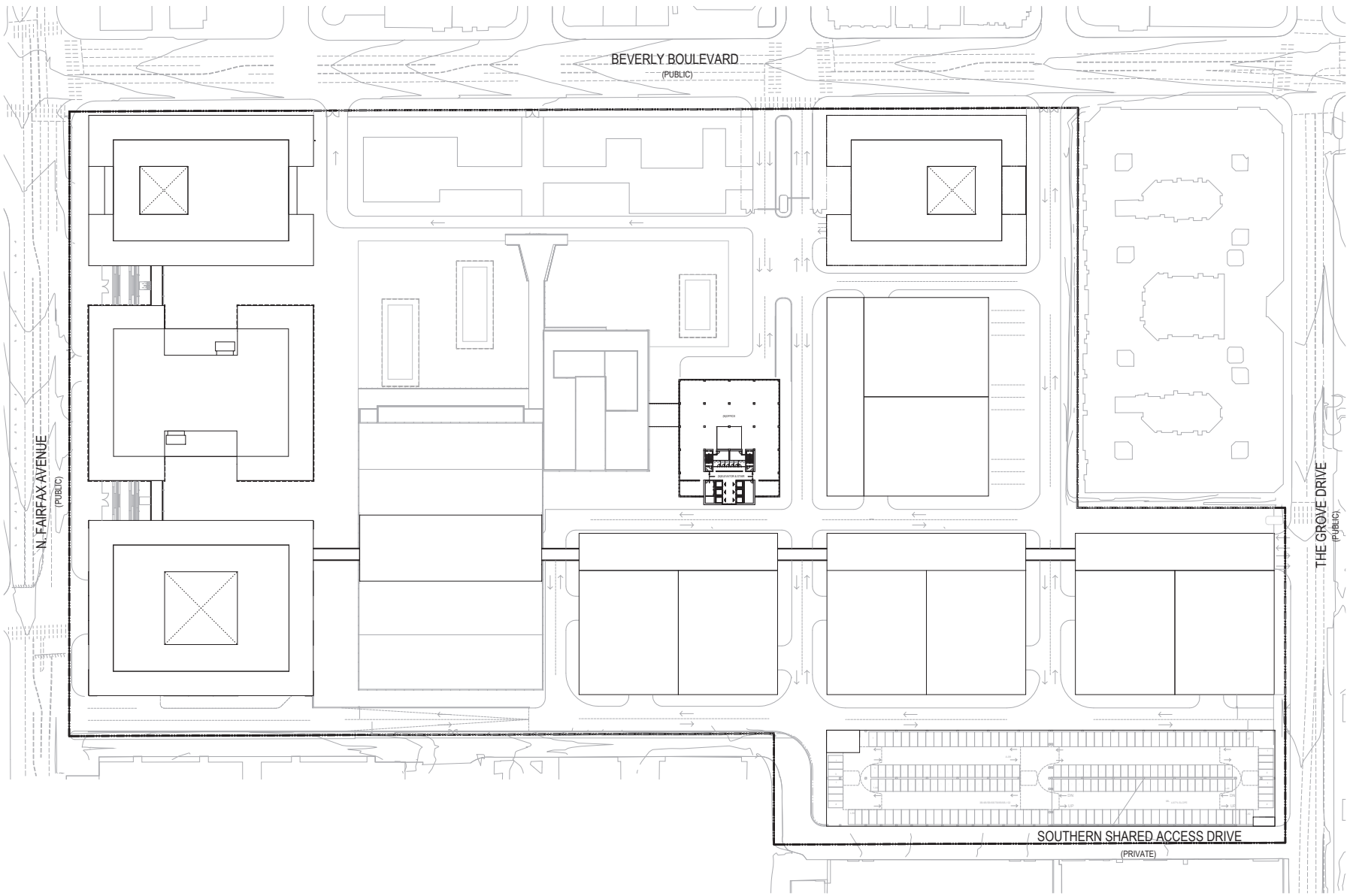




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FLOOR PLAN LEVEL 6
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FLOOR PLAN LEVEL 15
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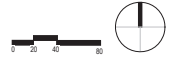
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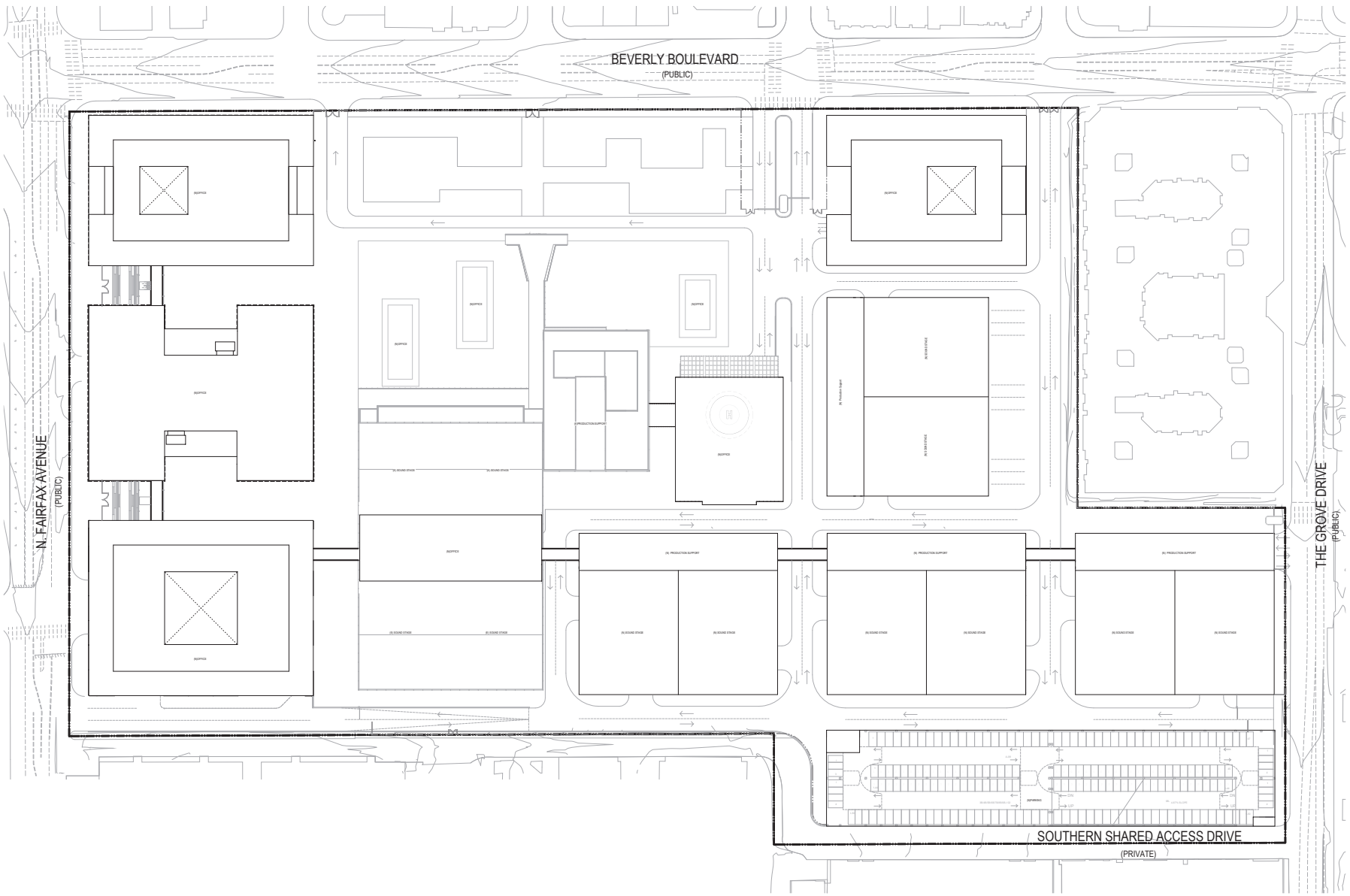
FLOOR PLAN LEVEL 15

DATE FEBRUARY 2024

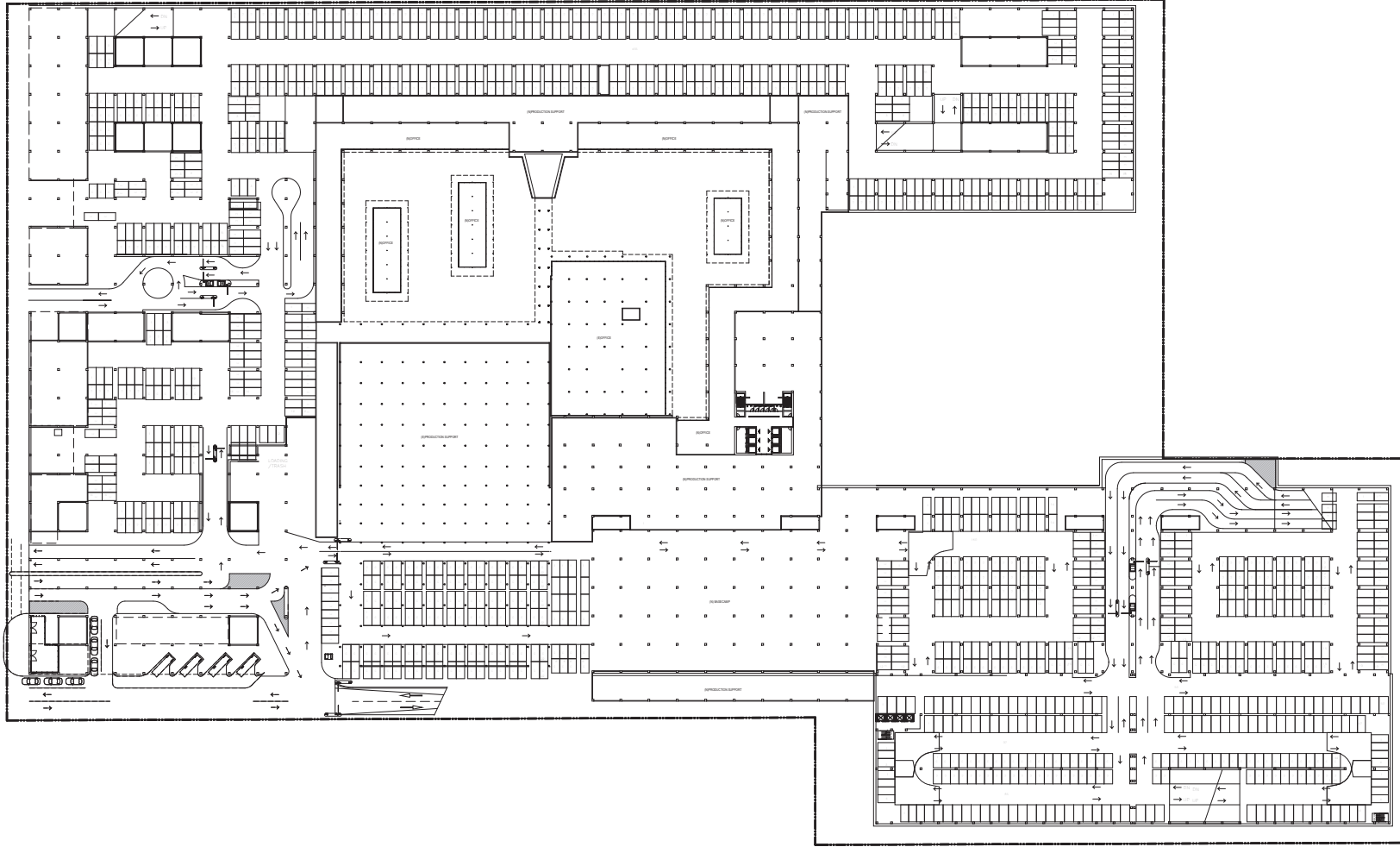
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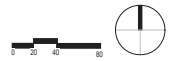


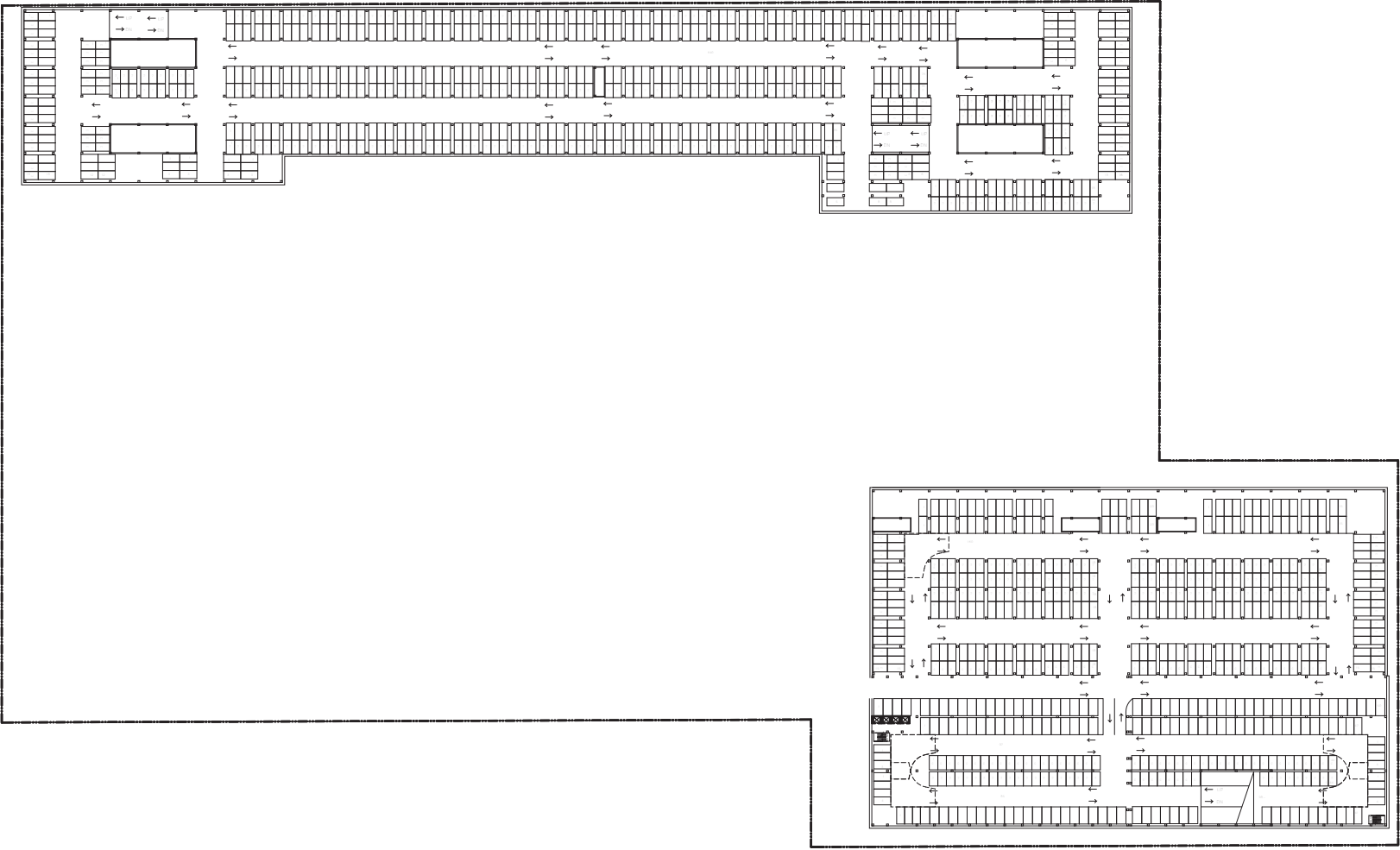
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CONSTRUCTION

Source: WALTER P MOORE, 2024





DATE

NOT FOR CONSTRUCTION

REVISION

DATE ENTITLEMENT SET 02/16/2024

TELEVISION CITY

FLOOR PLAN LEVEL B2

DATE

FEBRUARY 2024

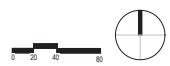
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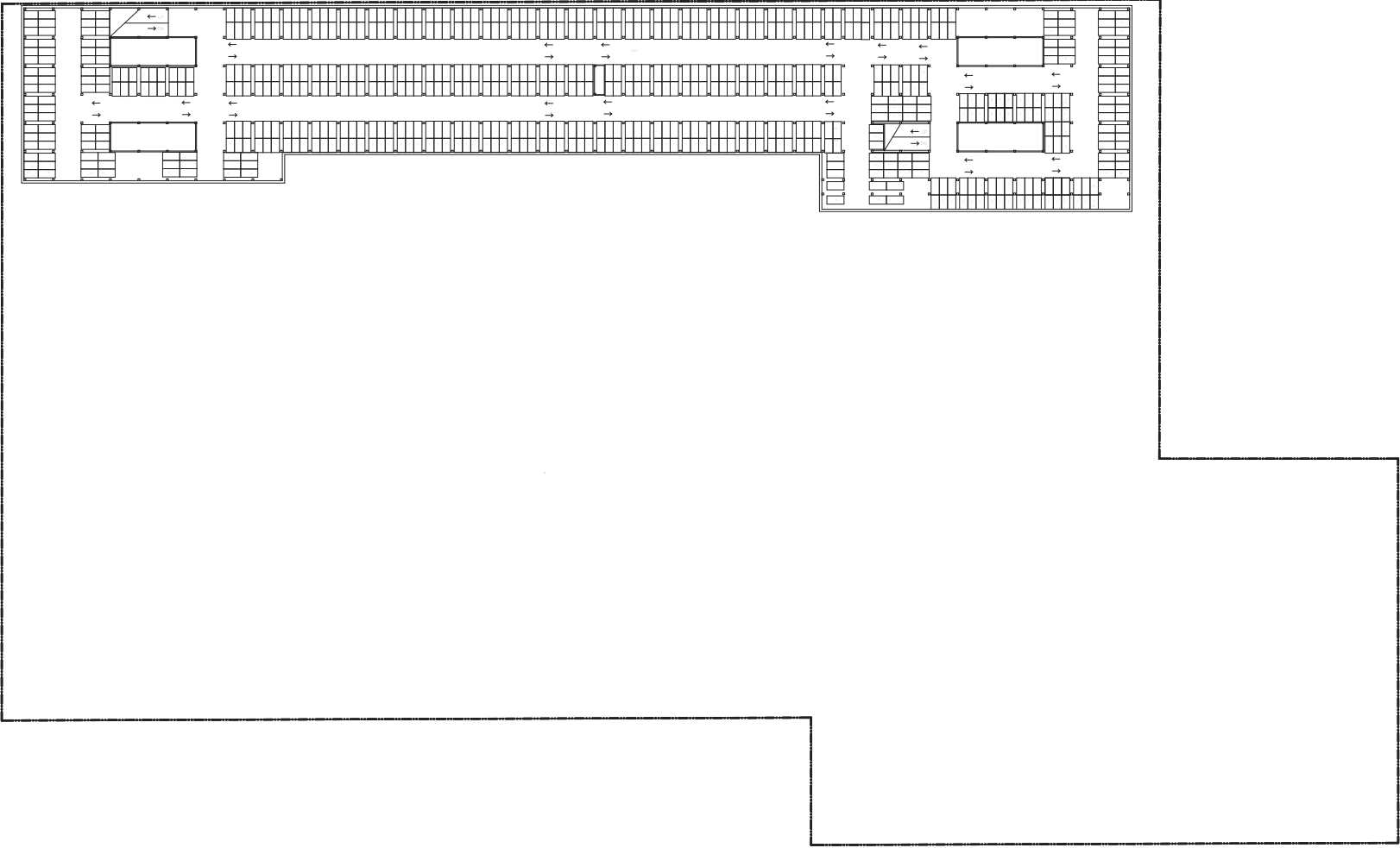
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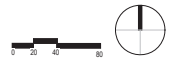
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Source: WALTER P MOORE, 2024



DATE ENTITLEMENT SET 02/16/2024

TELEVISION CITY

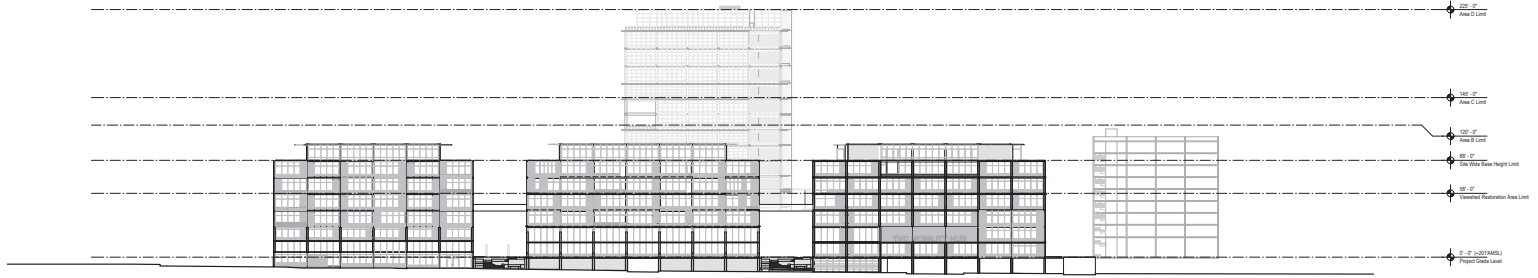
FLOOR PLAN LEVEL B3

DATE FEBRUARY 2024

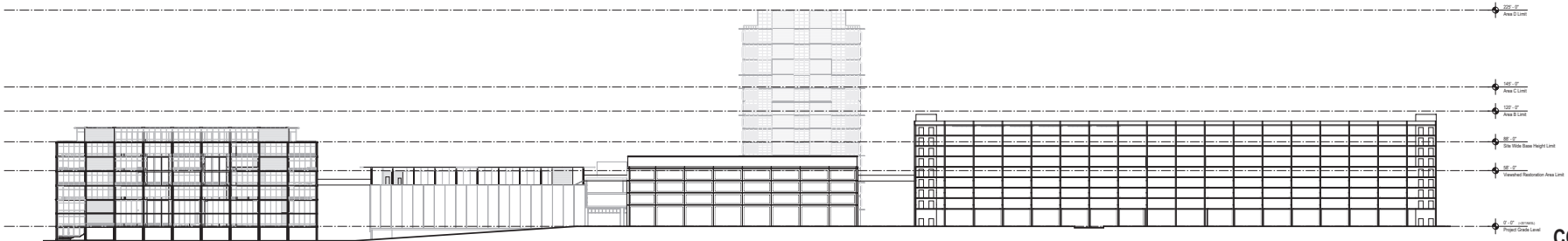
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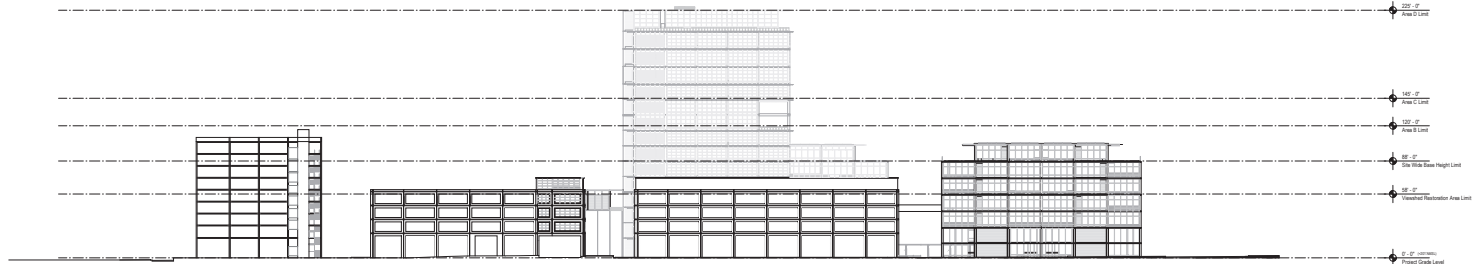
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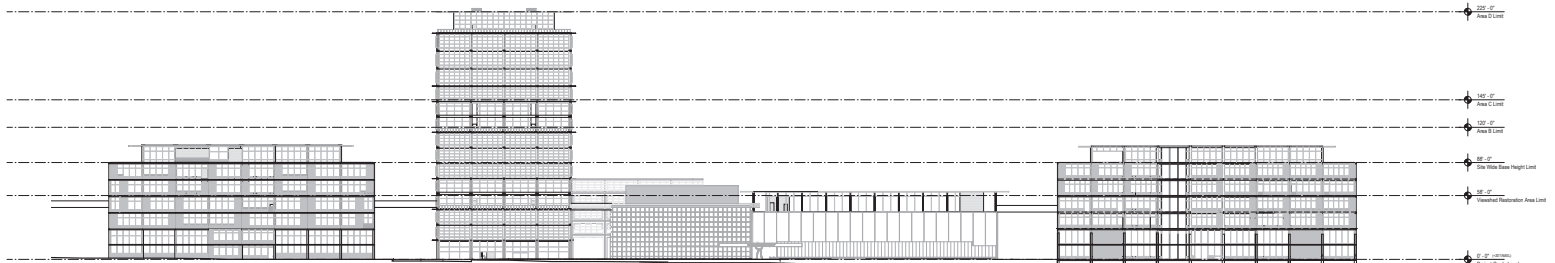
SITE ELEVATION - WEST (FAIRFAX AVENUE) 4
Scale (1" = 40'-0")



SITE ELEVATION - SOUTH (SOUTHERN ALLEY) 3
Scale (1" = 40'-0")



SITE ELEVATION - EAST (THE GROVE DRIVE) 2
Scale (1" = 40'-0")



SITE ELEVATION - NORTH (BEVERLY BOULEVARD) 1
Scale (1" = 40'-0")

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DATE ENTITLEMENT SET 02/16/2024

TELEVISION CITY

SITE ELEVATIONS

DATE FEBRUARY 2024

SCALE 1" = 40'-0"

NO. A2.01

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TVC 2050 Specific Plan

APPENDIX B: Environmental Standards

Appendix B: Environmental Standards

1. Introduction

A Mitigation Monitoring Program (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. The MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

As part of Section 4.3, Environmental Standards, of the TVC 2050 Specific Plan (Specific Plan), the MMP prepared for the TVC 2050 Project EIR is established as the Environmental Standards for a Project processed by the Specific Plan.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

An Environmental Impact Report (EIR) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the EIR takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. The MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

2. Organization

As shown on the following pages, each identified PDF and MM for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: The agency with the power to enforce the PDF or MM.
- Monitoring Agency: The agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: The phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency: The frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: The action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

3. Administrative Procedures and Enforcement

The MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs during construction activities consistent with the monitoring phase and frequency set forth in the MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

4. Program Modification

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval.

The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in the MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

5. Mitigation Monitoring Program

A. Air Quality

(1) Project Design Features

Project Design Feature AIR-PDF-1: Where power poles are available, electricity from power poles and/or solar powered generators, rather than temporary diesel or gasoline generators, will be used during construction.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

Project Design Feature AIR-PDF-2: All new emergency generators will meet the emission standards included in Table 1 of SCAQMD Rule 1470 and

USEPA Tier 4 Final standards. A childcare use, if any is proposed in the future, will be located a minimum of 330 feet from the existing Big Blue emergency generator to the extent it remains in use.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit (provide proof of compliance); field inspection sign-off

Project Design Feature AIR-PDF-3: The on-site speed limit for construction employee vehicles and delivery and haul trucks will be limited to 15 miles per hour on paved surfaces, 10 miles per hour on unpaved surfaces controlled by soil stabilizers, and 5 miles per hour near active work zones to position for loading/unloading. To further control dust emissions from the unpaved portion of on-site haul routes, 400 feet of surface area per haul (haul truck round trip) will be controlled by soil stabilizers and 200 feet of surface area per haul near the active import/export operation (excavation area) will be watered three times daily.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during construction
- **Action Indicating Compliance:** Field inspection sign-off

(2) Mitigation Measures

Mitigation Measure AIR-MM-1: Prior to demolition, a Project representative shall make available to the City of Los Angeles Department of Building and Safety and the South Coast Air Quality Management District (SCAQMD) a comprehensive inventory of all offroad construction equipment that will be used during any portion of construction. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification, Best Available Control Technology documentation, and California Air Resources Board (CARB) or

SCAQMD operating permit shall be available onsite at the time of mobilization of each applicable unit of equipment to allow a Construction Monitor to compare the onsite equipment with the inventory and certified Tier specification and operating permit. Offroad diesel-powered equipment within the construction inventory list described above shall meet the United States Environmental Protection Agency (USEPA) Tier 4 Final standards. In addition, where commercially available for the Project Site, construction equipment shall meet Tier V requirements.

To the extent commercially available for the Project Site, small electric (i.e., less than 19 kilowatts) off-road equipment shall be used during Project construction in lieu of conventional small gasoline or diesel off-road equipment. Electric pumps shall be used for temporary dewatering during Project construction.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit (provide proof of compliance); field inspection sign-off

Mitigation Measure AIR-MM-2: The Project's truck operator(s)/construction contractor(s) shall commit to using 2010 model year or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/brake horsepower (bhp)-hr for particulate matter and 0.20 g/bhp-hr of nitrogen oxide emissions or newer, cleaner trucks for haul trucks associated with demolition and grading/excavation activities and concrete delivery trucks during concrete mat foundation pours. To monitor and ensure 2010 model year or newer trucks are used during Project construction, the Lead Agency shall require that truck operator(s)/construction contractor(s) maintain records of trucks during the applicable construction activities and make these records available to the Lead Agency during the construction process upon request. In addition, where commercially available for the Project Site, the Project's truck operator(s)/construction contractor(s) shall use 2014 model year or newer heavy-duty trucks meeting CARB's 2013 optional low-NOx standard (i.e., 0.02 g/bhp-hr of nitrogen oxide emissions).

- **Enforcement Agency:** City of Los Angeles Department of City Planning; South Coast Air Quality Management District
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Mitigation Measure AIR-MM-3: Construction haul truck staging areas shall be located no closer to adjacent residential uses than depicted in Figure 1 of Appendix FEIR-8 of the Final EIR.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Mitigation Measure AIR-MM-4: All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Mitigation Measure AIR-MM-5: To the extent commercially available for the Project Site, renewable diesel fuel shall be used in Project construction equipment in lieu of conventional diesel.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during field inspection

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

B. Cultural Resources

(1) Project Design Features

Project Design Feature CUL-PDF-1: Project Parameters—The following Project Parameters set forth the maximum permitted development footprint and building heights for new adjacent construction and additions to the Primary Studio Complex to ensure that the historic significance of the Primary Studio Complex is not adversely impacted by new construction. These Project Parameters will not limit the land uses or floor areas permitted under the proposed Specific Plan. Conceptual diagrams illustrating the Project Parameters set forth below are included in Section 9 of the Historical Resources Technical Report—TVC 2050 Project (Historic Report), provided in Appendix C of the Draft EIR.

Rehabilitation of the Primary Studio Complex and new construction adjacent to the Primary Studio Complex will comply with the following Project Parameters:

Rehabilitation of the Primary Studio Complex

- Preserve the existing character-defining features of the Primary Studio Complex, as detailed in designated Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM), and restore those character-defining features which, in some cases, have been compromised in the past (prior to this Project).¹
- Remove the non-historic Support Building addition on the west side of the Studio Building, thereby restoring the original volume of the Studio Building, revealing the currently obstructed portions of the Studio Building's original west wall and restoring areas that have previously been removed.
- Remove up to two bays of the Studio Building's west wall to allow for an interior east-west passage through the Primary Studio Complex.
- Remove the non-historic Mill Addition constructed in 1969 on the east side of the Service Building.

¹ The character-defining features of the Primary Studio Complex are set forth in the findings that were adopted as part of the HCM designation (CHC-2018-476-HCM), which is included in Appendix C of the Historic Report of the Draft EIR (Draft EIR Appendix C.1).

- Retain and rehabilitate the three-story office portion of the Service Building and its steel frame and glass curtain walls on the primary (north) and east façades.
- Remove the portion of the Service Building south of the three-story office, much of which has been altered since 1963.
- Replace the portion of the Service Building south of the three-story office with new construction that partially restores the original volume of the Service Building.
- Remove and/or extend the south façade of the Studio Building by up to 20 feet south.
- Remove portions of the roof of the Studio Building above the interior east-west passage to create a partial open-air corridor.

Rooftop Addition above the Primary Studio Complex

- Design any rooftop addition as a single rectangular volume.
- Design any rooftop addition to be a separate and distinct volume rather than as an integrated extension of the Primary Studio Complex.
- Limit the height of any rooftop addition to 36 feet in height when measured from the top of the parapet of the Studio Building (approximately 84 feet above Project Grade) to the roof of the rooftop addition.
- Set back any rooftop addition a minimum of 55 feet from the north façade of the Studio Building.
- Engineer the structural support of any rooftop addition so that it could be removed without impairing the essential form and integrity of the Primary Studio Complex.

Adjacent New Buildings

- Locate new buildings immediately adjacent to the Primary Studio Complex to the east and south of the Service Building and to the west of the Studio Building.
- For any new construction immediately east of the Service Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 60 feet and separated from the east façade of the Service Building by a minimum of 15 feet.
- For any new construction immediately west of the Studio Building that exceeds the height of the Service Building, any occupiable structure will be set back southerly from the north façade of the Service Building by a minimum of 150 feet and separated from the west façade of the Studio Building by a minimum of 10 feet.

- Limit new construction on the west and east of the Primary Studio Complex to 225 feet in height above Project Grade.
- Design new construction to the west and east of the Primary Studio Complex as distinct volumes.
- Permit up to six open-air bridges at the interior floor levels (three on the east and three on the west) to provide pedestrian access to the Primary Studio Complex and any rooftop addition from the adjacent new buildings.
- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning/ Office of Historic Resources and subsequent issuance of applicable building permit

Project Design Feature CUL-PDF-2: Historic Structure Report—The Applicant will prepare a Historic Structure Report (HSR) that will further document the history of the Primary Studio Complex and guide its rehabilitation in compliance with the Secretary of the Interior’s Standards for Rehabilitation (Rehabilitation Standards). The HSR will be completed prior to the development of the architectural and engineering plans for the Project. The HSR will be prepared based upon the National Park Service’s Preservation Brief #43: The Preparation and Use of Historic Structure Reports. The HSR will thoroughly document and evaluate the existing conditions of the character-defining features of the Primary Studio Complex and make recommendations for their treatment. The HSR will also address changes to the buildings to suit new production techniques and modern amenities as well as their on-going maintenance after Project completion. The HSR will set forth the most appropriate approach to treatment and outline a scope of recommended work before the commencement of any construction. As such, the report will serve as an important guide for the rehabilitation of the Primary Studio Complex and will provide detailed information and instruction above and beyond what is typically available prior to the rehabilitation of a historical resource.

- **Enforcement Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources

- **Monitoring Agency:** City of Los Angeles Department of City Planning, Office of Historic Resources
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during construction
- **Action Indicating Compliance:** Submittal of compliance documentation to City of Los Angeles Department of City Planning/ Office of Historic Resources and subsequent issuance of applicable building permit

(2) Mitigation Measures

Mitigation Measure CUL-MM-1: Prior to the start of ground disturbance activities during Project construction, including demolition, digging, trenching, plowing, drilling, tunneling, grading, leveling, removing peat, clearing, augering, stripping topsoil or a similar activity (Ground Disturbance Activities), a qualified principal archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for Archaeology (Qualified Archaeologist) shall be retained by the Applicant to prepare a written Cultural Resource Monitoring and Treatment Plan (CRMTP) in accordance with the Secretary of the Interior’s Standards for Archeological Documentation, to reduce potential Project impacts on unanticipated archaeological resources unearthed during construction, with an emphasis on potential historical-period materials. The Applicant shall also coordinate with the Gabrieleño Band of Mission Indians—Kizh Nation who shall act in the capacity of the Tribal Consultant. A copy of the executed contract shall be submitted to the Department of City Planning prior to the issuance of any permit necessary for the Ground Disturbance Activities.

The CRMTP shall include the professional qualifications required of key staff, applicable regulatory requirements, monitoring protocols, provisions for evaluating and treating archaeological materials discovered during ground-disturbing activities, situations under which monitoring may be reduced or discontinued, and reporting requirements. Applicable regulations shall include but not be limited to Public Resources Code (PRC) Section 5024.1, Title 14 California Code of Regulations, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1. The monitoring protocols shall include but not be limited to halting Ground Disturbance Activities within at least a 25-foot radius in the event resources are discovered so that the significance can be determined. Treatment provisions shall include but not be limited to the following: statement of the preference for preservation in place (i.e., avoidance) per CEQA Guidelines Section 15126.4(b)(3); description of methods for the adequate recovery of scientifically consequential information; requirements to coordinate with the Tribal Consultant to ensure that consideration is

given to the cultural values ascribed to a resource beyond that which is scientifically important in the event the resource is Native American in origin; and procedures for curating any archaeological materials at a public, non-profit curation facility, university or museum with a research interest in the materials. The CRMTP shall be approved by the Department of City Planning prior to commencement of any Ground Disturbance Activities.

Prior to commencing any Ground Disturbance Activities at the Project Site, the Applicant shall retain an archaeological monitor who is qualified to identify archaeological resources and shall work under the direction of the Qualified Archaeologist. The Tribal Consultant shall designate a Native American monitor who will work in tandem with the archaeological monitor to identify resources. If no Native American monitor is designated within 30 days, the activity shall commence without the designated Native American monitor.

Prior to the commencement of any Ground Disturbance Activities, the archaeological monitor shall provide Worker Environmental Awareness Program (WEAP) training to construction workers involved in Ground Disturbance Activities that provides information on regulatory requirements for the protection of cultural resources. As part of the WEAP training, construction workers shall be informed about proper procedures to follow should a worker discover a cultural resource during Ground Disturbance Activities. In addition, construction workers shall be shown examples of the types of resources that would require notification of the archaeological monitor. The Applicant shall maintain on the Project Site, for City inspection, documentation establishing that the training was completed for all construction workers involved in Ground Disturbance Activities.

The Qualified Archaeologist shall coordinate the proper implementation of this mitigation measure during the demolition and excavation phases of the Project. The archaeological and Native American monitor shall observe all Ground Disturbance Activities until the Qualified Archaeologist and Tribal Consultant, in consultation with the archaeological and Native American monitors, determines monitoring is no longer necessary, as specified in the CRMTP. If Ground Disturbance Activities are occurring simultaneously at multiple locations on the Project Site, the Qualified Archaeologist shall determine if additional monitors are required for other locations where such simultaneous Ground Disturbance Activities are occurring.

Within 30 days of concluding the archaeological monitoring, the Qualified Archaeologist shall prepare a memo stating that the archaeological monitoring requirement of the mitigation measure has been fulfilled and summarize the results of any archaeological finds. The memo shall be submitted to the Applicant and the Department of City Planning. In the event that archaeological resources are identified, a full technical report shall be prepared documenting the

methods and results of all work completed under the CRMTP, including, if any, treatment of archaeological materials, results of artifact processing, analysis, and research, and evaluation of the resource(s) for the California Register of Historical Resources. The report shall be prepared under the supervision of the Qualified Archaeologist and submitted to the Department of City Planning within one year of completion of the monitoring, unless other arrangements are required given the nature of the discovery. The final report shall be submitted to the South Central Coastal Information Center.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety; Metro
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** To be determined by consultation with the Qualified Archaeologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a Qualified Archaeologist; issuance of building permit(s)

C. Geology and Soils

(1) Project Design Features

Project Design Feature GEO-PDF-1: All development activities conducted on the Project Site will incorporate the professional recommendations contained in the Preliminary Geotechnical Engineering Investigation and all associated Addenda and/or alternative recommendations set forth in a site-specific, design-level geologic and geotechnical investigation(s) approved by the City Engineer, provided such recommendations meet and/or surpass relevant state and City laws, ordinances, and Code requirements, including California Geological Survey's Special Publication 117A and the City's Building Code. Such professional recommendations will include, but will not be limited to, the following and may be revised or superseded in accordance with an approved final geotechnical investigation(s):

- Excavated fill materials will be removed and exported or properly removed and recompacted as controlled fill for foundation and/or slab support of lightly loaded structures.
- Imported soil materials will have an Expansion Index of less than 50.

- At-grade structures with column loads less than 500 kips will be supported on conventional foundations bearing in an engineered fill pad.
- Foundation piles will be used for high-load office buildings and parking structures.
- Temporary dewatering will be utilized during construction.
- Permanent structures will be designed for hydrostatic pressure such that the temporary construction dewatering system will be terminated at the completion of construction.
- Temporary shoring, such as conventional shoring piles and tiebacks, will be installed for excavation of the subterranean levels.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure GEO-MM-1: The services of a Qualified Professional Paleontologist who meets the Society of Vertebrate Paleontology ([SVP] 2010) standards, shall be retained prior to ground disturbance activities associated with Project construction in order to develop a site-specific Paleontological Resource Mitigation and Treatment Plan. As defined by the SVP (2010), a Qualified Professional Paleontologist, also Principal Investigator, or Project Paleontologist, is described as:

A practicing scientist who is recognized in the paleontological community as a professional and can demonstrate familiarity and proficiency with paleontology in a stratigraphic context. A paleontological Principal Investigator shall have the equivalent of the following qualifications:

1. A graduate degree in paleontology or geology, and/or a publication record in peer reviewed journals; and demonstrated competence in field techniques, preparation, identification, curation, and reporting in the state or geologic province in which the project occurs. An advanced degree is less important than demonstrated competence and regional experience.

2. At least two full years professional experience as assistant to a Project Paleontologist with administration and project management experience; supported by a list of projects and referral contacts.
3. Proficiency in recognizing fossils in the field and determining their significance.
4. Expertise in local geology, stratigraphy, and biostratigraphy.
5. Experience collecting vertebrate fossils in the field.”

The Paleontological Resource Mitigation and Treatment Plan shall specify the levels and types of mitigation efforts based on the types and depths of ground disturbance activities and the geologic and paleontological sensitivity of the Project Site. The Paleontological Resource Mitigation and Treatment Plan shall also include a description of the professional qualifications required of key staff, communication protocols during construction, fossil recovery protocols, sampling protocols for microfossils, laboratory procedures, reporting requirements, and curation provisions for any collected fossil specimens. The Paleontological Resource Mitigation and Treatment Plan shall be reviewed by the curatorial staff of the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County and/or the La Brea Tar Pits and Museum. The Draft Paleontological Resource Mitigation and Treatment Plan will be provided to the curatorial staff no later than four weeks before the start of excavation. A Worker Environmental Awareness Program, or WEAP, shall be conducted at the preconstruction meeting for the Project.

No monitoring would be required during excavation within artificial fill. This Qualified Professional Paleontologist shall supervise a Qualified Paleontological Resource Monitor who shall monitor all ground disturbance activities within high sensitivity deposits (e.g., Pleistocene age deposits), including asphaltic deposits in order to identify potential paleontological remains. As defined by the SVP (2010), a Qualified Paleontological Resource Monitor has the following qualifications (or their equivalent):

1. BS or BA degree in geology or paleontology and one year experience monitoring in the state or geologic province of the specific project. An associate degree and/or demonstrated experience showing ability to recognize fossils in a biostratigraphic context and recover vertebrate fossils in the field may be substituted for a degree. An undergraduate degree in geology or paleontology is preferable, but is less important than documented experience performing paleontological monitoring, or
2. AS or AA in geology, paleontology, or biology and demonstrated two years of experience collecting and salvaging fossil materials in the state or geologic province of the specific project, or

3. Enrollment in upper division classes pursuing a degree in the fields of geology or paleontology and two years of monitoring experience in the state or geologic province of the specific project.
4. Monitors must demonstrate proficiency in recognizing various types of fossils, in collection methods, and in other paleontological field techniques.

In the event of a paleontological resource discovery, the monitor has the authority to divert and/or re-direct ground-disturbing activities in the area of the find, and rope off a protective barrier of at least 50 feet in length to evaluate the unanticipated find.

If significantly disturbed deposits or younger deposits too recent to contain paleontological resources are encountered during construction, the Qualified Professional Paleontologist may reduce or curtail monitoring in those affected areas, after consultation with the Applicant and the Los Angeles Department of City Planning's Office of Historic Resources.

Post-construction, a report shall be prepared detailing paleontological resources discovered during construction. The paleontological resources must be prepared, identified, curated, and donated to a repository, such as the Natural History Museum of Los Angeles County or the La Brea Tar Pits and Museum.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Periodically during grading and excavation activities; to be determined by consultation with the Qualified Paleontologist if resource(s) are discovered
- **Action Indicating Compliance:** If unanticipated discoveries are found, submittal of compliance report by a Qualified Paleontologist

D. Greenhouse Gas Emissions

(1) Project Design Features

Project Design Feature GHG-PDF-1: The design of new buildings will incorporate features of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program to be capable of meeting the standards of LEED Gold under LEED v4 or equivalent green building standards. Specific sustainability features that are integrated into the Project design will include, but will not be limited to, the following:

- a. Incorporate energy-saving technologies and components to reduce the Project's electrical use profile. Examples of these components include the use of light-emitting diode (LED) and other efficient lighting technology, energy saving lighting control systems, such as light- and motion-detection controls (where applicable), and energy efficient heating, ventilation, and air conditioning (HVAC) equipment;
 - b. Use of Energy Star-labeled appliances (e.g., refrigerators, air conditioners, and water heaters) consistent with California Code of Regulations (CCR) Title 20 (Appliance Efficiency Regulations);
 - c. Reduce indoor water use by at least 20 percent;
 - d. Plumbing fixtures (water closets and urinals) and fittings (faucets) that exceed Los Angeles Municipal Code (LAMC) performance requirements; and
 - e. Weather-based irrigation system and water-efficient landscaping with use of drought tolerant plants in up to 60 percent of the proposed landscaping.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Pre-construction; construction
 - **Monitoring Frequency:** Once at Project plan check; once during field inspection
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature GHG-PDF-2: Upon buildout of the Project, the Project will provide photovoltaic panels on the Project Site capable of generating a minimum of 2,000,000 kilowatt-hours annually.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature GHG-PDF-3: The use of portable gasoline or diesel generators at basecamps or elsewhere on-site will be prohibited. Installation of a backbone electrical grid will be provided so that plugs (i.e., electrical hookups) are available at basecamp areas. In addition, four EV chargers will be installed for the four shuttle parking spaces in the Mobility Hub.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature GHG-PDF-4: The use of portable combustion equipment (e.g., street sweeper, forklifts, aerial lifts) including landscape equipment will be prohibited on-site.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

E. Hazards and Hazardous Materials

(1) Project Design Features

Project Design Feature HAZ-PDF-1: The Project Applicant will update, and the Project will comply with, the Consolidated Contingency Plan for the Project Site. This will include spill prevention measures such the use of secondary containment storage and storing materials away from drains in leak-proof containers with tight-fitting lids. Spill response measures will include the evacuation of unnecessary employees from a spill area, the use of absorbent materials in the case of small spills or evacuating all employees, calling 911, and reporting to Los Angeles

Fire Department (LAFD) in the case of large spills. Absorbent materials used to clean small spills will be placed in a leak-proof container that is compatible with the waste, labeled as hazardous waste, and lawfully disposed of as such. Notifications will be made to the Health Hazardous Waste Materials Division of the LAFD and the California Office of Emergency Services (Cal OES) as necessary.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature HAZ-PDF-2: The Project Applicant will update, and the Project will comply with, the Television Studios Emergency Action Plan and associated emergency exit and assembly maps. The Emergency Action Plan will include procedures for earthquakes, emergency evacuation, fires, medical emergencies, and active shooters.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature HAZ-PDF-3: The Project Applicant will update, and the Project will comply with, the Television Studios Safety Manual. This manual will include, among other measures, safety procedures and requirements for personnel working at heights and procedures that ensure the safety of crew members when servicing or repairing equipment that is capable of a spontaneous release of stored mechanical, electrical, or hydraulic energy, or which could be inadvertently energized.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature HAZ-PDF-4: The Project Applicant will update, and the Project will comply with, the Television Studios Injury and Illness Prevention Program (IIPP). The IIPP will include protocols regarding responsibility, compliance, employee communication, hazard assessment, accident/exposure investigation, hazard correction, training and construction, and recordkeeping.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance)
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit

Project Design Feature HAZ-PDF-5: Prior to demolition, existing buildings and structures will be tested to determine if they include asbestos-containing materials (ACMs). If present, ACMs will be removed and disposed of by a licensed and certified asbestos abatement contractor, in accordance with applicable federal, state, and local regulations. If required, the Project Applicant will submit a Hazardous Building Materials Demolition Assessment and Management Plan to the South Coast Air Quality Management District (SCAQMD) and LAFD for review and approval.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Fire Department; South Coast Air Management District
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off

Project Design Feature HAZ-PDF-6: Prior to demolition, existing buildings and structures will be sampled to determine if they contain lead-based

paint (LBP). If LBP is present, standard handling and disposal practices will be implemented pursuant to Occupational Safety and Health Act regulations. If required, the Project Applicant will submit a Hazardous Building Materials Demolition Assessment and Management Plan to LAFD for review and approval.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; Los Angeles Fire Department
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of building permit; field inspection sign-off

(2) Mitigation Measures

Mitigation Measure HAZ-MM-1: Soil Management Plan (SMP)—The Project Applicant shall implement the SMP prepared by Geosyntec, provided as Appendix B of the Site Summary Report, which shall be submitted to the City of Los Angeles Department of Building and Safety for review and approval prior to the commencement of excavation and grading activities. The entire Project Site shall be subject to the general protocols described in the SMP regarding prudent precautions and general observations and evaluations of soil conditions to be implemented throughout earthwork, grading, excavation, or other soil disturbance activities on the Project Site.

The protocols in the SMP include, but are not limited to, the following:

- Special precautions shall be taken to manage soils that will be disturbed during Project earthwork activities in areas containing Chemicals of Concern (COCs) above screening levels (SLs). These areas include the former Texaco gas station and other select areas of the Project Site with elevated total petroleum hydrocarbons (TPH) and arsenic in shallow soil, as shown in the Site Summary Report. Soil in these areas of the Project Site with residual COCs above SLs shall either be excavated prior to commencing excavation and grading operations in these areas or segregated and stockpiled prior to off-site disposal.
- The following requirements and precautionary actions shall be implemented when disturbing soil at the Project Site other than imported backfill: no soil disturbance or excavation activities shall occur without a Project Site-specific Health and Safety Plan (HASP). Any soil that is disturbed, excavated, or trenched due to onsite construction activities shall be handled in accordance with

applicable local, state, and federal regulations. Prior to the re-use of the excavated soil or the disposal of any soil from the Project Site, the requirements and guidelines in the SMP shall be implemented. The General Contractor shall conduct, or have its designated subcontractor conduct, visual screening of soil during activities that include soil disturbance. If the General Contractor or subcontractor(s) encounter any soil that is stained or odorous (Suspect Soil), the General Contractor and subcontractor(s) shall immediately stop work and take measures to not further disturb the soils (e.g., cover suspect soil with plastic sheeting) and inform the property owner's representative and the environmental monitor. The environmental monitor, an experienced professional trained in the practice of the evaluation and screening of soil for potential impacts working under the direction of a licensed Geologist or Engineer, shall be identified by the property owner prior to the beginning of work.

- If Suspect Soil is encountered on the Project Site, the environmental monitor shall collect samples for analysis to characterize the soil for potential on-site re-use or off-site disposal per the provisions provided in the SMP.
- Prior to excavation activities, the General Contractor or designated subcontractor shall establish specific areas for stockpiling Suspect Soil, should it be encountered, to control contact by workers and dispersal into the environment, per the provisions provided in the SMP.
- In the event of soil import to the Project Site, soil must be screened and evaluated in accordance with the Department of Toxic and Substance Control (DTSC) advisory regarding clean imported fill material. The General Contractor or designated subcontractor shall require that the source of the imported soil provide documentation of such evaluation.
- The General Contractor shall ensure that on-site construction personnel comply with all applicable federal, state, and local regulations, as well as the State of California Construction Safety Orders (Title 8). Additionally, if Suspect Soil is expected to be encountered, personnel working in that area shall comply with California Occupational Safety and Health Administration regulations specified in CCR Title 8, Section 5192. The General Contractor shall prepare a Project-specific HASP. It is the responsibility of the General Contractor to review available information regarding Project Site conditions, including the SMP, and potential health and safety concerns in the planned area of work. The HASP should specify COC action levels for construction workers and appropriate levels of personal protective equipment (PPE), as well as monitoring criteria for increasing the level of PPE. The General Contractor and each subcontractor shall require its

employees who may directly contact Suspect Soil to perform all activities in accordance with the General Contractor and subcontractor's HASP. If Suspect Soil is encountered, to minimize the exposure of other workers to potential contaminants on the Project Site, the General Contractor or designated subcontractor may erect temporary fencing around excavation areas with appropriate signage as necessary to restrict access and to warn unauthorized on-site personnel not to enter the fenced area. It is anticipated that all soil will be immediately loaded onto trucks for disposal and stockpiling on-site would not be necessary. If soil needs to be temporarily stored on-site, the stockpiled soil will be stored on the Project Site interior away from public interfaces on the perimeter.

- The General Contractor shall implement the following measures as provided in the SMP to protect human health and the environment during construction activities involving contact with soils at the Project Site: decontamination of construction and transportation equipment; dust control measures; storm water pollution controls and best management practices; and proper procedures for the handling, storage, sampling, transport and disposal of waste and debris.
- In the event volatile organic compound (VOC)-contaminated soil is encountered during excavation onsite, a South Coast Air Quality Management District (SCAQMD) Rule 1166 permit shall be obtained before resuming excavation. Rule 1166 defines VOC-contaminated soil as a soil which registers a concentration of 50 ppm or greater of VOCs as measured before suppression materials have been applied and at a distance of no more than three inches from the surface of the excavated soil with an organic vapor analyzer calibrated with hexane. Either a SCAQMD Various Locations permit and plan, or a Project Site-specific permit and plan shall be required, depending upon the volume of soil to be excavated. Notifications, monitoring, and reporting related to the SCAQMD Rule 1166 permit shall be the responsibility of the General Contractor. If a Rule 1166 permit is required, an air monitoring plan may be required by the SCAQMD. Air monitoring plans are intended to protect the surrounding community from harmful exposure to VOCs and typically entail stationary monitoring stations for sample collection for laboratory analysis. Protection of onsite construction workers shall be accomplished by the development and implementation of the HASP.
- Known below-grade structures at the Project Site (i.e., storm water infrastructure) shall be removed from the ground or cleaned, backfilled, and left in place as appropriate during grading and excavation. If unknown below-grade structures are encountered during Project Site grading and excavation, the General Contractor

shall promptly notify the property owner's representative the same day the structure is discovered. Based on an evaluation of the unknown below-grade structure by the appropriate professional (e.g., environmental monitor, geotechnical engineer), the property owner shall address the below-grade structure in accordance with applicable laws and regulations.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety; South Coast Air Quality Management District; California Department of Toxic Substances Control
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Mitigation Measure HAZ-MM-2: During construction activities at the Project Site, controls shall be in place to mitigate the effects of subsurface gases and impacted soil and groundwater on workers and the public. During construction, the following shall be implemented:

- Monitoring devices for methane and benzene shall be present to alert workers of elevated gas concentrations when basement or subsurface soil disturbing work is being performed;
- Contingency procedures shall be in place if elevated gas concentrations are detected such as the mandatory use of PPE, evacuating the area, and/or increasing ventilation within the immediate work area where the elevated concentrations are detected;
- Workers shall be trained to identify exposure symptoms and implement alarm response actions;
- Soil and groundwater exposed during excavations shall be minimized to reduce the surface area which could off-gas. This shall be achieved by staggering exposed excavation areas;
- Soil removed as part of construction shall be sampled and tested for off-site disposal in a timely manner. If soil is stockpiled prior to disposal, it shall be managed in accordance with the Project's Storm Water Pollution Prevention Plan (SWPPP);
- Fencing shall be erected to limit public access and allow for gas dilution; and
- A HASP shall be prepared to describe the proposed construction activities and hazards associated with each activity. Hazard mitigation shall be presented in the HASP to limit construction risks

to workers. The HASP shall include emergency contact numbers, maps to the nearest hospital, gas monitoring action levels, gas response actions, allowable worker exposure times, and mandatory PPE requirements. The HASP shall be signed by all workers on-site to demonstrate their understanding of the construction risks.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

F. Noise

(1) Project Design Features

Project Design Feature NOI-PDF-1: Power construction equipment (including combustion engines), fixed or mobile, will be equipped with state-of-the-art noise shielding and muffling devices, consistent with manufacturers' standards. All equipment will be properly maintained to assure that no additional noise due to worn or improperly maintained parts will be generated.

- Construction contractors will schedule construction activities to avoid the simultaneous operation of construction equipment within 100 feet of receptor location R1 (Broadcast Center Apartments) to minimize noise levels resulting from operating several pieces of high-noise-level emitting equipment such as drilling rigs, excavators, and concrete pumps.
- Construction equipment staging areas will be located at least 100 feet from receptor location R1. Contractors will place stationary noise sources on the Project Site at least 100 feet from receptor location R1.
- A telephone hot-line for use by the public will be established to report any adverse noise conditions associated with the construction of the Project. The hot-line telephone number shall be posted at the Project Site during construction in a manner visible to passersby with a minimum spacing of one sign for each 200 feet of the perimeter. In the event that the noise complaint is Project construction-related, the Applicant shall:
 - Document and respond to each noise complaint;
 - Conduct an investigation to attempt to determine the source of noise related to the complaint;

- Take all reasonable measures to reduce the noise at its source; and
 - Submit a monthly summary report of the Project-related noise complaints to the City Planning Department or Building and Safety.
- Hydraulic tools will be used instead of pneumatic tools within 100 feet from receptor location R1, when commercially available.
 - All impact tools will be shrouded or shielded within 100 feet from receptor location R1.
 - Construction equipment will not be idled for extended periods of time (more than 5 minutes) within 100 feet of receptor location R1, as specified by CARB.
 - Music (i.e., workers' radios) from the construction site will not be audible at off-site noise-sensitive receptors.
 - Large 40-yard dumpsters will not be located within 200 feet from receptor location R1; or, if located within 200 feet of receptor location R1, a sound barrier blocking the line of sight to the dumpster from receptor location R1 will be required.
 - Within 100 feet from any sensitive receptor location, the Project would utilize electric or battery powered construction equipment for the following pieces of equipment: tower cranes; mounted placing booms; scissor lifts; welding machines once permanent power is in place; swing stages; light towers for limited durations; concrete saw; and some light material forklifts (except for heavy material lifting) once concrete is in place.
 - **Enforcement Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
 - **Monitoring Agency:** City of Los Angeles Department of Building and Safety
 - **Monitoring Phase:** Construction
 - **Monitoring Frequency:** Once at plan check (provide proof of compliance); periodically during construction
 - **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature NOI-PDF-2: Project construction will not include the use of driven (impact) pile systems.

- **Enforcement Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety

- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); periodically during construction
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature NOI-PDF-3: Outdoor mounted mechanical equipment will be enclosed or screened by the building design (e.g., a roof parapet or mechanical screen) from the view of off-site noise-sensitive receptors.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction, construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

Project Design Feature NOI-PDF-4: Outdoor amplified sound systems for outdoor gatherings (non-production uses) on roof decks, if any, will be designed so as not to exceed a maximum noise level of 85 A-weighted decibels (dBA) (L_{eq-1hr}) at a distance of 25 feet from the amplified speaker sound systems in any roof deck gathering areas located within 15 feet from the northern, southern and western property lines and within 40 feet from the eastern property line, and 95 dBA (L_{eq-1hr}) at a distance of 25 feet from the amplified speaker sound systems within the interior portions of the Project Site². A qualified noise consultant will provide written documentation that the design of the system complies with these maximum noise levels.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection

² Based on the conceptual site plan shown in Section II, Project Description, of the Draft EIR, the potential roof decks along the perimeter were assumed to be at least 75 feet above adjacent grade and the roof decks within the interior portion of the Project Site were assumed to be at least 50 feet above grade.

- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

Project Design Feature NOI-PDF-5: Outdoor studio production activities will be prohibited within 200 feet of the Shared Eastern Property Line adjacent to the existing multi-family residence located immediately east of the Project Site (receptor location R1) between the hours of 10 P.M. and 7 A.M.

- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once at field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant prior to Certificate of Occupancy

(2) Mitigation Measures

Mitigation Measure NOI-MM-1: A temporary and impermeable sound barrier shall be erected at the locations listed below. At plan check, building plans shall include documentation prepared by a noise consultant verifying compliance with this measure.

- Along the eastern property line of the Project Site between the construction areas and the adjacent residential and park uses to the east, the temporary sound barrier shall be designed to provide a minimum 16-A-weighted decibels (dBA) noise reduction at the ground level of receptor locations R1 and R2. In addition, the temporary sound barrier along the Shared Eastern Property Line (between the Project Site and the Broadcast Center Apartments (R1)) shall be 30 feet high. The sound barriers shall be constructed when construction activities are located within 700 feet and 560 feet of receptor locations R1 and R2, respectively.
- Along the northern property line of the Project Site between the construction areas and the motel (receptor location R3) and school (receptor location R4) on the north side of Beverly Boulevard and the residential uses along Orange Grove Avenue, Ogden Drive, Genesee Avenue, and Spaulding Avenue (represented by receptor location R5), the temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 9-dBA, 5-dBA and 8-dBA noise reduction at the ground level of receptor locations R3, R4, and R5 respectively. The sound barriers shall be constructed

when construction activities are located within 280 feet, 300 feet, and 490 feet of receptor locations R3, R4 and R5, respectively.

- Along the western and a portion of the southern property lines of the Project Site between the construction areas and residential uses on Hayworth Avenue (receptor location R7) and the residential and motel uses on the west side Fairfax Avenue (receptor location R8), the temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 15-dBA and 10-dBA noise reduction at the ground level of receptor locations R7 and R8, respectively. The sound barriers shall be constructed when construction activities are located within 700 feet and 340 feet of receptor locations R7 and R8, respectively.
- Along an approximately 250-foot segment of the southern portion of the Project property line between the construction areas and the Gilmore Adobe, a temporary sound barrier shall be designed to break the line-of-sight and provide a minimum 15 dBA noise reduction at the ground level of the Gilmore Adobe.³ The sound barrier shall be constructed when construction activities are located within 700 feet of the Gilmore Adobe.
- **Enforcement Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; submittal of compliance report from noise consultant

G. Public Services—Police Protection

(1) Project Design Features

Project Design Feature POL-PDF-1: During Project construction, the Applicant will implement security measures including security fencing, low-level security lighting, locked entry, and security patrols.

³ The Gilmore Adobe (also referred to as the Rancho La Brea Adobe) is a commercial use. A commercial use is not a sensitive receptor for purposes of the noise analysis under CEQA. Nonetheless, the Gilmore Adobe was treated hypothetically as a residential use for informational purposes in response to comments on the Draft EIR.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; field inspection sign-off

Project Design Feature POL-PDF-2: During operation, the Project will incorporate a 24/7 security plan to ensure the safety of its employees and visitors. The Project's security plan will include, but will not be limited to, the following design features:

- Security fencing, walls, landscaping, and/or other elements to create a physical barrier at the Project Site perimeter;
- Points of entry will be secured by elements such as guard booths, key card passes, and pedestrian and vehicular access controls;
- A 24-hour security camera network to provide visual surveillance of outdoor areas, parking facilities, and other activity areas;
- Private on-site security staff, including at guard booths to control entry, and regular security patrols of the Project Site; and
- Appropriate staff training on security protocols, including site and building access control, managing and monitoring fire/life/safety systems, and patrolling the Project Site.
- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and submittal of compliance documentation by Applicant; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-3: The Project will include appropriate lighting of buildings and walkways to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry into buildings.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check; once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-4: The Project will include appropriate lighting of parking areas, elevators, and lobbies to maximize visibility and reduce areas of concealment.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-5: The design of the Project's entrances to and exits from buildings, open spaces around buildings, and pedestrian walkways will be open and in view of surrounding sites.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of Building and Safety; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-6: Prior to the issuance of a building permit, the Applicant will consult with Los Angeles Police Department's (LAPD's) Crime Prevention Unit regarding the incorporation of feasible crime prevention features appropriate for the design of the Project.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

Project Design Feature POL-PDF-7: Upon completion of Project construction and prior to the issuance of a certificate of occupancy, the Applicant will submit a diagram of the Project Site to LAPD's Wilshire Division Commanding Officer that includes access routes and any additional information that might facilitate police response.

- **Enforcement Agency:** City of Los Angeles Police Department; City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); prior to the issuance of applicable building permit
- **Action Indicating Compliance:** Plan check approval and issuance of applicable building permit; issuance of Certificate of Occupancy

H. Transportation

(1) Project Design Features

Project Design Feature TR-PDF-1: A detailed Construction Traffic Management Plan, including street closure information, a detour plan, haul routes, and a staging plan, will be prepared and submitted to the City for review and approval prior to commencing construction. The

Construction Traffic Management Plan will formalize how Project construction will be carried out and identify specific actions that will reduce effects on the surrounding community. The Construction Traffic Management Plan will be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site and will include, but not be limited to, the following elements, as appropriate:

- The Project Applicant will designate a construction manager to serve as a liaison with the surrounding community and respond to any construction-related inquiries. Publicly visible signs will be posted at various locations with the liaison's contact information to contact regarding dust complaints. The South Coast Air Quality Management District's phone number will also be included to ensure compliance with applicable regulations.
- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets or in predominantly residentially zoned areas.
- Temporary pedestrian, bicycle, and vehicular traffic controls (e.g., flag people trained in pedestrian and bicycle safety at the Project Site's driveways) during all construction activities adjacent to Fairfax Avenue, Beverly Boulevard, and The Grove Drive, to ensure traffic safety on the public right-of-way.
- Scheduling of construction-related activities to reduce the effect on traffic flow on surrounding major roadways.
- Containment of construction activity within the Project Site boundaries, to the extent feasible.
- Coordination with the Los Angeles Department of Transportation (LADOT) Parking Meter Division to address any potential loss of metered parking spaces.
- Implementing safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers.
- Rerouting construction trucks to reduce travel on congested streets.
- Provision of dedicated turn lanes for the movement of construction trucks and equipment on- and off-site, subject to LADOT approval.
- Prohibition of haul truck staging on any streets adjacent to the Project Site, unless specifically approved as a condition of an approved haul route.
- Spacing of trucks so as to discourage a convoy effect.

- Sufficient dampening of the construction area to control dust caused by grading and hauling and reasonable control at all times of dust caused by wind.
- Maintenance of a log, available on the Project Site at all times, documenting the dates of hauling and the number of trips (i.e., trucks) per day.
- Identification of a construction manager and provision of a telephone number for any inquiries or complaints from residents regarding construction activities and posting of the telephone number at the Project Site readily visible to any interested party during site preparation, grading, and construction.
- Obtaining the required permits for truck haul routes from the City prior to the issuance of any building permit for the Project.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of grading or building permit (provide proof of compliance); once during field inspection
- **Action Indicating Compliance:** Plan check approval and issuance of grading permit; field inspection sign-off

Project Design Feature TR-PDF-2: The Project will implement a series of transportation demand management (TDM) measures that exceed the requirements established in the current TDM Ordinance. The TDM strategies will be implemented for the Project Site as a whole and will be available to both the existing and new employees on-site. The TDM Program will be subject to review and approval by the City, and the Project Applicant will record a Covenant and Agreement to ensure that the TDM Program will be maintained. The following TDM strategies will be implemented as proposed under the TDM Program:

- **Educational Programs/On-Site Coordinator:** A coordinator will reach out to employees directly to promote the benefits of TDM. The coordinator will provide information on public transit and any related incentives, flexible work schedules and telecommuting programs, pedestrian and bicycle amenities, rideshare/carpool/vanpool programs, and parking incentives. Marketing activities, including printed/posted materials and digitally distributed information, will ensure that employees and visitors at the Project Site are aware of the benefits of the TDM Program and all of the mobility options available on-site and in the surrounding area.

- **Transportation Information Center/Kiosks via Mobility Hub:** The Project will install a transportation information center at a Mobility Hub. The transportation information center will provide employees and visitors with information regarding transit, commute programs, and non-vehicular travel planning. Informational digital bulletin boards and wayfinding information will be displayed along pedestrian paths to direct pedestrians to the Mobility Hub, nearby transit stops, bicycle parking, and bikeshare facilities.
- **Bicycle Parking and Amenities:** In order to facilitate bicycle use, the Project will provide short-term and long-term bicycle parking spaces in accordance with the Los Angeles Municipal Code (LAMC), as well as valet service, showers, lockers, and bicycle service areas and repair stands within the Project Site. The Project will incorporate features for bicyclists, such as exclusive access points and secured bicycle parking facilities. The Project Applicant will also contribute toward the implementation of bicycle improvements within the Study Area in accordance with the Mobility Plan.
- **Pedestrian Amenities:** The Project will incorporate features for pedestrians, such as landscape improvements, exclusive access points, and upgraded pedestrian facilities and bus stops. Additionally, the Project Site will be designed to be a safe, friendly, and convenient environment for pedestrians. The Project will provide more pedestrian-friendly sidewalks and areas along Fairfax Avenue, Beverly Boulevard, and The Grove Drive and maintain internal walkways throughout the Project Site. The Project Applicant will also contribute toward pedestrian facilities improvements as part of Vision Zero.
- **Shuttle Service:** The Applicant will either operate or fund van or shuttle service for employees and visitors between the proposed Metro D (Purple) Line Wilshire/Fairfax Station and the Project Site. The shuttle will operate during typical commuter peak periods and provide service from or near the Project Site to the Metro D Line Wilshire/Fairfax Station. The shuttle service will enhance employee and visitor access to the Metro D (Purple) Line and, therefore, result in greater reductions in vehicle trips and vehicle miles traveled (VMT). Additionally, the Mobility Hub could support future shuttle services to connect to existing and future transit stations (e.g., the Metro B [Red] Line or Metro K [Crenshaw North] Line Extension).
- **Ride-Share Matching and Carpool/Vanpool Program:** The on-site TDM coordinator will provide ride-share matching services to match interested employees with similar commuters into carpools and vanpools.

- **Neighborhood Enhancements:** The Project will enhance the transportation mobility around the immediate Project Site area to encourage alternative transportation modes and connections to the Project Site from off-site locations. The Project will also enhance the existing crosswalks at the signalized intersections along Beverly Boulevard at Fairfax Avenue and Stanley Avenue/The Grove Drive to current LADOT standards with new continental crosswalks and black and white contrast markings.⁴
- **First-Mile/Last-Mile Options:** In recent years, there has been a proliferation of new options for personal transportation that help to address first-mile/last-mile connectivity issues with public transit. These options include motorized scooters, skateboards, and bicycles, as well as human-powered bicycles. Some of these options involve personal ownership (various types of electric skateboards, bicycles, and scooters) and some are publicly available for short-term rentals (electric scooters, Metro Bike Share pedal-powered bicycles). These services are rapidly evolving and gaining widespread acceptance, and it is anticipated that by the time the Project is completed, the landscape for these services, as well as the regulatory issues surrounding some of them, may look substantially different. The Applicant is committed to forward-thinking in the design and implementation of the Project and will provide support for such services at the Mobility Hub, as appropriate. Specifically, as required by LADOT, the Mobility Hub will include space to accommodate support uses, storage, maintenance, and staging facilities. These services will give employees and visitors a variety of travel mode choices and, therefore, encourage the use of non-automobile modes to and from the Project Site and reduce VMT.
- **Carpool/Vanpool Parking and Loading via Mobility Hub:** The Mobility Hub will provide safe and convenient passenger loading areas for employee carpools/vanpools along with access to the Project Site's internal roadway network to get to the parking structures. Additional passenger loading areas are also proposed on Fairfax Avenue, Beverly Boulevard, and the Southern Shared Access Drive for carpools, vanpools, shuttles, ride-share, taxi, and other commercial and non-commercial vehicles. Bus or shuttle loading and unloading would not occur within 75 feet of the Broadcast Center Apartments without a noise barrier in place.
- **Guaranteed Ride Home Program:** A Guaranteed Ride Home program assures that transportation service will be provided to

⁴ While LADOT recommended in their Assessment Letter for the Transportation Assessment (Draft EIR Appendix M.2) to improve the visibility of crosswalks, all crosswalks adjacent to the Project Site have since been improved with continental crosswalks.

individuals who commute without their personal automobiles. This program overcomes one of the primary concerns of those who may choose alternative modes of transportation, which is how to get home or to a child's school in the case of an emergency. In the event of personal or family emergencies, the individual will be reimbursed for a taxi ride, ride-share ride, or short-term car rental. This program will cover all employees participating in the carpool/vanpool program or using transit to and from the Project Site. A support service, such as Guaranteed Ride Home, is an important part of TDM implementation that assures an individual will not be dependent on a carpool or transit schedule in the event of an emergency.

- **Transit Infrastructure Improvements:** The Project will improve the existing transit infrastructure at bus stops located within the immediate vicinity of the Project Site along Fairfax Avenue and Beverly Boulevard. This will include, where applicable, upgrades to provide adequate benches, shelters, lighting, light-emitting diode (LED) displays, and signage.
- **Enforcement Agency:** City of Los Angeles Department of Transportation, City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once at Project plan check prior to issuance of building permit (provide proof of compliance); once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Approval of TDM program from LADOT; issuance of Certificate of Occupancy; submittal of compliance documentation by Applicant

Project Design Feature TR-PDF-3: The Project will include the following off-site Vision Zero safety improvements:⁵

- Where applicable, the Project will improve the existing pedestrian infrastructure at the bus stops located around the Project Site perimeter along Fairfax Avenue and Beverly Boulevard to include adequate benches, shelters, lighting, LED displays, and signage to the extent feasible under the City of Los Angeles' current bus shelter contract.
- The Project Applicant will contribute toward the funding of pedestrian facilities and safety improvements within the Study

⁵ While LADOT recommended in their Assessment Letter for the Transportation Assessment (Draft EIR Appendix M.2) to improve the visibility of crosswalks, all crosswalks adjacent to the Project Site have since been improved with continental crosswalks.

Area, including a pedestrian hybrid beacon at Stanley Avenue and Melrose Avenue.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment

Project Design Feature TR-PDF-4: The Project Applicant will contribute \$1.34 million toward transportation systems management (TSM) improvements within the Project area that may be considered to better accommodate intersection operations and increase network capacity throughout the Study Area. LADOT's Automated Traffic Surveillance and Control (ATSAC) Section has identified the following improvements within the Project area along Fairfax Avenue, Beverly Boulevard, and The Grove Drive:

- Fairfax Avenue and Beverly Boulevard—Signal upgrades, 351 cabinet with new signal controller, system loop, flashing yellow arrow at Beverly Boulevard for the westbound left-turn.
- Fairfax Avenue and Oakwood Avenue—Northbound and southbound system loops.
- Fairfax Ave and 3rd Street—Signal upgrades, new cabinet, flashing yellow arrow for eastbound and westbound left turn.
- The Grove Drive and 3rd Street—New signal controller for leading pedestrian interval.
- The Grove Drive and Beverly Boulevard—Closed Circuit TV (CCTV) camera, new cabinet and signal controller for leading pedestrian interval.
- The Grove Drive Corridor—Signal communication including conduit, 25 pair interconnect, 24SM single mode fiber, pull boxes, and ground cables.
- Beverly Boulevard and Genesee Avenue—System loops for eastbound and westbound, and new cabinet and westbound left turn phasing (if warranted).

- Beverly Boulevard and Gardner Street—System loops for eastbound and westbound.
- Beverly Boulevard and Curson Avenue—System loops for eastbound and westbound.
- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of applicable Certificate of Occupancy for the earliest of the three Project features identified in the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Written verification of payment of fees to the City of Los Angeles Department of Transportation or implementation of TSM improvements; issuance of Certificate of Occupancy for the earliest of the three Project features identified in the Transportation Improvement Program Schedule in the Transportation Assessment

Project Design Feature TR-PDF-5: The Project will install left-turn signal phases at the following three key intersections: Fairfax Avenue and 3rd Street, Martel Avenue/Hauser Boulevard and 3rd Street, and La Brea Avenue and 3rd Street.

- **Enforcement Agency:** City of Los Angeles Department of Transportation; City of Los Angeles Department of City Planning
- **Monitoring Agency:** City of Los Angeles Department of Transportation
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once prior to issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy for the appropriate development phase according to the Transportation Improvement Program Schedule in the Transportation Assessment

I. Utilities and Service Systems—Water Supply and Infrastructure

(1) Project Design Features

Project Design Feature WAT-PDF-1: In addition to any existing applicable regulatory requirements, the Project design will incorporate the following water conservation features to support water conservation:

- High-Efficiency Toilets with a flush volume of 1.1 gallons per flush or less.
- Showerheads with a flow rate of 1.5 gallons per minute or less.
- ENERGY STAR Certified Residential Dishwashers—standard with 3.0 gallons/cycle or less.
- Drip/Subsurface Irrigation (Micro-Irrigation).
- Proper Hydro-Zoning/Zoned Irrigation (groups plants with similar water requirements together).
- **Enforcement Agency:** City of Los Angeles Department of Water and Power; City of Los Angeles Department of Building and Safety
- **Monitoring Agency:** City of Los Angeles Department of City Planning; City of Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction; construction
- **Monitoring Frequency:** Once at Project plan check (provide proof of compliance); once prior to issuance of Certificate of Occupancy
- **Action Indicating Compliance:** Plan approval and issuance of applicable building permit; issuance of Certificate of Occupancy

TVC 2050 Specific Plan

APPENDIX C: Alcohol Conditions

APPENDIX C
ALCOHOL APPROVAL CONDITIONS

A. Conditions for On-Site Alcohol Consumption

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning (City Planning) and the Department of Building and Safety (LADBS) for purposes of having a building permit issued at any time during the term of this grant.
3. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. Prior to the effectuation of this grant, a Covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office.
5. The Covenant and Agreement ([CP-6770](#)) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
6. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
7. Electronic age verification device(s) may be used to determine the age of any individual attempting to purchase alcoholic beverages. If utilized, these devices shall be installed or utilized as handheld devices on the premises, maintained in an operational condition, and all establishment employees shall be instructed in their use.
8. Each employee of said establishment/permittee who sells or serves alcoholic beverages shall enroll in, attend and complete a certified, State Department of Alcoholic Beverage Control (ABC)-recognized, training program for the responsible sale and service of alcohol. This training shall be scheduled for new employees within 30 days of the opening of the establishment, or within 30 days after the start

of employment, whichever applies. A record of the completion of this training program shall be maintained on the premises and shall be presented upon request of the Director.

9. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon the request of any peace officer, employee of the ABC, the LADBS, or City Planning. The on-site manager and employees shall be knowledgeable of the conditions herein.
10. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per Section 19.01 E.3 of the Code - Monitoring of Conditional Use Permits, Inspection, and Field Compliance for Review of Operations and Section 19.04 of the Code - Miscellaneous ZA Sign Offs shall be paid to the City.
11. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.
12. The owner and operator shall be notified of any deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by LADBS which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the decision-maker..
13. Should there be a change in the ownership and/or the operator of the business, the property owner and the business owner or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to City Planning within 30 days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing floor plan, seating arrangement or number of seats of the new operation.
14. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring

properties, the Zoning Administrator (upon his/her initiative, or upon written request by the Los Angeles Police Department [LAPD] or ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to Code Section 19.01 E of the Code, the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions.

15. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 300-foot radius of the property, the Council Office and LAPD's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Zoning Administrator may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.
16. **Complaint Log.** A telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the following locations:
 - i. Entry, visible to pedestrians.
 - ii. Customer service desk, front desk or near the reception area.

Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint; and (3) the manner in which the complaint was resolved.

17. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or ABC "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request LAPD or ABC to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
18. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by ABC and the conditional use herein. Every effort shall be undertaken in managing the subject premises and the facility to discourage illegal and

criminal activities and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

19. The applicant shall be responsible for maintaining the premises over which they have control, including the adjoining sidewalk and any public or temporarily closed alleys abutting the site, free of debris or litter.
20. After hour use shall be prohibited, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.

Restaurant Conditions

21. Restaurants with sales and service of alcohol shall be maintained as a bona fide eating place (restaurant) with an operational kitchen and shall provide a full menu containing an assortment of foods normally offered in such restaurants. The establishment shall provide seating and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
22. A restaurant, café, or food hall shall be considered a single permit and shall be permitted to sell a full line of alcoholic beverages from one or more bars, lounges, or restaurants/stalls within a single restaurant, cafe or food hall establishment.
23. No enclosed room, other than restrooms, intended for use by patrons or customers shall be permitted. No private dining room with a separate access door shall be permitted.
24. **Amplified Sound.** Outdoor amplified sound shall comply with the City of Los Angeles Noise Ordinance as codified in Chapter XI of the Code.

Bar/Lounge Conditions

25. **Designated Driver Program.** Prior to the utilization of this grant, establishments that do not serve food with alcohol sales shall establish a "Designated Driver Program" which shall include, but not be limited to, signs/cards, notation on websites/social media, notifying patrons of the program. The signs/cards/website/social media shall be visible to the customer and posted or printed in prominent locations or areas. These may include signs/cards on each table, at the entrance, at the host station, in the waiting area, at the bars, or on the bathrooms, or a statement in the menus, a website, or on social media.

26. A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by LAPD.
27. Only the front door shall be used for patron access to bar/lounge uses. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries, trash removal, and emergency access.
28. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.
29. The exterior windows and glass doors of the establishments shall be maintained substantially free of signs and other materials from the ground to at least 6 feet in height above the ground so as to permit surveillance into the store by Police and/or private security.
30. The applicant shall utilize social media, webpages, or other media to provide travel information to the establishment. Such information shall promote the use of alternate travel means to automotive transportation (walk, bike, public transit, rideshare/service, or carpool).

B. Conditions for Off-Site Alcohol Consumption

1. A copy of these conditions shall be retained on the premises at all times and be immediately produced upon request of the peace officer, employee of ABC, LADBS, or City Planning. The on-site manager and employees shall be knowledgeable of the conditions herein.
2. **Hours of sales.** Alcoholic beverages may be sold as permitted by State law.
3. **STAR/LEAD/RBS Training.** Within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the LAPD “Standardized Training for Alcohol Retailers” (STAR) or ABC “Licensee Education on Alcohol and Drugs” (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request LAPD or ABC to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all

new hires within three months of their employment.

4. An electronic age verification device shall be purchased and retained on the premises to determine the age of any individual and shall be installed at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.
5. Establishments with off-site sales shall maintain windows and other openings from 30 inches to 84 inches at the ground floor free of coverings, advertisements, or any other such screening from obscuring, blocking, or otherwise obstructing line of sight into the establishment.

TVC 2050 Specific Plan

APPENDIX D: Design Standards

APPENDIX D: DESIGN STANDARDS

SECTION 1. BUILDING DESIGN

This section provides standards for building design with particular emphasis on facade materials and rooflines visible from the public right-of-way. A pedestrian-scale, inviting, and well-designed ground floor facade along public street frontages is essential to sustaining street-level interest, public realm engagement, and pedestrian safety, while maintaining studio security, privacy, and operations.

A. Pedestrian Entrances. Well-marked pedestrian entrances shall be provided to cue access and use.

- 1. Building Entrances.** The treatment of primary building entrances or lobbies shall be accentuated and differentiated through changes in the building plane, material, treatment, or articulation. Building entrances shall provide shading and weather protection, such as a cantilevered floor plate above the ground level, and utilize weather-resistant, woven fabric, glass, metal, or other permanent material compatible with the building architecture. When said shading and weather protection elements correspond to publicly accessible uses (including but not limited to retail, office, and community uses) these areas shall provide opportunities for publicly accessible amenities that encourage, safe, attractive, accessible, and enjoyable walking such as sidewalk cafes, retail courtyards, covered walkways, or spaces for outdoor dining or seating. Internally illuminated, vinyl awnings are not permitted.
- 2. Project Gateways.** Project Gateways are located on private property and shall function as extensions of the Project Setbacks (Frontages). Project Gateways shall be improved with landscape, hardscape, and open space. Gateways shall support and facilitate attractive, accessible, and enjoyable spaces of respite for pedestrians, visitors/tourists, and employees. Project Gateways along major frontages (Fairfax Avenue, Beverly Boulevard, and The Grove Drive) shall be provided as follows:
 - a. Fairfax Avenue:** A minimum of two, 30-foot-wide x 15-foot-deep, publicly accessible open spaces between buildings. (Note: The two open spaces may be combined into a single open space area if the total minimum size requirements are adhered to.)
 - b. Beverly Boulevard:** A minimum 45-foot-wide x 15-foot-deep publicly accessible open space adjacent to or within the viewshed restoration area.
 - c. The Grove Drive:** A minimum 15-foot-wide x 15-foot-deep publicly accessible open space.

B. Building Facades along Public Street Frontages. Any building facade located within 50 feet from the property line within Subareas A, B, or C and fronting a public street shall incorporate the following architectural features into the building facade:

1. Facade Articulation. Each building facade fronting the public right-of-way shall incorporate modulation or breaks at a minimum of every 45 feet in length to create variations in material that correspond to interior building programming, such as wall offsets, bays, projections, recesses, stair towers, terraces, or similar architectural treatments. Facade articulation shall not be achieved through the use of color or material application alone.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses shall be exempt from these requirements.

2. Transparency. The first 20 feet of vertical height, as measured from the grade of the nearest adjacent sidewalk, of all ground floor facades fronting the public right-of-way, shall include transparent wall openings including, but not limited to, windows or doors, comprising at least 50 percent of the aggregate ground floor facade area.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures, shall be exempt from these requirements.

3. Windows and Glass. Windows (and other openings such as doors) using glass shall be inset or offset from the building facade at a minimum of three inches to delineate shadows and visual depth. Mirrored glass or reflective glass coatings are prohibited. Alternatively, flush finish window installations are permitted when a glass curtain wall, store front, spandrel glass, or other similar design approach is used.

a. **Exemptions.** New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures shall be exempt from these requirements.

C. Glass/Glazing. Any building facade(s) which exceeds 88 feet in height, as measured from Project Grade, shall provide glass/glazing for a minimum of 50 percent of the area of the building facade. Facade materiality performance shall meet or exceed Title 24, or other similar energy efficiency standards, as applicable.

1. Exemptions. New buildings (or portions thereof) constructed for sound stage and production support uses, the Mobility Hub, and stand-alone parking structures shall be exempt from these requirements.

- D. Roof Form.** Each building exceeding 88 feet in height, as measured from Project Grade, shall have a defining rooftop element divergent from its prevailing roof line. Where accessible rooftop decks are provided, vegetated roofs, cool roofs and/or other approaches to sustainable construction shall be provided in order to reduce urban heat island effects and capture stormwater. (An accessible rooftop shall be one that has an identified Los Angeles Building Code [LABC] occupancy and shall not include rooftops accessible merely to allow for service of mechanical, electrical, parking, or photovoltaic [PV] systems.)

SECTION 2. PARKING AND LOADING

- A. Automobile Parking (Structured).** Parking shall be fully integrated into the design and form of the Project. Materials used in parking design shall be similar in opacity, quality, and theme to the materials used in the overall design elements elsewhere in the Specific Plan area, and shall be utilized in a manner to enhance, and not restrict, the natural ventilation requirements stated in the Los Angeles Building Code (LABC). In order to minimize the visibility of parking:
1. All above-grade parking fronting the public right-of-way (except where entrances, exits, driveways, drive aisles and the like are located) shall incorporate ground-floor, non-parking uses (including but not limited to Basecamp uses) for the first 20 feet in depth of the ground floor; or, alternatively, shall utilize the same architectural materials as used in design elements elsewhere in the Specific Plan area for screening purposes; provided, however, that no more than 50 percent of any facade shall be covered with mesh screening, including, but not limited to, perforated mesh, grating, or other screening.
 2. Any above-grade parking facade fronting the public right-of-way (except where entrances, exits, driveways, drive aisles and the like are located) shall have an external skin, designed to improve the building's appearance. Facades of parking structures shall be screened to minimize their visual impact on the public realm. This can include heavy-gauge metal screens, pre-cast panels, laminated glass or PV panels, or other material consistent with or complementary to development within the Specific Plan area, as determined by the Director or Planning.
 3. A low screening element, measuring a minimum of 36 inches in height, shall be provided within the garage that blocks views of parked vehicle bumpers and headlights from the public right-of-way.
 4. Vertical circulation cores (entrances, elevators, and stairs) shall, as feasible, be located on facades of the building and/or corners so users can easily find and access entry points. Code-required exit stairs shall be exempt from this regulation.
 5. If facade plant materials are provided, they shall be properly maintained and equipped with an automatic irrigation system. Plant materials shall only be

permitted on facades up to the second level of a building, unless dedicated maintenance and watering infrastructure is provided for upper-level plant material. All planters for facade plant materials shall be secured to the ground or building structure.

- B. Automobile Parking (Surface).** New surface parking areas (excluding areas utilized for Basecamp) shall not be located within 30 feet of a public right-of-way.
- C. Commercial Loading.** All commercial loading and unloading activities shall occur within the Specific Plan area. No commercial loading or unloading is permitted within the public right-of-way.

SECTION 3. SETBACK (FRONTAGE AREAS), PROJECT GATEWAYS, AND SITE ACCESS

This section provides standards on the design of setbacks (frontage areas), project gateways, and site access.

- A. Setback Area and Project Gateway Design.** Setbacks, as defined in Section 5.4.A (Setbacks [Frontage Areas]) of this Specific Plan, and Project Gateways shall provide a mix of landscape, hardscape, and interactive cultural amenity elements, including but not limited to sculptures, art works, plaques, electronic kiosks, and thematic landscape and hardscape materials, that are responsive to the cultural history of the studio Project Site and neighborhood.
 - 1.** Prior to the issuance of the first building permit of a Project in the Specific Plan, a Cultural Amenities Plan shall be submitted for review and approval by the Department of City Planning, in consultation with the Office of Historic Resources, to be used as an implementation guide with principals and standards for the cultural amenities to be provided along each applicable Frontage Area and Project Gateway.
 - 2.** Cultural amenities and interactive elements, both permanent and semi-permanent, include, but are not limited to the following:
 - a. Sculpture
 - b. Art work
 - c. Plaques
 - d. Digital and non-digital kiosks
 - e. Thematic landscape and hardscape materials
 - f. Wayfinding signage

B. Perimeter Fences and Freestanding Walls in Setback Areas.

1. **Height.** Fences and freestanding walls shall not exceed 12 feet in height, as measured from the grade of the nearest adjacent sidewalk.
2. **Transparency.**
 - a. Fencing and freestanding walls located within Subarea A (Viewshed Restoration Area) that are visible from Beverly Boulevard shall maintain a minimum transparency of 50 percent as defined by the linear distance in feet.
 - b. Fencing and freestanding walls with less than 50 percent transparency per fence face, located within all other Subareas, shall be located at the setback line furthest from the public right-of-way, to ensure adequate space in the setback area for the installation of landscaping for screening.
 - c. Fencing and freestanding walls with 50 percent or greater transparency per fence face, located within all other Subareas, may be located within any portion of the setback area.
3. **Security.** The use of barbed wire or chain link for any fencing or freestanding walls shall be prohibited.
4. **Maintenance.** Fencing and freestanding walls shall be maintained in a clean and well-kept manner, including through the repair of broken walls and removal of graffiti, and improved with either low maintenance landscaping, hardscape, or a combination of both.
5. **Landscape.** The requirements set forth in this Section shall apply to the setback areas. A minimum of 75 percent of new landscaping shall be climate adapted or native to the region or to the State of California, as measured by area coverage. Any landscape plan shall identify whether the plan species are listed from CalScape (<https://calscape.org/>) for the Project's specific location and environmental conditions. Species shall be selected based upon their suitability per the [Sunset Climate Los Angeles Zone Region map](#) and the Project's location. No species rated as "moderate" or "high" by California Invasive Plant Council's inventory shall be used in required landscape areas. (See: [The Cal-IPC Inventory – California Invasive Plant Council](#)).

6. Trees.

- a. A minimum of one tree shall be planted for each 300 square feet of setback area. Trees provided within the setback area shall be the same as, or complementary to, the species identified in the Streetscape Plan requirements and spacing set forth by the City of Los Angeles Public Works Department, Urban Forestry Division.
- b. All required trees shall have a minimum 15-gallon container size and a minimum caliper of 1 inch at the time of planting or as specified by ASNS (American Standard for Nursery Stock).
- c. Understory shrubs, grasses and/or ground covers, or organic mulch of 3 to 5 inches in depth shall be provided to shade soil and provide a more favorable microclimate at the base of on-site trees.
- d. The Project shall use climate-adapted or locally native tree and tall shrub species that achieve at least 40 percent shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where planting is not feasible, shade shall be provided by alternative means.

7. Hedges and Vines. Hedges or vines shall be provided along any fencing and/or freestanding walls.

C. Site Access

- 1. Vehicular Access.** Vehicular access to the Specific Plan area, including signalized and non-signalized entrances, shall be consistent with the following requirements.
 - a. **Driveways.** The driveway approach widths (“W”) for vehicular access shall be limited as follows:

Street Frontage	Entrances	Maximum Driveway Width (“W”)
Beverly Boulevard <i>(limit of three)</i>	<i>Signalized Entrance</i> <i>Non-signalized Entrance</i>	<i>70 feet</i> <i>30 feet</i>
Fairfax Avenue <i>(limit of three)</i>	<i>Signalized Entrance</i> <i>Non-signalized Entrance</i>	<i>70 feet</i> <i>30 feet</i>
The Grove Drive <i>(limit of two)</i>	<i>Signalized Entrance</i> <i>Non-signalized Entrance</i>	<i>60 feet</i> <i>30 feet</i>
<i>Southern Shared Access Drive</i> <i>(limit of two)</i>	<i>Non-signalized Entrance</i>	<i>36 feet</i>

2. **Pedestrian Access.** Pedestrian access, including primary and secondary gates, to the Specific Plan area shall be located as provided in Appendix A (Initial Development Plans) of this Specific Plan.

SECTION 4. INFRASTRUCTURE

A. Utilities and Equipment.

1. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) to accommodate the under-grounding of utility lines. All work shall be in compliance with LADWP's Rules Governing Water and Electric Service.
2. Utility equipment, disposal areas, and storage areas shall be located away from, or screened from, the public right-of-way.

B. Rooftop Appurtenances. All ventilation, heating, or air conditioning ducts, tubes, equipment, or other similar rooftop appurtenances shall be screened from public rights-of-ways.

C.

1. **Exemptions.** This standard shall not apply to Communication Facilities such as those for television, radio, or other media broadcasting facilities or transmission equipment.

D. Electrical Transformers. Electrical transformers, mechanical equipment, and other equipment shall be located within a building or structure, such as a utility room or parking area, provided no portion of the equipment faces a public street frontage unobstructed.

1. If electrical transformers, mechanical equipment, and other equipment cannot be feasibly located within a building or structure, it may be located outdoors and above or below grade provided that the equipment be screened with a fence/wall or landscape screen. Fence/walls and landscape screens may be combined to achieve full screening of the subject equipment, and shall meet the following standards:
 - a. Form a screening enclosure that creates a contiguous perimeter around all visible elements of the subject equipment from the public right-of-way for a height no less than 6 inches taller than the topmost point of the equipment. In no case may the screening enclosure be less than 3 feet in height.
 - b. Have a minimum opacity of 90 percent.
 - c. Screening must comply with all applicable access and clearance standards as required by LADWP. Equipment shall be screened with

materials that are compatible with the building they are housed in or serve. In addition to screening materials, landscaping should also be incorporated.

E. Cellular Facilities.

1. Cellular Facility areas shall be concealed and visually integrated within the design or architecture of the building or structure housing the equipment and not visible from the public right-of-way.
2. No Cellular Facility shall be constructed as a standalone building or structure.
3. These standards shall apply to Cellular Facilities constructed for the purposes of cellular device connectivity and not to Communication Facilities such as those for television, radio, or other media broadcasting facilities or transmission equipment.

TVC 2050 Specific Plan

APPENDIX E: Streetscape Plan

Appendix E: Streetscape Plan

O.0 Introduction

The TVC 2050 Specific Plan (Specific Plan) establishes studio land uses that reinforce and engage with the high-activity nature of Fairfax Avenue and Beverly Boulevard and integrate with the transitional form of The Grove Drive from urban to public open space at Pan Pacific Park.

Each public frontage along the Specific Plan area boundary accounts for the existing surrounding uses, urban form, and streetscape to highlight and improve the pedestrian experience while increasing safety and activity along the street. By elevating the vitality of the street edge and enhancing its treatment, the Specific Plan advances and reinforces the character of Los Angeles' public streets.

The Specific Plan prioritizes a multi-modal approach to transportation and mobility through modernized and safe sidewalks, areas for future transit integration, on-site parking that is appropriately screened, street trees and additional landscaping, lighting, and street furnishings. The following sections outline objectives and regulations for public streetscape improvements along the Specific Plan public right-of-way areas. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

1.0 Street Trees

Street trees provide wide-ranging and extensive benefits within the Specific Plan area. Their arrangement and rhythm will reinvigorate sections of sidewalk previously underutilized by pedestrians due to issues such as a lack of shade and uncomfortable thermal conditions. Street trees help integrate the public and private aspects of the Specific Plan area along public frontages. They create a sense of place and anchor the Specific Plan area edges. Additionally, street trees provide shade and cooling for street segments which were historically designed solely for the automobile.

Street trees contribute to the Specific Plan area's identity and as such, great care shall be placed in ensuring their quality and influence on the public realm.

General Requirements:

Installation of street trees shall be consistent with Urban Forestry guidelines and is subject to Urban Forestry approval. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

Street tree spacing shall be consistent along each frontage. If required, spacing may be modified in situations where the consistent spacing is interrupted or deemed infeasible due to utilities, lighting, driveways, security, or similar considerations.

Street trees shall be limbed up to seven feet at installation in compliance with the Urban Forestry Guidelines.

Minimum installation size shall be a 24" box in compliance with the Urban Forestry Guidelines.

LEGEND

   PRIMARY STREET TREE SPECIES; REFER TO SECTION 1.1 OF THIS DOCUMENT

BEVERLY BLVD



1.1 Street Trees

LEGEND

- PRIMARY STREET TREE SPECIES
- ALTERNATE SPECIES



CHINESE ELM
(*ULMUS PARVIFOLIA*) **A**



SOUTHERN MAGNOLIA
(*MAGNOLIA GRANDIFLORA*) **B**



VICTORIAN BOX
(*PITTOSPORUM UNDULATUM*) **C**



STRAWBERRY TREE
(*ARBUTUS MENZIESII/MADRONE*) **D**



OLIVE TREE
(*OLEA EUROPAE*) **E**



PAPERBACK TREE
(*MELALEUCA QUINQUENERVIA*) **F**

1.2 Streetscape Improvements

Public right-of-way streetscape improvements shall be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting. While individual design elements may be implemented on a specific public street frontage (i.e., Beverly Boulevard, Fairfax Avenue, or The Grove Drive), lighting, furniture, and pavement treatments/materials shall generally be consistent throughout the Specific Plan area.

Improvements listed in this document may be substituted for other improvements which are consistent with the material, form, and quality of those listed if they are Approved Products for use in the public right-of-way by the Bureau of Engineering or the Bureau of Street Services. Improvements not found to be approved may be applied for and be granted approval by the City's Engineer of Design. Such substitutions shall be made consistently throughout the Specific Plan area. See Section 1.4 for additional details.



1.2.1 BUS STOP SHADE STRUCTURE



1.2.2 STREET BENCHES



1.2.3 TRASH AND RECYCLING RECEPTACLES



1.2.4 STREET SIGNALS



1.2.5 STREET LIGHTS



1.2.6 STREET POLE BANNERS




1.2.7 BICYCLE RACK




1.2.8 LIGHT BOLLARDS

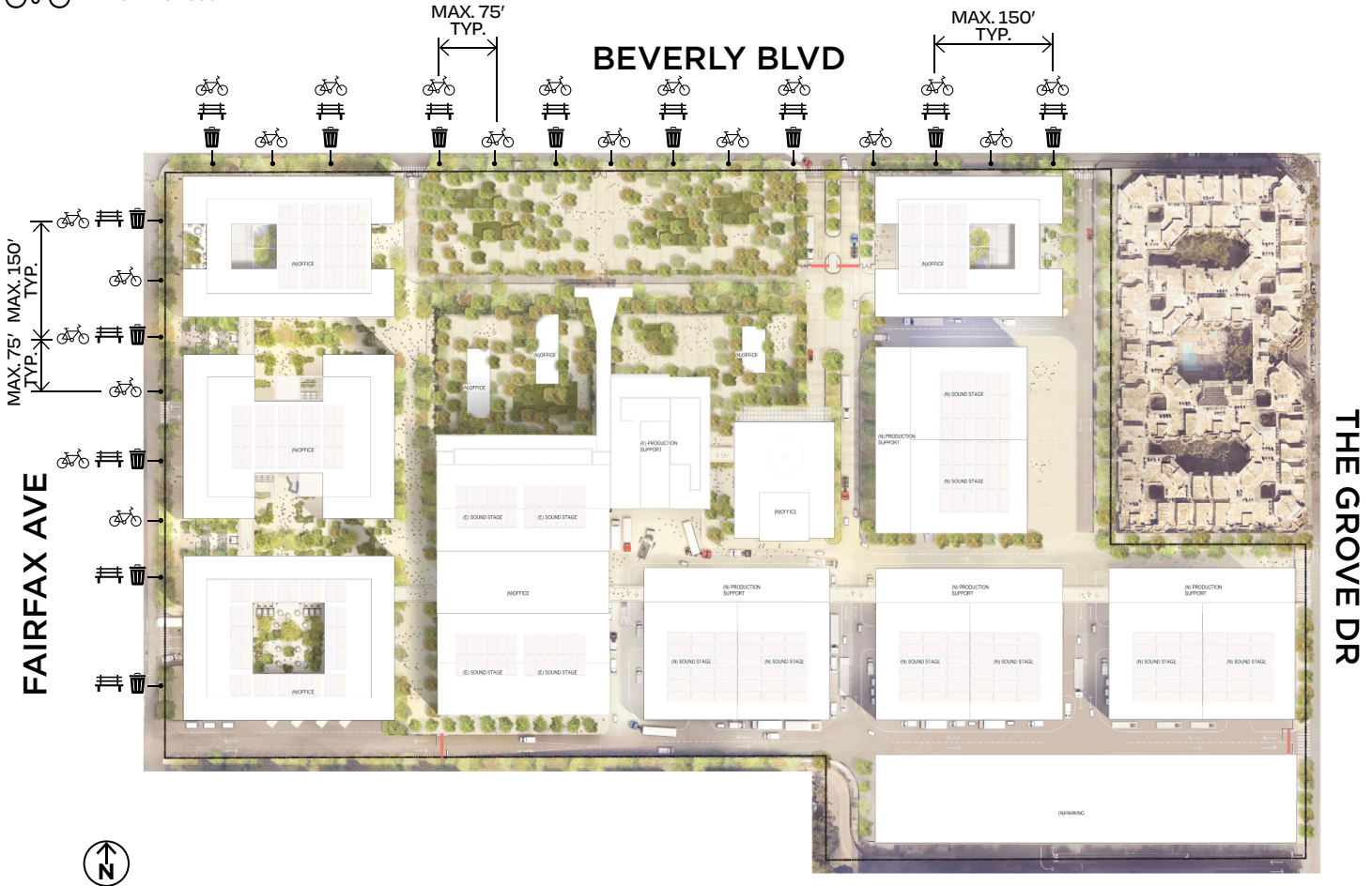
1.2.1 Streetscape Improvements

LEGEND

 STREET BENCHES; REFER TO SECTION 1.2.2 OF THIS DOCUMENT

 TRASH AND RECYCLING RECEPTACLES; REFER TO SECTION 1.2.2 OF THIS DOCUMENT

 BICYCLE RACKS; REFER TO SECTION 1.2.2 OF THIS DOCUMENT

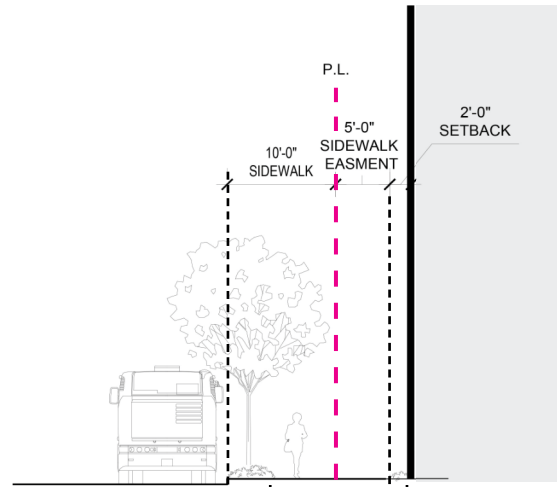


1.3.1 Fairfax Avenue

The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Streetscape improvements are configured into two primary spatial zones: 1) the detail band, in which elements such as trees and site furnishings are located, and 2) the pedestrian clear zone, which allows for unobstructed pedestrian circulation free of obstacles. These two zones run parallel to the curb and street.

Fairfax Avenue is designated as an Avenue II in the Mobility Plan 2035. It is lined with numerous existing retail establishments to the north and south of the Specific Plan area. It acts as a major automobile and pedestrian thoroughfare, running north/south adjacent to the Specific Plan area.



CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY

1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	10'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

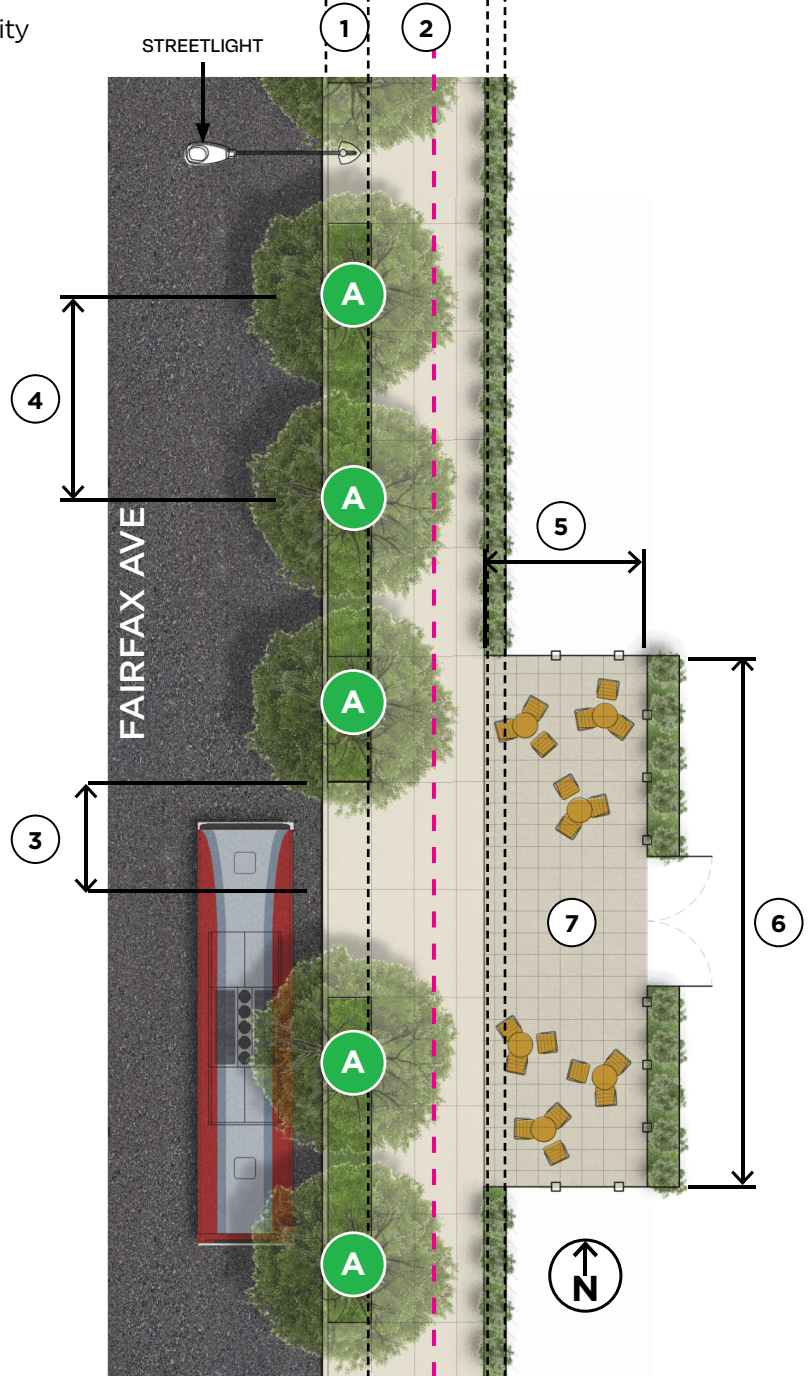
STREET TREES PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	PARKWAY W/ TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	CHINESE ELM OR ALTERNATE

PROJECT GATEWAY PRIVATE PROPERTY (PUBLICLY ACCESSIBLE)

5	DEPTH. 15' (TYP.)
6	WIDTH. 30' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 900 SQUARE FEET

KEY PLAN



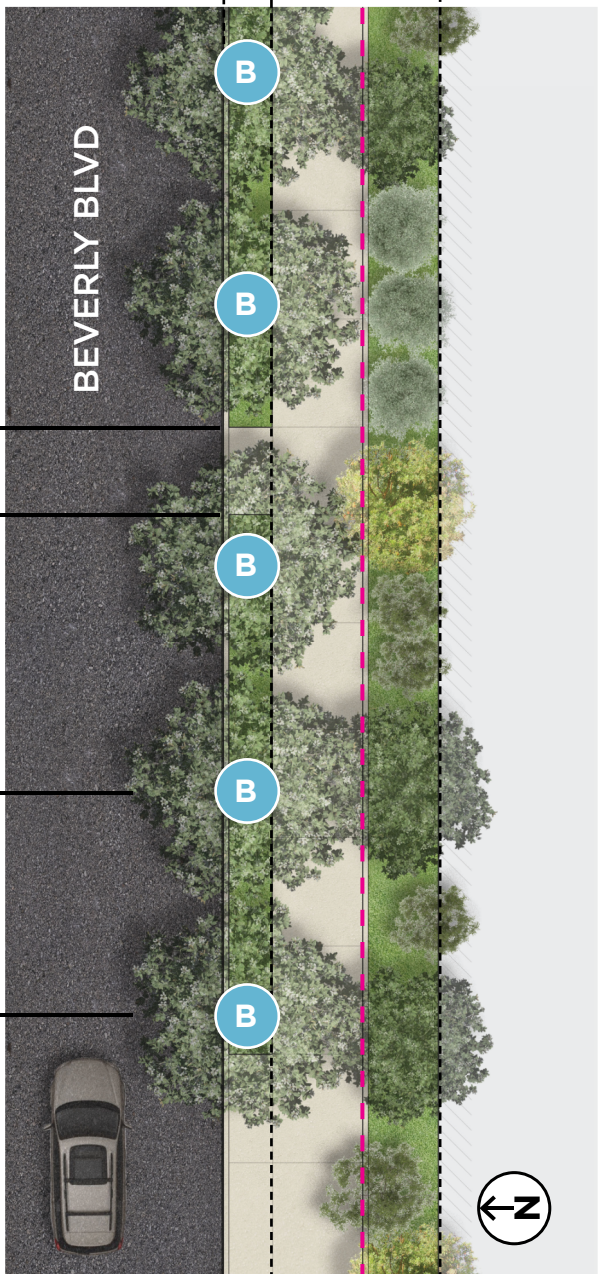
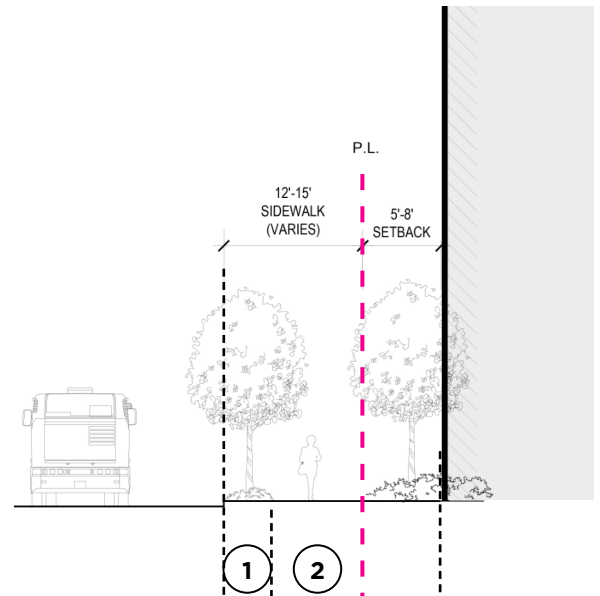
1.3.2 Beverly Boulevard

AREAS ADJACENT SUBAREA 'C'

The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Streetscape improvements are configured into two primary spatial zones: 1) the detail band, in which elements such as trees and site furnishings are located, and 2) the pedestrian clear zone, which allows for unobstructed pedestrian circulation free of obstacles. These two zones run parallel to the curb and street.

Beverly Boulevard is designated as a Modified Avenue I in the Mobility Plan 2035. It is lined with a combination of existing commercial uses of varying scales and sizes. It functions as a major transit corridor with numerous mass transit (bus) stops within close proximity to the Specific Plan area.



CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY

1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	7'-8" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

STREET TREES PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	PARKWAY W/ TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	SOUTHERN MAGNOLIA OR ALTERNATE

KEY PLAN



AREAS ADJACENT SUBAREA 'A'

CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY

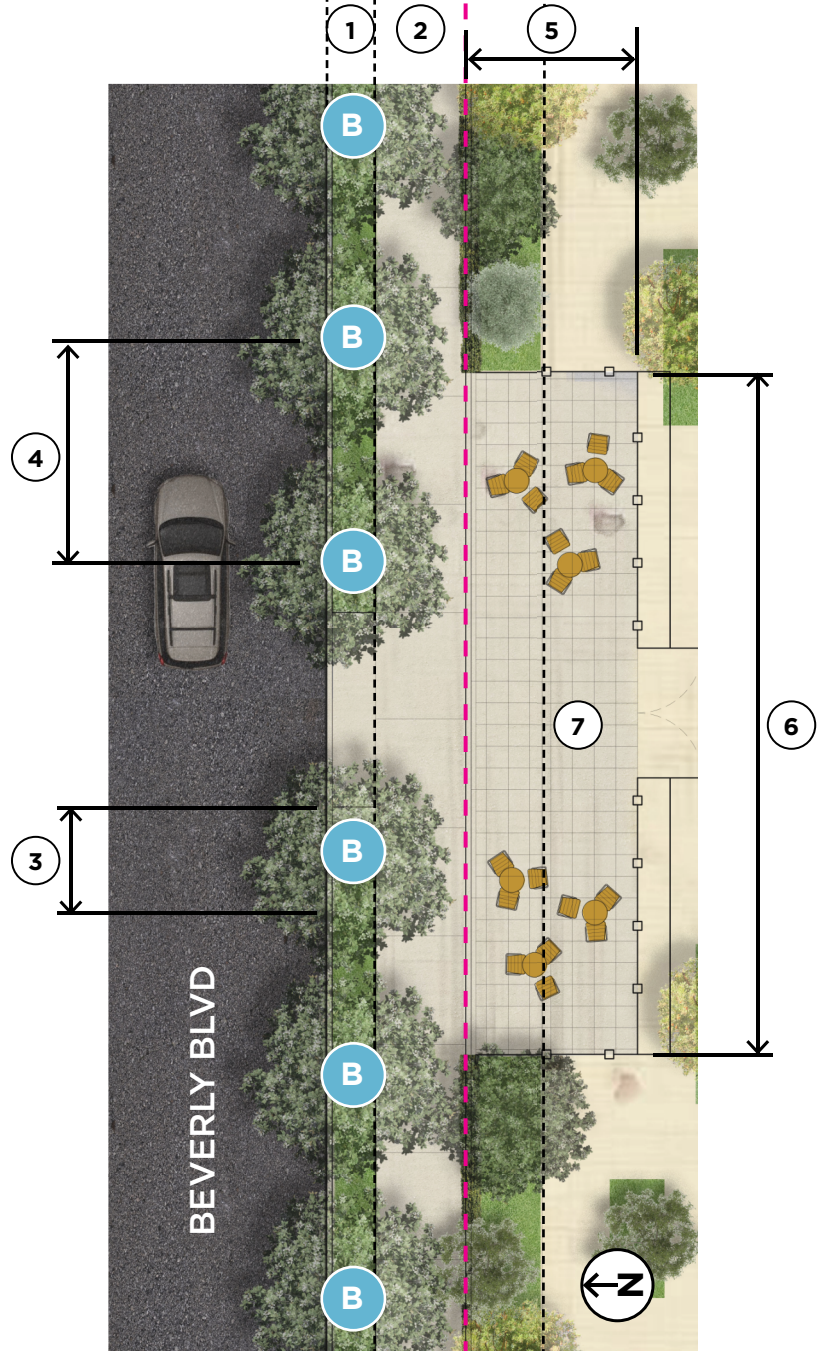
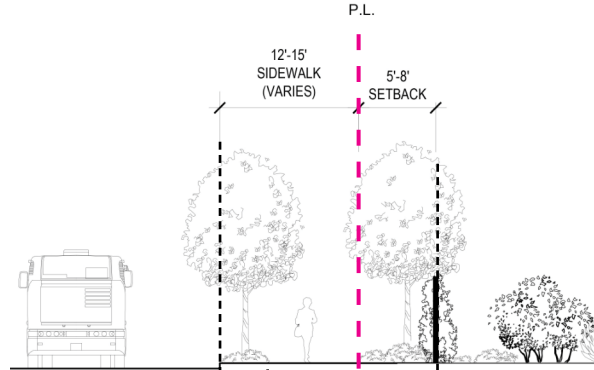
1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	7'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIABLES, CITY APPROVED SPACING

STREET TREES PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	SOUTHERN MAGNOLIA OR ALTERANTE

PROJECT GATEWAY PRIVATE PROPERTY (PUBLICLY ACCESSIBLE)

5	DEPTH. 15' (TYP.)
6	WIDTH. 45' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 675 SQUARE FEET



KEY PLAN

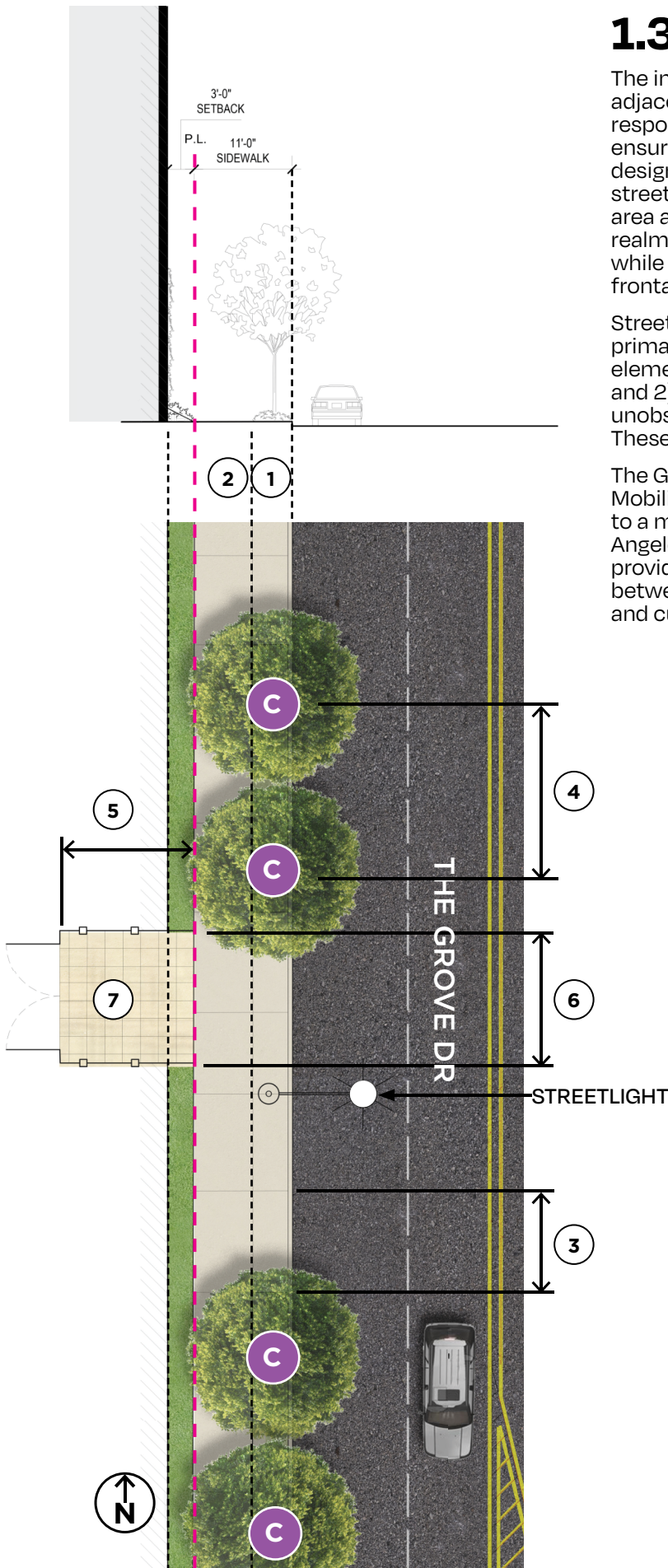


1.3.3 The Grove Drive

The improvements to the public right-of-way frontages adjacent to the Specific Plan area are intended to respond to the unique character of each street while ensuring a consistently high level of materiality and design throughout the Specific Plan area. These streetscape guidelines will ensure that the Specific Plan area and its improvements provide a high-quality public realm and ensures the vibrancy and safety of all users while creating a unique sense of place within each frontage.

Streetscape improvements are configured into two primary spatial zones: 1) the detail band, in which elements such as trees and site furnishings are located, and 2) the pedestrian clear zone, which allows for unobstructed pedestrian circulation free of obstacles. These two zones run parallel to the curb and street.

The Grove Drive is designated as a Collector in the Mobility Plan 2035. The Grove Drive frontage is adjacent to a mix of uses and fronts the Holocaust Museum Los Angeles and Pan Pacific Park to the east. It is intended to provide safe and pleasant pedestrian connections between the Specific Plan area and the public open space and cultural uses across the street at Pan Pacific Park.



CONFIGURATION & HARDSCAPE PUBLIC RIGHT-OF-WAY

1	DETAIL BAND	4'-6"; CITY APPROVED SIDEWALK PAVING
2	PEDESTRIAN CLEAR ZONE	5'-6" MIN; CITY APPROVED SIDEWALK PAVING
3	JOINT SPACING	VARIES, CITY APPROVED SPACING

STREET TREES PUBLIC RIGHT-OF-WAY

4	SPACING	MINIMUM 20' PER URBAN FORESTRY GUIDELINES
	TREE WELLS	4'-0" x 4'-0" MIN; LENGTH VARIES
	PRIMARY SPECIES	VICTORIA BOX OR ALTERNATE

PROJECT GATEWAY PRIVATE PROPERTY (PUBLICLY ACCESSIBLE)

5	DEPTH. 15' (TYP.)
6	WIDTH. 15' (TYP.)
7	OVERALL MIN. SQUARE FOOTAGE 225 SQUARE FEET

KEY PLAN



1.4 Design Elements

Public right-of-way streetscape improvements shall be designed to incorporate pedestrian amenities, such as, but not limited to, street furniture, trash receptacles, and street and/or pedestrian lighting. While individual design elements may be implemented on a specific public street frontage (i.e., Beverly Boulevard, Fairfax Avenue, or The Grove Drive), lighting, furniture, and pavement treatments/materials shall generally be consistent throughout the Specific Plan area.

Improvements listed in this document may be substituted for other improvements which are consistent with the material, form, and quality of those listed if they are Approved Products for use in the public right-of-way by the Bureau of Engineering or the Bureau of Street Services. Improvements not found to be approved may be applied for and be granted approval by the City's Engineer of Design. Such substitutions shall be made consistently throughout the Specific Plan area, and once an improvement has been installed within the Specific Plan area boundaries or frontages, that improvement shall be allowed anywhere within the Specific Plan area. All improvements shall be consistent with Urban Forestry guidelines and Bureau of Street Services requirements.

- A. Bike Racks
- B. Trash Receptacles
- C. Paving
- D. Banners
- E. Soil
- F. Irrigation
- G. Public Benches

1.4.A Bicycle Racks

- a. In general, bicycle racks shall be located within the 4.5-foot-wide zone of the sidewalk between the curb and pedestrian zone.
- b. Additional Bicycle racks may be placed on private property adjacent to the public right-of-way.
- c. Maximum size of an individual bicycle rack may not exceed eight (8) bicycles.
- d. One bike rack per 75 feet of frontage shall be required. Bike racks shall be installed per the City Department of Transportation's requirements. Simple bike racks shall be painted a consistent/uniform color in keeping with other street furniture elements.

1.4.B Trash Receptacles

- a. In general, trash receptables shall be located within the 4.5-foot wide zone of the sidewalk between the curb and pedestrian zone.
- b. Trash receptacles may be placed on private property adjacent to the public right-of-way.
- c. An individual trash receptacle may provide a single container for refuse or may provide multiple containers for refuse, recycling, etc.
- d. One trash receptacle, painted a consistent/uniform color in keeping with other street furniture elements, per 150 feet of frontage along Fairfax Avenue and Beverly Boulevard, to be maintained and emptied by the Project owner, and placed in the public right-of-way, according to the requirements of the City Department of Public Works.

1.4.C Paving

- a. In general, paving joints shall be spaced in a consistent manner, conforming to the requirements listed in this document.
- b. Paving joints shall align to adjacent design elements and architectural features to minimize uncontrolled cracking in the pavement.
- c. Surfaces shall comply with all applicable Americans with Disabilities Act (ADA) requirements.
- d. Concrete shall be finished uniformly along each frontage to allow for individuality while ensuring a high level of consistency of materials and configuration throughout the Specific Plan area.

1.4.D Banners

- a. Street banners in the public right-of-way shall be in compliance with Section 62.132 of the Code.

1.4.E Soil

- a. Soil shall be clean planting soil.
- b. Soil volumes for each planting area (parkway, tree well, etc.) shall be adequate to support the palette of trees, shrubs, and/or grasses.
- c. The minimum amount of soil volume for trees shall be:
 1. 60 cubic feet for a small tree (less than 25 feet tall at maturity).
 2. 90 cubic feet for a medium tree (25-40 feet tall at maturity).
 3. 120 cubic feet for a medium tree (more than 40 feet tall at maturity).
- d. The minimum depth for trees shall be 30 inches.
- e. The minimum depth for shrubs shall be 18 inches.
- f. Grasses, flowering plants, ground cover, etc. shall have no minimum depth.

Note: Minimum soil volume, minimum depth, and criteria for "clean planting soil" can be amended (from time to time) by submitting a statement from a licensed landscape architect or tree specialist as part of a future design or building permit submittal.

1.4.F Irrigation

- a. All planting areas, tree wells, and planters shall be permanently irrigated.
- b. All planting areas, tree wells, and planters shall include proper drainage.
- c. A timed or weather-based irrigation controller (consistent with current CalGreen requirements) shall be used to control/limit excess watering of planting areas, tree wells, and planters.

1.4.G Public Benches

- a. One public bench, painted a consistent/uniform color in keeping with other street furniture elements, for every 150 feet of frontage along Fairfax Avenue and Beverly Boulevard, shall be required and placed in the public right-of-way according to the requirements of the City Department of Public Works.

TVC 2050 Specific Plan

APPENDIX F: Historic Sign Guidelines



Architectural
Resources Group



Television City Historic Sign Guidelines

Prepared by
Architectural Resources Group

September 2024

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1. Introduction & Methodology

Architectural Resources Group (ARG) has prepared these Historic Sign Guidelines for Television City (TVC), located at 7800 Beverly Boulevard in the City of Los Angeles. TVC, which was formerly known as CBS Television City, was formally adopted a Los Angeles Historic-Cultural Monument (HCM #1167) in 2018. As an HCM, future work on the historic property is subject to review by the Department of City Planning's Office of Historic Resources.

These Historic Sign Guidelines acknowledge the need to modify and adapt signage on the complex as owners and tenants change, while also preserving those qualities of the historic sign program that contribute to the property's architectural and cultural significance. To this end, these guidelines were created to accomplish the following goals:

- Establish a chronology of signs on the TVC property and a thorough understanding of which signs date to the period of significance of the property, which are character-defining, and which are not.
- Outline the regulatory framework for future sign design and modification.
- Provide guidelines for sign removal and replacement, and the design and installation of new signs on the historic complex.
- Comply with the Secretary of the Interior's Standards for Rehabilitation in all recommendations provided herein.

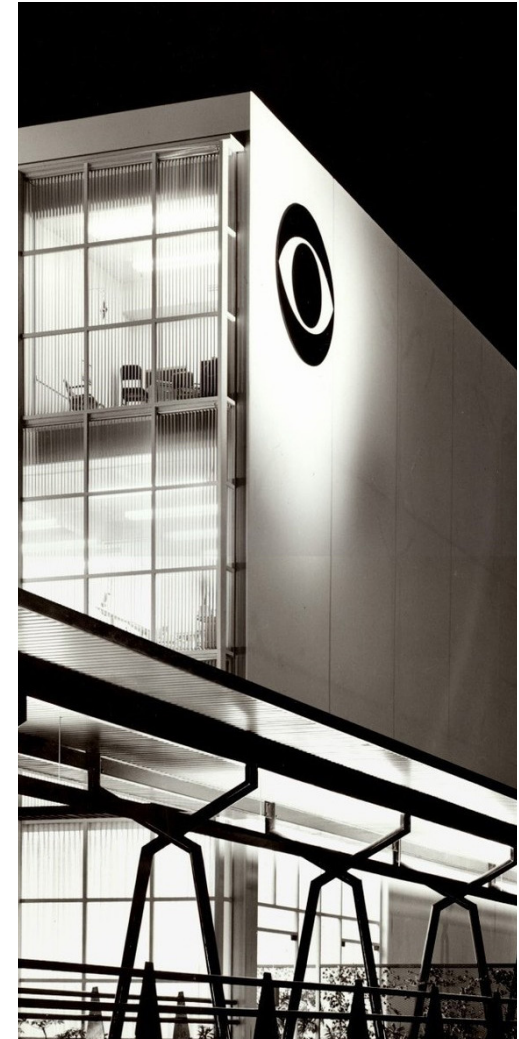


Fig. 1. Northwest corner of the Service Building with bridge in foreground. 1955.

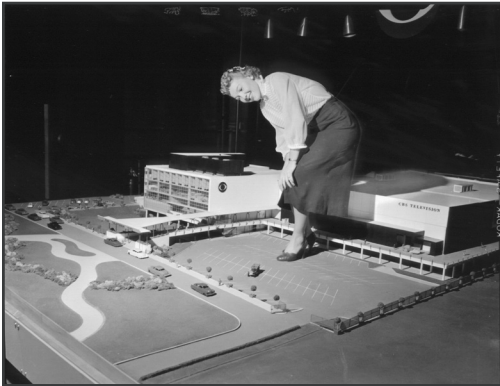


Fig. 2. Betty Luster with CBS Television City architectural scale model, 1952.

The historic signs at TVC have always communicated more than simply the occupant of the complex. Signage was part of a unified brand woven into the architecture, marketing, and corporate identity of the Columbia Broadcasting System (CBS). Future signage at the complex should reflect the rich history of graphic and architectural synergy. The purpose of these Historic Sign Guidelines is to preserve the historic and architectural character of TVC by providing standards, resources, and recommendations for signage at the complex.

For the preparation of this report, ARG performed the following tasks for research, documentation, and analysis:

- Reviewed federal, state, and local technical bulletins, ordinances, preservation briefs, and other materials related to the treatment of historical resources.
- Reviewed ARG's CBS Television City Historic Resource Assessment (2018) of the history of the complex and its significance.
- Reviewed the LA Conservancy's nomination for Los Angeles Historic-Cultural Monument adoption (2018).
- Conducted primary and secondary source research related to the history of the property, particularly as it relates to the evolution of signage.

ARG staff consulted the following archives and repositories as part of their research for this project: University of Southern California (USC) Digital Archives; Los Angeles Public Library (multiple collections); ProQuest, including historic Los Angeles Times database; City of Los Angeles Department of Building and Safety Online Building Records; and ARG's in-house collection of books and periodicals. ARG also benefited from extensive primary and secondary source material provided by CBS Studios' archive and collections.



Fig. 3. Aerial view of the north/west elevations of Studio Complex and Bridge. c. 1960

2. Regulatory Framework

2.1 Cultural Heritage Ordinance

Television City was designated a Los Angeles Historic-Cultural Monument (HCM) by City Council on June 26, 2018. The City's HCM program is coordinated and administered by the Department of City Planning's Office of Historic Resources (OHR), and work on designated HCMs is subject to review by OHR staff. In addition, the five-member, mayoral-appointed Cultural Heritage Commission (CHC) oversees the designation and protection of local HCMs. Minor work to designated HCMs is typically given clearance by OHR staff, while substantial work is often reviewed by the CHC before given clearance. Whether or not work should be reviewed by the CHC is generally at the discretion of City Staff. The City's Cultural Heritage Ordinance, Section 22.171 of the Los Angeles Administrative Code (LAAC), provides the process for designation and protection of HCMs.

Generally, work on HCMs must comply with the Secretary of the Interior's Standards for Rehabilitation (see Section 22.171.14, LAAC), which are standards and guidelines developed and approved by the United States Secretary of the Interior for the treatment of Historic Properties.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.



Fig. 4. Aerial view. c. 1960.

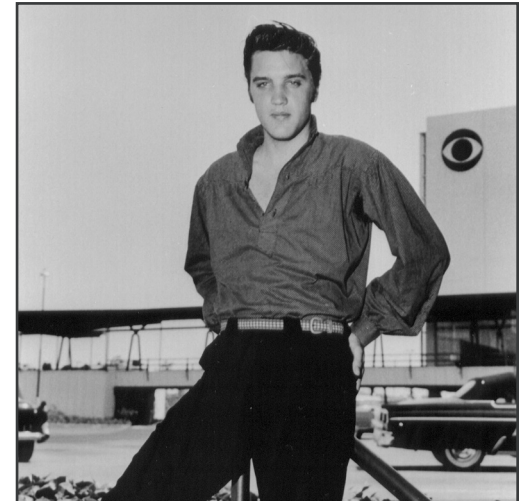


Fig. 5. Elvis Presley in front of the Primary Studio Complex, 1956.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommendations and guidelines provided in these Sign Guidelines were designed to comply with the Standards.

2.2 Los Angeles Sign Regulations

Any permit for alteration to existing signs or addition of new signs on the TVC complex will be subject to the Los Angeles Sign Regulations, Article 4.4 of Chapter 1 of the Los Angeles Municipal Code.

2.3 Procedures for Sign Modifications

Permit applications for new or replacement signs on the HCM site will be subject to review and clearance by OHR staff. At that time, OHR staff will review the sign proposal for consistency with these Historic Sign Guidelines and compliance with the Secretary of the Interior's Standards. Additional review by the Cultural Heritage Commission should not be necessary as long as proposed replacement or new signs comply with these Guidelines and the Standards.

3. Historical Background and Existing Conditions



Fig. 6. CBS television advertisement, 1951.



Fig. 7. View of the southwest corner of Studio Building, c. 1958.

3.1 Summary of Significance & Designation

In the late 1940s, Columbia Broadcasting System (CBS) was a network of popular television programming with a lack of adequate production space. After an initial study by William Pereira concluded that the network would benefit most from purpose-built facilities designed specifically to meet the needs of broadcast television, CBS embarked on the development of “Television City” in the Beverly-Fairfax neighborhood of Los Angeles. The 1952 Corporate International Style complex, designed by the architectural partnership of Pereira & Luckman, became both the location of many watershed moments in popular culture and an icon of architectural and graphic branding.

CBS’ corporate image was a driving force in Pereira & Luckman’s design for TVC in the early 1950s, and the completed building became the first architectural representation of the network’s business identity. In 1951, William Golden was instructed to create a unique brand for CBS’ television operations. That same year, Golden debuted the network’s now legendary “eye logo,” which continues to represent CBS, albeit in a slightly modified form, to this day. The significance of the “eye logo” was two-fold: it symbolized the visual impact that television would have on the broadcasting industry, and “communicated the idea of television with the utmost simplicity and clarity of form.”¹ By incorporating the network’s new logo in the building’s primary signage, architects Pereira and Luckman hoped to directly communicate CBS’ corporate message, as well as “the growing relationship between modern graphic and architectural design.”²

Signage at TVC was calculated to advertise CBS as prestigious and modern. Original wall signs highlighted prominent corners of the rectangular building forms and the individually mounted letters of “CBS Television” on the primary façade complemented the horizontal emphasis of the complex. Wall signage was redesigned and unified into a singular logo in the 1960s. Since that time the formatting of wall signs has remained consistent, as has the overall siting of signage at building corners (though exact placement has changed due to building additions). The only sign to remain the same since the building’s inception is the “Television City” bridge sign at the entrance of complex’s bridge (see Figure 8 on page 8 for a historic photo).

¹ Lynn Spigel, *TV by Design: Modern Art and the Rise of Network Television* (Chicago: University of Chicago Press, 2008), 85.

² Spigel, *TV By Design*, 126-127.



Fig. 8. View of the north elevation of Service Building and Bridge. c. 1978. Visible in foreground is the Television City sign, still extant today.



Fig. 9. View of northeast corner of the Service Building, c. 1953.

Citing the property’s cultural and architectural significance, the LA Conservancy nominated TVC for HCM designation and in June 2018 it was formally adopted by City Council. The HCM designation applies to APN 5512-001-003 and is limited to the exterior of the original 1952 buildings: the adjoining Studio Building (to the west) and Service Building (to the east). These historic buildings are collectively referred to herein and in the HCM nomination as the Primary Studio Complex. Although included on the same legal parcel, the 1976 Support Building (primarily used for storage) and other post-1963 structures are not contributing features of TVC.

The Cultural Heritage Commission’s Report (CHC Report), dated May 22, 2018, states that TVC meets all four Cultural Heritage Ordinance Criteria and retains a high level of integrity. It does not cite a period of significance for the property. For the purposes of these Historic Sign Guidelines, a period of significance of 1952-1963 is utilized, as it encompasses TVC’s architectural and institutional significance.

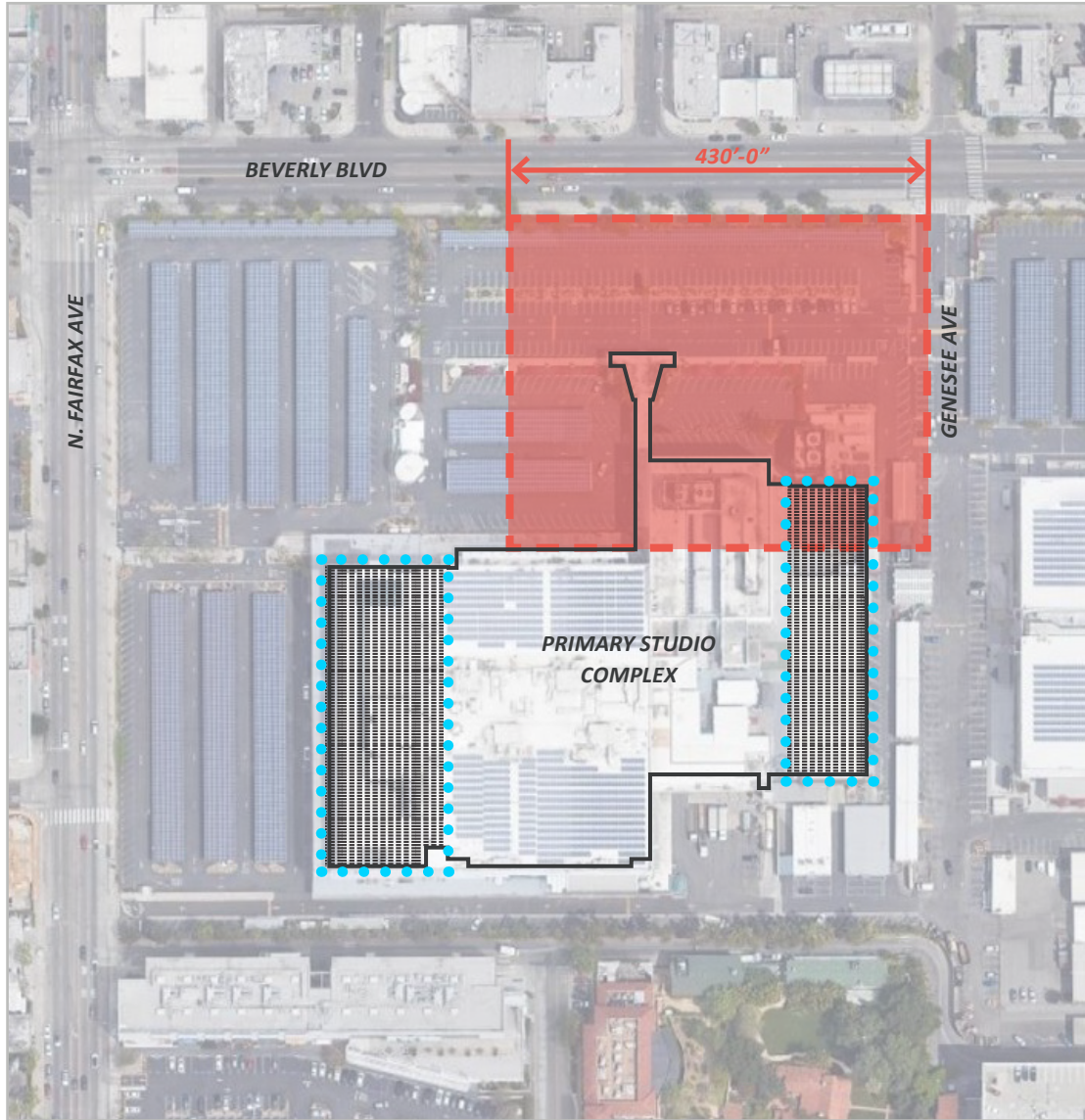
The CHC Report identifies the following character-defining feature related to historic signs:

- Prominent wall-mounted signage at corners of the Service Building

The CHC Report also states that although there has been substantial alteration of the site along Beverly Boulevard over time, in the case of future development of the property a Future Viewshed Restoration Area should be taken into consideration. This area extends approximately 430 linear feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genessee Avenue on the east.

In consideration of this Future Viewshed Restoration Area, the CHC Report includes a list of “future exterior viewshed features” of the Primary Studio Complex as seen from adjacent public areas along Beverly Boulevard, which should be retained in the case of future development of the site (both signs are visible in Figure 8, at left):

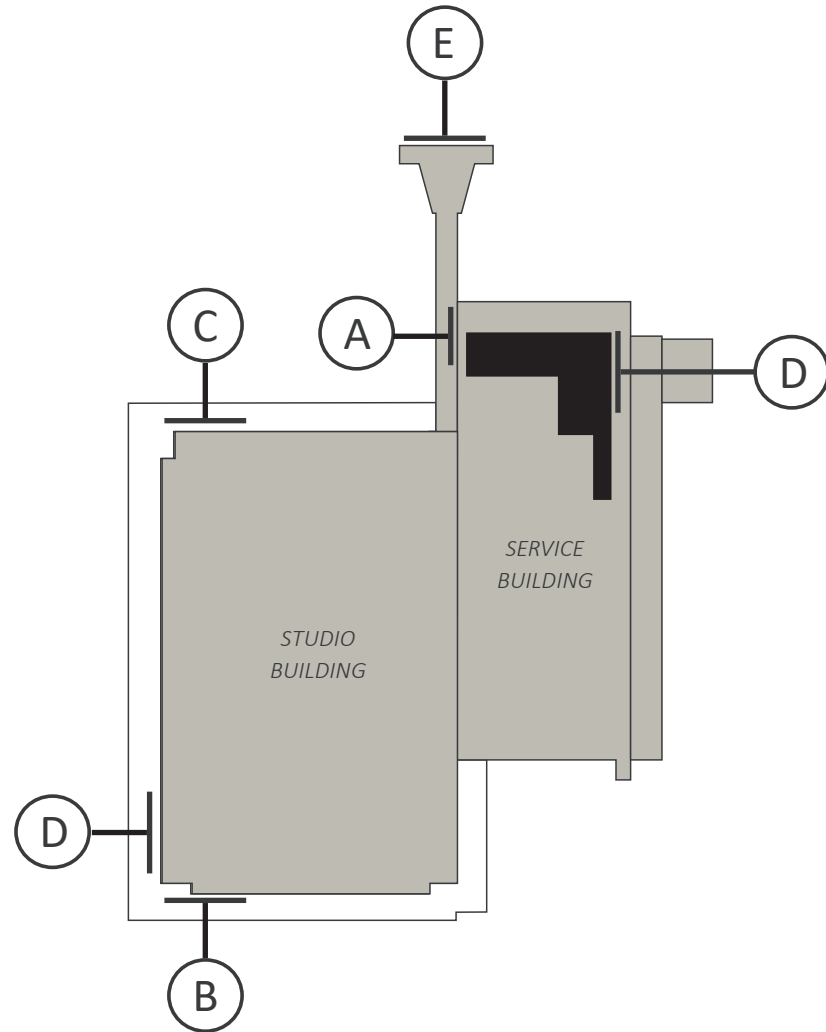
- Signage at the central entryway bridge
- Signage at the western corner of the Service Building



Although it identifies sign locations in general as being character-defining features, the HCM documentation does not cite which signs actually date to the period of significance and which do not. As part of this in-depth analysis of signs on the complex, future sign planning should consider the history of signage across the entire Primary Studio Complex. For instance, the prominent signs at the east and west corners of the Service Building are considered “Character-Defining Sign Locations,” since in both cases the signs themselves do not date to the period of significance but signs have always been present at these locations and are visible within the Future Viewshed Restoration Area (see Section 4.5 of this report for diagrams illustrating sign locations). The Television City sign on the bridge is original and should be retained.

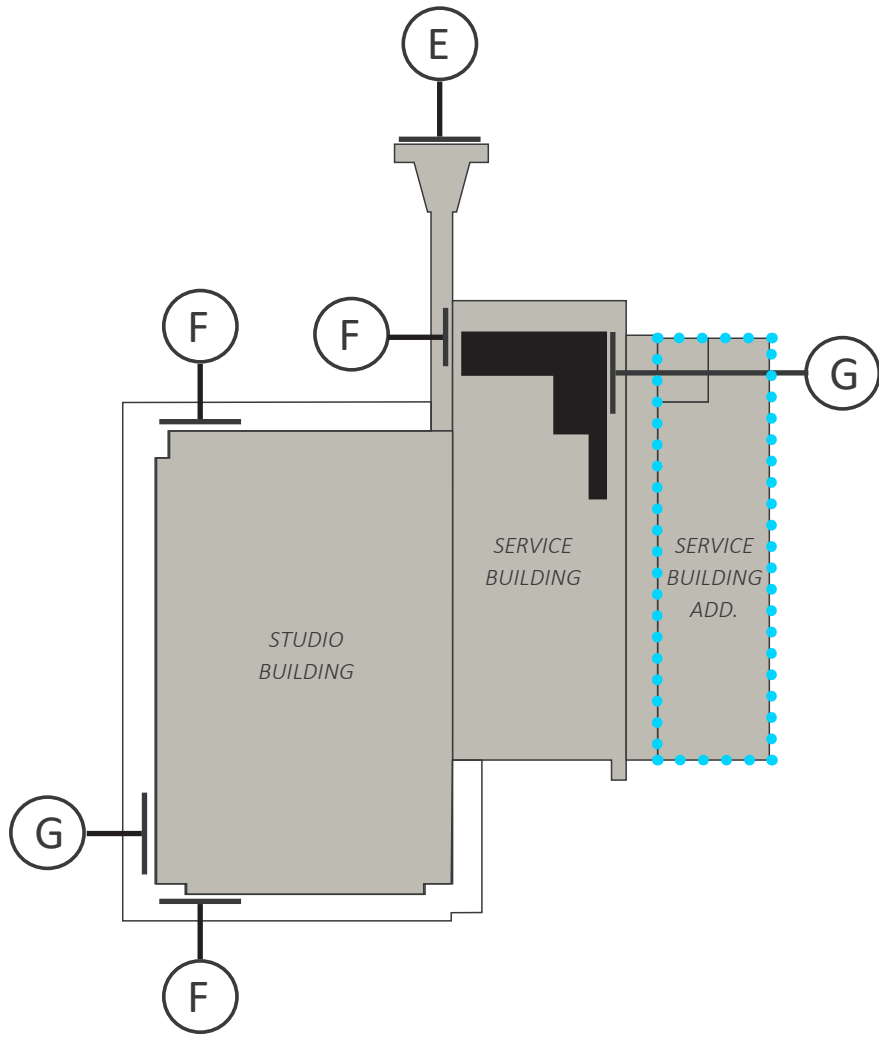
Fig. 10. At left: TVC Primary Studio Complex, with the future exterior viewshed area indicated in red. The portions of the building outlined in dotted blue are later additions and are not included in the HCM designation.

3.2 Signage Chronology



1951

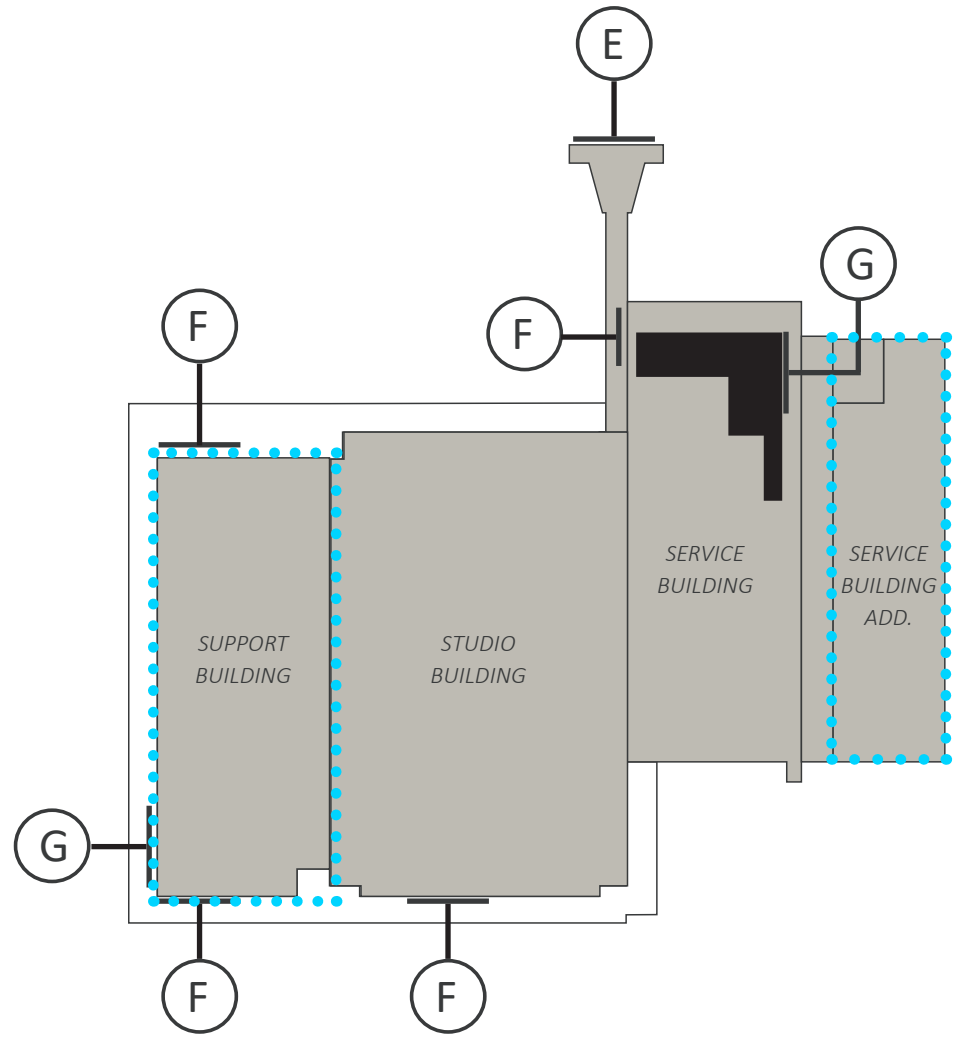
Permit issued for construction of two connected studio buildings at 7800 Beverly Boulevard: a three-story Service Building and a two-story Studio Building.



1960s

Wall signage is redesigned so that there is one unified logo.

..... Non-historic building
..... additions



1976

Support building constructed at west elevation of Studio Building.

3.2 Signage Description

Sign Hierarchy

The signage at CBS Television City has always been a combination of larger, CBS branded signs, and smaller, directional/wayfinding signs. This layering of signage has allowed visitors to obtain the information that they need while adding to the studio complex's unique visual character.

Placement

The location of the signage at Television City is an integral design feature of the overall façades and has changed only minimally in the building's nearly 70 year history. With the exception of the "Television City" bridge sign and a "CBS" wall sign in the center of the Primary Studio Complex's south elevation, all of the branded signs are mounted on key corners of the building. All signage has consistently been oriented on a horizontal axis. The horizontal focus was more greatly emphasized in the original lettering arrangement wherein "CBS Television" was spelled out instead of the shorter "CBS".

Scale

The scale of the letters of the branded signage has shifted slightly since the building's construction in 1952. Original letters were smaller in scale than the eye logo. In the mid-1960s the new "CBS" signs featured an enlarged font size where the letters' cap height is approximately the same length as the logo's diameter. The dimensions of the eye logo appear to have remained consistent since 1952. The original signs mounted to the building had a cap height of approximately 6' for the lettering with a much larger eye logo; the replacement signs that exist today have a cap height of approximately 18'.



Fig. 11. View of the northwest corner of the Studio Complex. c. 1958.



Fig. 12. View of southwest corner of the Studio Building. 1952.



Fig. 13. Detail of the sign on the west elevation of the Studio Building. 2017.



Fig. 14. View of north elevation of Service Building and Bridge. c. 1978.

Materiality

All branded signs at CBS Television City are individually mounted letters made of sheet steel.

Mounting

None of the signs at Television City have a dimensional appearance. The metal letters and symbols are very slightly projected from the wall with minimal stud spacers. At times it is possible to see a shadow between the mounted letters and the wall, but it is clear that the mounting brackets are relatively small.

Color

The letters of the signs on the building are exclusively black or white. On the Primary Studio Complex the white concrete walls feature black lettering and the black steel walls feature white lettering. The historic bridge sign is only one composed of white letters on red corrugated steel. The original building design featured two instances of the eye logo; both were black metal mounted on white concrete. In the original design none of the black corrugated steel walls featured the eye logo. When the primary signage was redesigned in the 1960s, every sign on the Primary Studio Complex became the same letter/symbol combination (“CBS[®]”) in either white or black.

Illumination

All signs at Television City have been non-electric since the building’s construction. The primary signs are externally lit with unobtrusive spotlights projecting over or under the lettering.

Branded Signage Typeface

Branded signage at Television City currently comprises six wall signs and one bridge sign. The extant wall signs all bear the same text, and were all erected after the complex's period of significance. William Golden, designer of the "eye logo," selected Didot Bodoni as the typeface for all CBS corporate applications. Didot Bodoni is Golden's combination of the Didot and Bodoni fonts into a singular high contrast typeface with hairline strokes, vertical stress, and flat, unbracketed serifs. The font was lightly modified in the 1960s and is now known as CBS Didot. All primary signage at CBS Television City has consistently featured capital letter text in Didot Bodoni typeface.

Directional/Wayfinding Signage Typeface

Directional/wayfinding signage at Television City has historically been minimal. In the 1950s the entrances to studios were sometimes denoted with mid-size flush-mounted metal letters and numerals. The typeface for these studio signs was a geometric sans serif and the letters were capitalized. The studio signs are no longer extant. Smaller wayfinding signs have been consistently present, though small and unobtrusive.

Iconic Signage

At the time of the building's original construction, the "eye logo" symbol was used alone, without the letters "CBS," at the top corner of the east elevation over the entrance bridge. All current wall-mounted signs feature the "eye logo".



Fig. 15. View of the north elevation of the Studio Complex and Bridge. 1956.



Fig. 16. Detail of the west elevation of the Studio Building. 1952.



Fig. 17. Detail of the northwest corner of the Service Building. 1955.

4. Sign Guidelines



Fig. 18. Detail of the Bridge. 2017.



Fig. 19. Detail of the Bridge. 2017.

Signage at Television City should be compatible with the cohesive design of the Primary Studio Complex. Historic signs are valued aspects of community memory and new signs should promote continuity within the space. Where new signage is required, those signs should match with the overall historic character of the building's original sign program in placement, scale, color, illumination, and material.

4.1 Guidelines for Maintenance of Historic Character-Defining Signs

The "Television City" sign at the bridge entrance of the TVC complex is historic, unaltered, and character-defining. As the only sign intact since the 1952 to 1963 period of significance, this sign is to remain in its current location and should be maintained in good condition and appearance. A historic preservation professional meeting the Secretary of the Interior's Professional Qualification Standards¹ should be consulted if the sign requires restoration or repair. It may be possible to add supplemental letters to the existing sign, on either side of "Television City," in order to announce future tenants; this too should be overseen by a historic preservation professional.

¹ See https://www.nps.gov/history/local-law/arch_stnds_9.htm.

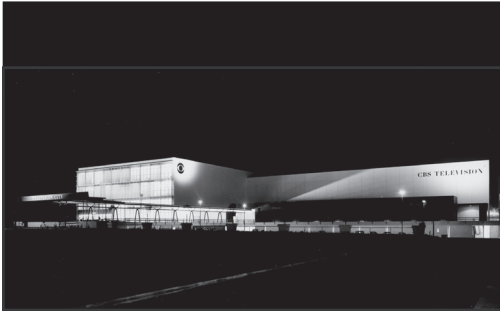


Fig. 20. View of the north elevation of the Studio Complex. c. 1953.

4.2 Guidelines for Replacement Signs in Character-Defining Locations

According to the HCM nomination, prominent wall-mounted signage at the east and west corners of the Service Building are considered character-defining features. However, none of the existing corner signs date to the period of significance, and they contain corporate identity that cannot be expected to remain on the building if CBS is no longer an occupant. Therefore, all of the signs at these locations may be removed, and replacement signs should adhere to the following guidelines.

Placement

- It is recommended that new branded signs be placed at the east and west corners of the Service Building, in the character-defining sign locations.
- Additional signage consistent with historic placement and scale, such as painted rooftop signs, is acceptable.
- It is recommended, although not required, that other replacement signs throughout the Primary Studio Complex generally be located in the same locations of signs throughout the complex's history.
- It is recommended that all new signage be aligned on a horizontal axis.

Scale

- It is recommended that new signs be scaled to match historic signage.
- It is recommended that new signs mounted on the appropriate corners of the building have letters or symbols that have a cap height larger than 6' and smaller than 10'.



Fig. 21. Cap Height Diagram.

Materiality

- It is recommended that new signs be fabricated from sheet metal, or a material of similar quality, durability, texture, and aesthetic character.

Color

- It is recommended that all new signs are composed of white lettering on a black background or black lettering on a white background. The introduction of a new accent color may be acceptable.

Mounting

- It is recommended that all new signs are flush mounted or only minimally disengaged from wall surfaces.
- The attachment method should minimize damage to the historic fabric and be reversible wherever possible.

Illumination

- It is recommended that new signs be non-electric. However, internally illuminated signs that meet all other recommendations in these Sign Guidelines regarding placement, scale, color, and mounting may be acceptable.
- It is recommended that new signs be illuminated by unobtrusive projecting spotlights.
- Using extant spotlights wherever possible is encouraged. The installation of exposed conduit, races, or junction boxes on any historic elevations is discouraged.
- No sign shall be arranged and illuminated in a manner that will produce a light intensity greater than that permitted by the City of Los Angeles Municipal Code.



Fig. 22. Detail of the east elevation of the Service Building. 2017.



Fig. 23. Detail of the north elevation of the Studio Building, showing red accent color. 2017.



Fig. 24. Detail of the south elevation of the Studio Building. c. 1958.



Fig. 25. View of the northwest corner of the Service Building and the Bridge. c. 1980.



Fig. 26. View of the northwest corner of the Service Building. 2017.

Typeface

- It is recommended that typeface be consistent across all branded signage.
- It is not required that the original CBS font, Didot, be used in new signage.
- It is not required that all signage text be identical.
- Building wayfinding signs should correspond with the design, materials, and quality of other signage, but at the minimum size necessary to achieve wayfinding goals.
- Building wayfinding signs should promote a unified appearance.

Iconic Signage

- The use of a graphic icon in addition to, or lieu of, lettering would be an appropriate choice for new signage.
- Any new graphic icon should be designed to be compatible with new signage as well as the historic character of the building. Material, color, size, placement, and illumination should all match with the text of primary signage.

4.3 Guidelines for Signs on the Historic Building (Where Signs Did Not Historically Exist)

Adding new signs in locations on the historic building where they did not historically exist is discouraged. As a major icon of the International Style in Los Angeles, TVC should retain its qualities of direct, functional signage and minimal ornamentation. Rather, adding replacement signs in locations where secondary signs historically existed (rather than in new locations) is encouraged.

Outside the historic viewshed, new signs on the historic building are encouraged to be compatible with historic and existing signage. Consultation of the character-defining sign guidelines is recommended. New, reversible, iconic signage for tenant identification outside of the historic viewshed may be acceptable, and will be subject to the City of Los Angeles Municipal Code.

4.4 Guidelines for Signs on the Development Site (As Needed for Compatibility with the Historic Portion of TVC)

Signs within the historic viewshed area should be consistent and compatible with Historic Sign Guidelines and the viewshed requirements specified in the HCM resolution.

Outside of the historic viewshed area, it is recommended that new signs are consistent and compatible with the overall sign program for the site. All new signs must comply with the City of Los Angeles Municipal Code.



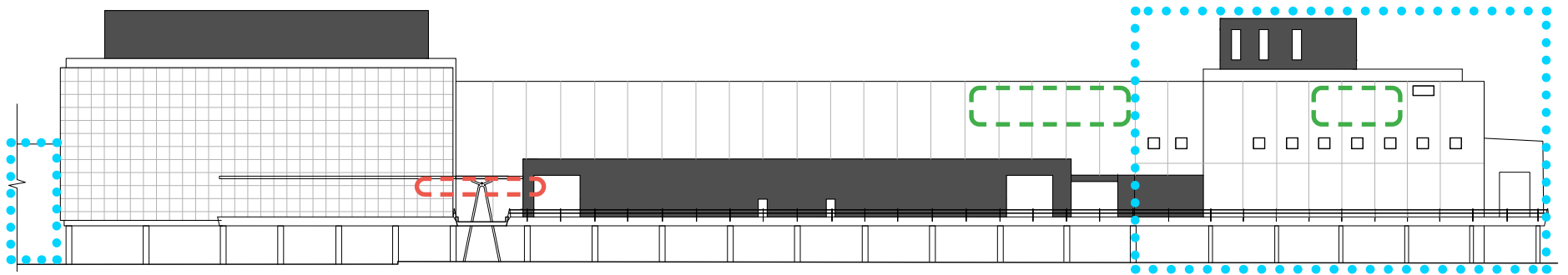
Fig. 27. View of the northeast corner of the Studio Complex. 1979. Julius Shulman. Getty Collection.



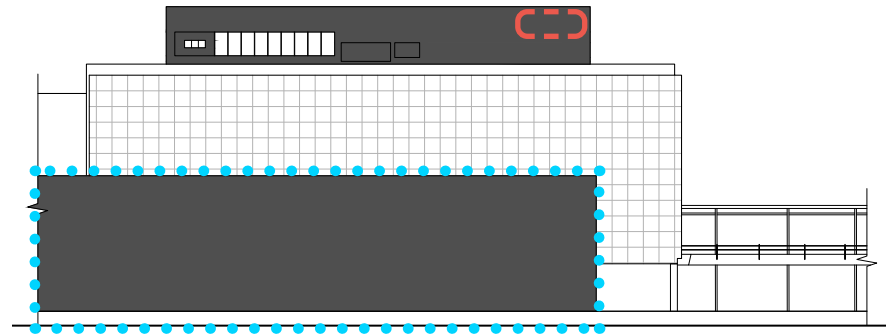
Fig. 28. View of the northwest corner of the Studio Complex. 1952.

4.5 Sign Locations

-  Character-defining sign locations
-  Secondary sign locations
-  Non-historic building additions



North Elevation

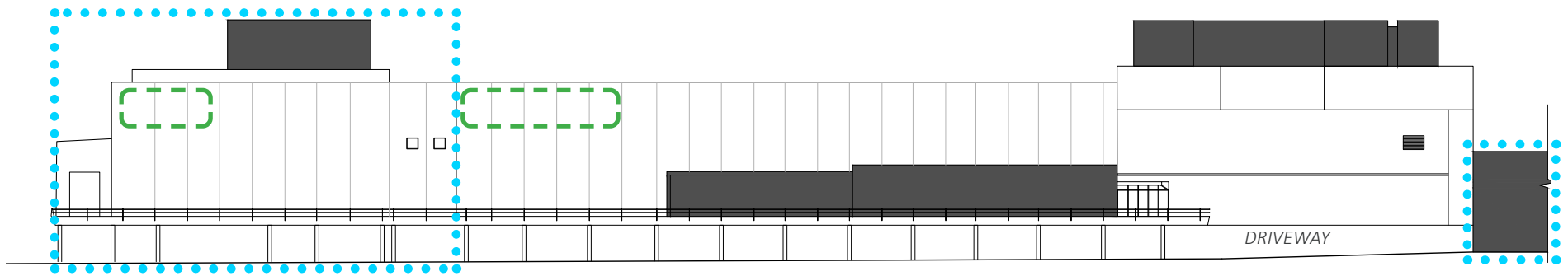


East Elevation

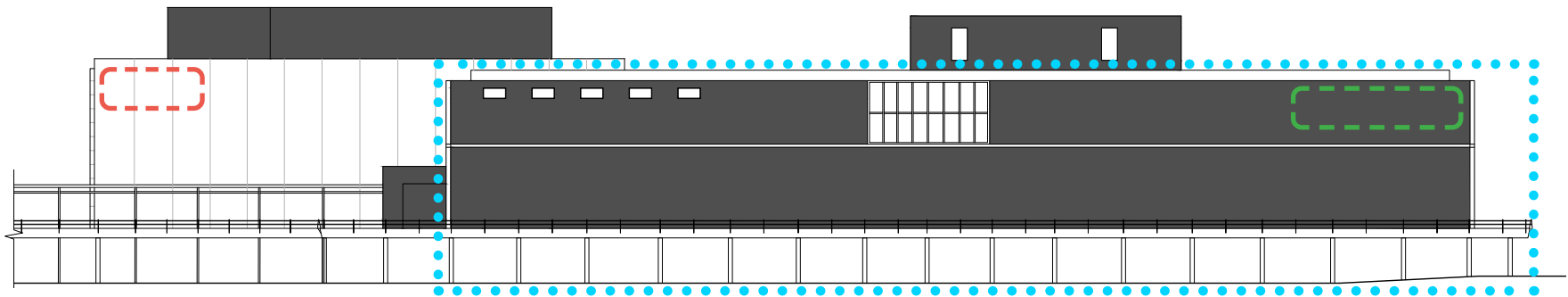
Character-defining sign locations

Secondary sign locations

Non-historic building additions



South Elevation



West Elevation

TVC 2050 Specific Plan

APPENDIX G: HCM Character- Defining Features

DEPARTMENT OF
CITY PLANNING
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May 22, 2018

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

CBS TELEVISION CITY; 7800-7860 WEST BEVERLY BOULEVARD; CASE NO. CHC-2018-476-HCM, ENV-2018-477-CE

At its meeting of **May 3, 2018**, the Cultural Heritage Commission took the actions below to include the above-referenced property in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code; and
3. **Recommended** that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. **Adopted** the attached findings as amended by the Commission.

This action was taken by the following vote:

Moved: Milofsky
Seconded: Barron
Ayes: Buelna, Kanner, Kennard

Vote: 5 – 0

Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

Time for Council to Act The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10 (f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-days total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Enclosures: Amended Findings

CBS TELEVISION CITY

FINDINGS

(As Amended by the Cultural Heritage Commission on May 3, 2018)

FINDINGS

- CBS Television City "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the television industry and its significant role in the economic development of Los Angeles.
- CBS Television City "is identified with historic personages or with important events in the main currents of national, State or local history" for its association with radio and television pioneer William S. Paley.
- CBS Television City "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of an International Style television broadcasting studio.
- CBS Television City is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as a significant work of master architects William Pereira and Charles Luckman.

DISCUSSION OF FINDINGS

The CBS Television City proposed Historic-Cultural Monument is limited to the exterior of the original 1952 buildings (the "Studio Building" on the west, and the "Service Building" on the east) and the CBS logo tiles in the main entry lobby and adjacent corridor. The subject property meets four of the Historic-Cultural Monument criteria.

CBS Television City "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the television industry and its significant role in the economic development of Los Angeles. With the post-war spread of television ownership, television began to reshape the culture of both the United States and Los Angeles. Though the medium grew out of movie and radio industries already well-established in Los Angeles, television's electronic production required a new type of facility to fully and economically meet a growing demand for programming. CBS Television City fulfilled this demand in the early years of television as the first large-scale, all-new facility in the country designed to meet the mass-production of television programming. Television production continues to remain a major contributor to the economy of Los Angeles.

CBS Television City "is identified with historic personages or with important events in the main currents of national, State or local history" for its association with radio and television pioneer William S. Paley. The property is also associated with numerous individuals, including television stars, who may be considered significant within the history of television. In addition, as the headquarters of a major television production studio, it is linked with notable events in television that are related to the broader development of television production.

CBS Television City "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent example of an International Style television broadcasting studio. The International Style is defined by its expression of a building's function and structure, expressed in the efficient expression of functional systems and simplified forms without the addition of traditional ornamentation. The two main rectangular blocks of CBS Television City reflect their internal functions: a steel frame eastern block for offices faced by a large glass curtain wall, and a primarily windowless western block for the

production studios. Efficiency in coordinating the movement of materials and people, the integration of the latest television cameras, lighting, air conditioning, and studio audience access, all shaped the design of what is an entertainment factory. Further, the subject property displays characteristic elements of International Style architecture that includes concrete, steel, and glass construction; a flat roof; glass curtain walls; and an articulated ground floor set back behind *pilotis*.

CBS Television City is also a significant work of renowned architects William Pereira and Charles Luckman, meeting the criterion of being “a notable work of a master builder, designer or architect whose individual genius influenced his or her age.” An early milestone in their partnership, the success of CBS Television City contributed to their becoming one of the largest and most influential architecture firms in the region. Its design is also a significant landmark in the evolution of Pereira’s design sensibility, reflecting his mastery of Modernism, which allowed him to move in more adventurous directions, such as the LAX Theme Building. Television City’s complex functional organization also reflected his growing interest in large scale planning, later seen in the city plan for Irvine. Following the dissolution of Pereira and Luckman’s firm in 1958, both architects went on to have successful careers, designing hundreds of buildings in Southern California and nationwide.

The subject property is intact and retains a high level of integrity of location, design, materials, workmanship, feeling, and association. The original setting was altered in when the lawn and ivy areas at the north façade were replaced with a surface parking lot and the curving walkways at the front lawn were replaced with a single straight walkway in 1976, and when fencing, gates, and parking attendant kiosks were added in 1998. Character-defining features of the property include:

Site:

- Location at the corner of Beverly Boulevard and Fairfax Avenue, with the Primary Studio Complex set back and facing Beverly

Primary Studio Complex:

- Overall form, massing, and configuration of the Primary Studio Complex, with north/south-sloping grade from the north end of the entry bridge to the primary complex façade
- “Floating” appearance, with columns (*pilotis*) at open ground story
- Exterior concourses with railings and angled fin stanchions at first story
- Central concrete entry bridge with walls, planters, railing, canopy, and metal “X” supports
- Glass curtain wall at north and east façades of Service Building
- Projecting planters and shed roof canopy at exterior of entry lobby, north façade of Service Building
- Cladding of concrete panels and corrugated steel decking material
- Black and white color scheme with red accents
- Prominent wall-mounted signage at corners of the Service Building
- CBS Logo Tiles in the main entry lobby and continuing along the south wall of the entrance hallway immediately east of the lobby

Future Exterior Viewshed Features of the Primary Studio Complex as Seen from Adjacent Public Areas along Beverly Boulevard:

- Central entryway bridge
- Signage on the central entryway bridge
- Signage at the western corner of the Service Building
- View of the intersection between the western portion of the Service Building and Studio Building so that it is possible to “read” the structures as two asymmetrically connected volumes (See Exhibit 1a)

- Glass curtain wall of the Service Building, including a sufficient expanse of the eastern corner of the Service Building to cause the Service Building glass curtain wall to read as a three-dimensional cube (See Exhibit 1b) (it being understood that the lower portions of the wall and façade may not be visible from public areas)

There has been substantial alteration of the site along Beverly Boulevard over time. For example, views of the Primary Studio Complex are currently obstructed by solar panels, an exterior security fence and plantings. Nevertheless, if alterations are proposed to the Primary Studio Complex in the future, restoration of the historic viewshed from Beverly Boulevard in a manner that incorporates appropriate security measures for the property's use is strongly encouraged and CBS has agreed to the following measure to help achieve that goal.

Historically, and notwithstanding the fact that the Pereira and Luckman Master Plan envisioned significant construction between Beverly Boulevard and the Primary Studio Complex, the view most closely associated with the building was from the northwest looking southeast at the Primary Studio Complex and its entryway bridge and canopy (see photographs labeled as Exhibits 1a and 1b for an illustration of the Exterior Viewshed Features enumerated above). Accordingly, in order to achieve restoration of meaningful views of the Exterior Viewshed Features enumerated above, all future construction located within a rectangular "Future Viewshed Restoration Area" (See Exhibit 2) extending approximately 430 linear feet along Beverly Boulevard from 7811 Beverly Boulevard on the west to Genesee Avenue on the east and extending southward toward the Primary Studio Complex would be reviewed by the City to determine whether the Exterior Viewshed Features would become or remain visible notwithstanding the proposed new construction, and consistent with the criteria below. It is expressly understood that in order to achieve meaningful views, any future development within this Future Viewshed Restoration Area should not reduce views of the enumerated Exterior Viewshed Features to mere slivers or glimpses. The actual view corridors within the Future Viewshed Restoration Area that will be needed to achieve the requisite standards will vary depending on the size, location and design of a future development proposal. Within such project-specific (to-be-determined) view corridors, it is assumed that such buildings would not exceed two-thirds the height of the existing Primary Studio Complex, and that one-story buildings would be acceptable throughout the Future Viewshed Restoration Area. Notwithstanding the foregoing, this requirement does not absolutely prohibit structures that are higher than the two-thirds limit, so long as such structures do not interfere with the mandated view corridors.

Inclusion of this voluntarily agreed upon viewshed restoration effort is not intended to prohibit all development within the Future Viewshed Restoration Area (indeed, it is anticipated that development will occur within portions of the Future Viewshed Restoration Area), and does not require continuous views of the enumerated Exterior Viewshed Features along Beverly for the entire width of the Future Viewshed Restoration Area. Rather, the Future Viewshed Restoration Area establishes the maximum area within which the impact on historically significant views of the Primary Studio Complex must be evaluated as part of any future redevelopment effort of the Primary Studio Complex. This measure also does not restrict the maintenance, repair and replacement of existing security fencing, solar panels and/or any other improvements within the Future Viewshed Restoration Area.



Exhibit 1a: Illustration of Enumerated Exterior Viewshed Features Based on a No-Longer Extant View from Beverly Boulevard



Exhibit 1b: Illustration of One Possible View of the Eastern Corner of the Service Building Showing the Glass Curtain Wall as a Three-Dimensional Cube



Exhibit 2: Future Viewshed Restoration Area (as defined in and subject to all requirements and limitations set forth in the Character-Defining Features included in the Revised Conservancy Nomination adopted for CHC-2018-476-HCM)

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.”

The designation of CBS Television City as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for

Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2018-477-CE was prepared on April 12, 2018.

EXHIBIT B

TVC 2050 Sign District

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

September 12, 2024

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Section 2 - Purpose

Section 3 - Application of Supplemental Use District Regulations

Section 4 - Definitions

Section 5 - Existing Signs

Section 6 - Procedural Requirements

Section 7 - General Requirements

Section 8 - Standards for Specific Types of Signs

Section 9 - Sign District Area Boundaries

Section 10 - Severability

Appendices

Appendix A - Conceptual Sign Plan

ORDINANCE NO. _____

An ordinance establishing the Television City (TVC) 2050 Sign District pursuant to the provisions of Section 13.11 of the Los Angeles Municipal Code (Code).

WHEREAS, the site is located in the Wilshire Community Plan area, which identifies goals toward accommodating “a broad range of uses that serve the needs of adjacent residents [and] are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.”

WHEREAS, the entertainment industry is continually evolving, whether it be technological advancements, shifts in production and post-production, or increased competition from other states and countries, and long-term adaptation in land use and planning is a requirement for ongoing consistency with the City’s General Plan policies;

WHEREAS, the existing TVC major film and television studio campus needs to modernize and expand its existing facilities to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production in order to remain competitive in the industry and for the long-term preservation of the TVC campus;

WHEREAS, modernization of the TVC campus will honor William Pereira and Charles Luckman’s original vision for a major studio headquarters, which was designed to be modified and expanded over time to meet the changing needs of the constantly evolving media and entertainment industry;

WHEREAS, the development authorized by the TVC 2050 Specific Plan (Specific Plan) will require a unique and comprehensive program for on-site signage that contributes to and enhances the identity of the Sign District area as an iconic production studio;

WHEREAS, a clear and consistent set of regulations established by this Sign District would provide a level of certainty for future signage for the site while remaining mindful of historic signage components, providing signage compatible with the surrounding community character by only permitting on-site signage and limiting digital displays to the interior of the site; and

WHEREAS, the Sign District will foster a vibrant urban environment with a unified aesthetic and sense of identity, by setting standards for uniform signage design, providing well-planned placement, design and architectural integration of signage with consideration for surrounding uses and architectural design, and improving pedestrian and traffic safety by directing functional wayfinding and building identification throughout the site.

**NOW, THEREFORE,
THE PEOPLE OF THE CITY OF LOS ANGELES DO
ORDAIN AS FOLLOWS:**

SECTION 1. ESTABLISHMENT OF THE TVC 2050 SIGN DISTRICT.

The City Council hereby establishes the TVC 2050 Sign District (Sign District), which shall be applicable to the approximately 25-acre site located at 7716–7860 West Beverly Boulevard shown within the dashed line as shown on Map 1 – Sign District Boundary Map, generally bounded by Beverly Boulevard to the north, The Grove Drive and apartments to the east, The Original Farmers Market and The Grove shopping and entertainment center to the south, and Fairfax Avenue to the west.

MAP 1. SIGN DISTRICT BOUNDARY MAP



SECTION 2. PURPOSE.

The TVC 2050 Sign District is intended to:

- A.** Support and enhance the unique media and entertainment character of TVC and the land uses and urban design objectives of the Wilshire Community Plan and Specific Plan;

- B. Encourage signs that contribute positively to the visual environment in a manner that accentuates the architectural characteristics of the studio and reinforces TVC's sense of place as a major urban, cultural, and media center;
- C. Permit a variety of signage elements to allow for creativity and flexibility in design over time;
- D. Protect adjacent residential communities from potential adverse impacts by concentrating signage away from residential areas, restricting digital displays to the interior of the site, prohibiting off-site signs, and setting standards for signage amounts, size, illumination and sign motion/animation; and
- E. Coordinate the location and display of signs so as to enhance the public pedestrian realm, minimize potential traffic hazards, protect public safety, and maintain compatibility with surrounding uses.

SECTION 3. APPLICATION OF SUPPLEMENTAL USE DISTRICT REGULATIONS.

- A. The regulations of this Ordinance are in addition to those set forth in the Planning and Zoning provisions of the Code and the Specific Plan. These regulations do not convey any rights not otherwise granted under the provisions and procedures contained in the Code or other relevant ordinances, except as specifically provided for in this Ordinance.
- B. Wherever this Ordinance contains provisions that establish regulations that are different from, more restrictive than, or more permissive than those contained in the Code, this Ordinance shall prevail. Wherever the Specific Plan contains provisions related to historic signs (referenced in Section 5.B. [Historic Signs]), the Specific Plan shall prevail.

SECTION 4. DEFINITIONS.

Whenever the following terms are used in this Ordinance, they shall be construed as defined in this Section. Words and phrases not defined here shall be construed as defined in Section 12.03 and Article 4.4 of the Code or the Specific Plan.

Architectural Ledge Sign. A sign with individual channel letters and/or a pre-fabricated image, attached to a horizontal projection forming a narrow shelf on a wall or architectural projection.

Digital Display. A sign face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

Off-Site Sign. A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than within the boundaries of the Sign District.

On-Site Sign. A sign that is other than an Off-Site Sign.

Pillar Sign. A freestanding sign that is mounted directly on the ground, consisting of rectangular sign faces or a sculptural themed shape, with a horizontal dimension that does not exceed the length of the vertical dimension.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods, and which does not comply with the following provisions of the Code: 14.4.10 (Wall Signs), 14.4.16 (Temporary Signs), 14.4.17 (Temporary Signs on Temporary Construction Walls), 14.4.18 (Off-Site Signs) and/or 14.4.20 (Art Murals and Public Art Installations).

Temporary Sign. Any sign that is to be maintained for a limited duration, not to exceed 120 days, including paper signs and other signs that are not permanently affixed to the ground or building.

SECTION 5. EXISTING SIGNS. RIGHTS OF OWNER TO SIGNS.

- A. Sign Rights.** Existing legally permitted signs may continue to exist and be constructed, operated, maintained, repaired, replaced or structurally altered in accordance with the requirements of Section 91.6216 of the Code.
- B. Historic Signs.** Section 5.A (Sign Rights) and other provisions of this Ordinance shall not apply to existing signs identified within the TVC 2050 Specific Plan Appendix F (Historic Sign Guidelines). Signs identified within Appendix F shall be designed and constructed per the Historic Sign Guidelines and shall be reviewed by the Office of Historic Resources (OHR). Specifically, the TVC 2050 Specific Plan allows for replacement of non-conforming signs on the Primary Studio Complex (a City-designated Historic Cultural Monument [HCM]), and the signs may be retained or recreated at the approval of OHR based on sufficient evidence of the existence of the historic sign, and upon consensus that the sign complies with the Secretary of the Interior's Standards.

SECTION 6. PROCEDURAL REQUIREMENTS

- A. Building Permits.** The Los Angeles Department of Building and Safety (LADBS) shall not issue a permit for a sign, a sign structure, sign illumination, or alteration of an existing sign, unless the sign complies with: (1) the applicable requirements of this

Ordinance as determined by the Director of Planning (Director); and (2) the applicable requirements of the Code.

B. Director Sign-Off. With respect to the following sign, only a ministerial Director sign-off on the permit application shall be required prior to issuance by LADBS of a sign permit:

1. Architectural Ledge Signs
2. Pillar Signs

The Director shall approve the permit application if the sign complies with all of the applicable requirements of this Ordinance, including Appendix A (Conceptual Sign Plans), and the applicable requirements of the Code. The Director's approval shall be indicated by signing off on the permit application and by stamping and dating the permit plans.

C. Exempt Signs, Murals, and Art Installations. LADBS permit applications for the following sign types, Original Art Murals, and Public Art Installation shall be subject to the applicable LADBS review and approval, and/or Department of Cultural Affairs review and approval, and the applicable requirements of this Ordinance, the Code, and the Administrative Code, but are exempt from Director's review and do not require a Director's permit sign-off:

1. Awning Signs
2. Illuminated Architectural Canopy Signs
3. Information Signs
4. Marquee Signs
5. Monument Signs
6. Original Art Murals
7. Projecting Signs
8. Public Art Installations
9. Roof Signs
10. Temporary Signs
11. Wall Signs, except those being utilized as replacement signs for Supergraphic Signs under Section 8.D, Supergraphics

12. Window Signs

D. Project Compliance. LADBS shall not issue a permit for any signs that do not comply with this Ordinance, individually or cumulatively, and shall not issue a permit for the following signs unless the Director has issued a Project Compliance approval, pursuant to the procedures set forth in Section 13B.4.2 of the Code and the applicable standards set forth in Section 7 (General Requirements) and Section 8 (Standards for Specific Types of Signs) of this Ordinance. An application for a Digital Display or Supergraphic Sign must be submitted at the same time as an application for the new building or upgrades to an existing façade of a building on which such sign is proposed to be located. Each application for a Digital Display or Supergraphic Sign shall provide an accounting of all existing and proposed Digital Displays and Supergraphic Signs within the Sign District at the time of application, as well as the associated Project Compliance case numbers and sign permit numbers, as applicable.

1. Digital Displays

2. Supergraphic Signs, or Wall Signs being utilized as replacement signs for Supergraphic Signs pursuant to Section 8.D.

E. Requests for Deviations, Modifications, and Interpretations of Regulations.

1. The procedures for adjustments, exceptions, and interpretations to this Ordinance shall follow the procedures set forth in Section 13B.4 of the Code.

2. The procedures for modifications of entitlement shall follow the procedures set forth in Section 13B.5.4 of the Code. In addition, a modification of entitlement process may be utilized for a modification to any sign, any sign support structure, or to Appendix A (Conceptual Sign Plans) that results in a change of a sign from a Digital Display to a Supergraphic Sign.

3. The procedures for amendments of this Ordinance shall follow the procedures set forth in Section 13B.1.2 of the Code.

SECTION 7. GENERAL REQUIREMENTS.

A. General Requirements of the Code. Unless specified in this Ordinance to the contrary, the general sign requirements set forth in the Code shall apply to this Sign District for permits, plans, design and construction, materials, street address numbers, identification, maintenance, prohibited locations and sign illumination. Notwithstanding the foregoing, any combined area restrictions in Article 4.4 of the Code, including, but not limited to, Code Sections 14.4.8 A.2 (Monument Signs), 14.4.9 B.2 (Projecting Signs), 14.4.10 A.4 (Wall Signs), 14.4.10 A.5 (Wall Signs), 14.4.13 B.3 (Roof Signs), 14.4.13 B.4 (Roof Signs), 14.4.14 B (Window Signs), and 14.4.16 B.2 (Temporary Signs), shall not apply to signs within the Sign District area. In addition, Monument Signs and Projecting Signs shall not be required to be set back from interior lot lines. A building permit shall be obtained from LADBS in accordance with the applicable

provisions of the Code for any signs, sign structures, and/or sign alterations, other than changes to or replacement of sign face copy.

- B. Permitted Signs.** Except as otherwise prohibited in Section 7.C (Prohibited Signs), below, and notwithstanding Code Section 14.4.4 B, all signs described and regulated in Section 8 (Standards for Specific Types of Signs) of this Ordinance, all signs otherwise permitted by the Code, and all previously legally permitted signs shall be permitted within the Sign District area.
- C. Prohibited Signs.** The following signs shall be prohibited:
1. Off-Site Signs;
 2. Pole Signs;
 3. Any sign not specifically authorized by this Ordinance or by the Code.
- D. General Sign Area and Location Requirements.** The sign area and location of signage is subject to the standards identified in Sections 7 (General Requirements) and Section 8 (Standards for Specific Types of Signs) of this Ordinance and Code Section 14.4.4 C (Prohibited Locations). In addition, no sign shall be placed over the exterior surface of any opening of a building, including its windows, doors, and vents, unless the Los Angeles Fire Department (LAFD) determines, in writing, that the sign would not create a hazardous condition.

For the purposes of calculating sign areas and locations for signs, "streets" shall include public rights-of-way, as well as internal streets, pedestrian pathways, driveways, and/or private drives.

- E. Illumination.** All signs may be illuminated by either internal or external means. The illumination regulations set forth in the Code, including, but not limited to, Section 93.0117, shall apply. In addition, signage shall be subject to the following regulations:
1. **Lighting onto Residentially Zoned Property.** All illuminated signs shall be designed, located, or screened so as to minimize, to the extent reasonably possible, direct light sources onto any exterior wall of a residentially zoned property. If signs are externally lit, the light source of the external illumination shall be shielded from any residentially zoned property.
 2. **Sign Illumination Limitations.** No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than three foot-candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.
 3. **Reflective Materials.** Signage shall not use highly reflective materials such as mirrored glass.

4. Digital Display and Supergraphic Sign Illumination Standards.

- a. No Digital Displays or illuminated Supergraphic Signs are permitted within 91.5 feet of the Shared Eastern Property Line. Refer to Appendix A (Conceptual Sign Plans). Digital Displays are prohibited within this area.
- b. Digital Displays or Supergraphic Signs located at or within 116 feet of the south, west, and north Sign District area property line, and at or within 91.5 to 200 feet of the Shared Eastern Property Line, shall have a nighttime luminance, from sunset to sunrise, no greater than 100 candelas per square meter (cd/m^2), and a daytime luminance, from 20 minutes after sunrise to 20 minutes prior to sunset, no greater than $5,000 \text{ cd}/\text{m}^2$.
- c. Digital Displays or Supergraphic Signs located more than 116 feet from the south, west, and north Sign District area property line and more than 200 feet of the Shared Eastern Property Line shall have a nighttime luminance, from sunset to sunrise, no greater than $300 \text{ cd}/\text{m}^2$, and a daytime luminance, from 20 minutes after sunrise to 20 minutes prior to sunset, no greater than $5,000 \text{ cd}/\text{m}^2$.
- d. Digital Displays or Supergraphic Sign shall transition smoothly at a consistent rate from their daytime luminance to their maximum permitted nighttime luminance, beginning not less than 20 minutes prior to sunset, and concluding at sunset. After sunrise, signs will transition smoothly from the applicable nighttime maximum luminance for no less than 20 minutes, up to their daytime luminance.
- e. Each Digital Display or Supergraphic Sign shall be fully dimmable and shall be controlled by a programmable timer so that luminance levels may be adjusted according to the time of day and applicable lighting standards.
- f. All light emitting diodes used within a Digital Display shall have a maximum horizontal beam spread of 165 degrees and maximum vertical beam spread of 65 degrees.

5. Illumination Testing Protocol for Digital Display Signs. Prior to the operation of any Digital Display, the applicant shall conduct testing as necessary to demonstrate compliance with the illumination regulations of this Ordinance, and provide a copy of the results, along with a certification from an LADBS approved testing agency, to the Director and to LADBS stating that the testing results demonstrate compliance with the requirements of this Ordinance. The testing shall be at the applicant's expense and shall be conducted as follows:

- a. **Illuminance Testing.** In order to determine whether the illumination complies with Section 14.4 of the Code and the requirements of this Ordinance, a representative testing site shall be established on or next to

those residentially zoned properties outside of the Sign District area, which have the greatest exposure to signage lighting on each of the four facades of the Sign District area. An illuminance meter mounted to a tripod at eye level, facing the Sign District area illuminated signs, shall be calibrated and measurements taken to determine ambient light levels with the illuminated sign on and off. An opaque object shall be used to block out the view of the sign and the building from the light meter at a distance of at least four feet away from the tripod. A reading shall then be taken to determine the ambient light levels with the sign off. The difference between the two measurements shall be the amount of light the sign casts onto the sensitive receptor.

- b. **Luminance Testing.** The luminance (cd/m^2) of all illuminated signs shall also be measured from locations perpendicular to the illuminated sign, at adjacent residentially zoned properties, and/or the public right-of-way to confirm conformance with the standards of this Ordinance.
- c. **Re-testing.** In addition, if as a result of a complaint or otherwise, LADBS may undertake a preliminary investigation and determine if it has cause to believe the Project's signage lighting is not in compliance with this Ordinance, the Code, or other applicable laws. LADBS may request, at the expense of the applicant or its successor, that the testing protocol outlined in this Section be implemented to determine compliance. If the testing reveals that the signage is not in compliance with this Ordinance, the applicant or its successor shall immediately adjust the signage illumination to bring it into compliance and shall be subject to all of the enforcement provisions of the Code including administrative citations for continuing daily violations.

F. Refresh Rate. The Refresh Rate is the rate at which a Digital Display may change content. The Refresh Rates are as follows and shall apply to Digital Displays as set forth in Section 8.B (Digital Displays) of this Ordinance:

- 1. The Controlled Refresh Rate shall be no more frequent than one refresh event every eight seconds with an instant transition between images. The sign image must remain static between refreshes.
- 2. The Non-Controlled Refresh Rate is the Refresh Rate of all Digital Displays that are not made subject to a Controlled Refresh Rate pursuant to this Ordinance and which shall permit images, parts and/or illumination that flash, change, move, stream, scroll, blink or otherwise incorporate motion to change at an unrestricted rate.

G. Visual Maintenance. All signs shall be maintained to meet the following criteria at all times:

- 1. The building and ground area around the signs shall be properly maintained. All unused mounting structures, hardware and wall perforation from any

abandoned/removed sign shall be removed and building surfaces shall be restored to their original condition.

2. All sign copy shall be properly maintained and kept free from damage and other unsightly conditions, including graffiti. It must be repaired or replaced immediately upon tearing, ripping, or peeling, or when marred or damaged by graffiti.
 3. All sign structures shall be kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.
 4. Razor wire, barbed wire, concertina wire, or other barriers preventing unauthorized access to any sign shall be hidden from public view.
 5. No access platform, ladder, or other service appurtenance, visible from the sidewalk, street, or public right-of-way, shall be installed or attached to any sign structure.
 6. Signs that are no longer serving the current tenants, including sign structures, shall be removed and the building facades originally covered by the signs shall be repaired and/or resurfaced with materials and colors that are compatible with the facades.
- H. New Technologies.** The Director may permit the use of any technology or material provided that the material is approved by LADBS, utilizing the Director's Interpretation procedure outlined in Code Section 13B.4.6, if the Director finds that such technology or material is consistent with the regulations described herein.
- I. Alterations, Repairs or Rehabilitation.** Any alteration, repair or maintenance work on a legally permitted sign or sign structure shall be governed by the Code.
- J. Materials.** The materials, construction, application, location and installation of any Sign shall be in conformance with the Los Angeles Building Code and the Los Angeles Fire Code.

SECTION 8. STANDARDS FOR SPECIFIC TYPES OF SIGNS.

A. Architectural Ledge Signs.

1. Sign Area.

- a. The total combined area of Architectural Ledge Signs shall not exceed 2,000 square feet.
- b. An individual Architectural Ledge Sign shall not exceed 150 square feet in area.

2. Height.

- a. Architectural Ledge Signs shall have a minimum clearance of 8 feet above grade at the sign location.
3. **Number and Location.** A maximum of six Architectural Ledge Signs are permitted. Architectural Ledge Signs shall be installed in substantial conformance with Appendix A (Conceptual Sign Plans), and are only allowed at automobile and pedestrian access points. Architectural Ledge Signs shall not be required to be set back from interior lot lines.
4. **Design.** Channel letters, push-thru letters, cut-thru letters, and other architecturally integrated methods for lettering are required for letters greater than 6 inches in height.
5. **Illumination.** Architectural Ledge Signs may be internally or externally illuminated and shall be subject to the applicable illumination standards of Section 7.E (Illumination) of this Ordinance.

B. Digital Displays.

1. Sign Area.

- a. The total combined sign area for Digital Displays shall not exceed 20,250 square feet.
- b. An individual Digital Display shall not exceed 1,350 square feet in area.

2. Height. Digital Displays are not permitted to extend above the top of the building wall.

3. **Number and Location.** Digital Displays shall only be allowed on the building facades as identified in Appendix A, which are generally not visible from the public right-of-way, and which are located on the interior of the site, meaning that they are located more than the following distances from the Sign District boundaries: more than 100 feet from the boundary along Fairfax Avenue, Beverly Boulevard, and The Grove Drive, more than 30 feet from the Shared Eastern Property Line, more than 10 feet from the Southern Shared Access Drive, and more than 30 feet from west of the Southern Shared Access Drive, as depicted in Appendix A (Conceptual Sign Plans). No Digital Displays are permitted to be visible from a public right-of-way, or visible from the Shared Eastern Property Line if the sign is within 91.5 feet of the Shared Eastern Property Line.
 - a. In addition, a Digital Display may be replaced in its same location with a Supergraphic Sign. In that instance, the Supergraphic Sign shall instead be subject to maximum sign area standards for Digital Displays and shall be deducted from the combined Digital Display sign area.

4. **Design.** Digital Displays shall be integrated into the architectural design of the building and shall align with major building elements such as window banding or vertical changes in material or texture. Digital Displays shall be reviewed and permitted concurrently with the review and permitting of a new building or with updates to a facade of an existing building. Digital Displays shall be prohibited as stand-alone signs which are not attached to a building.
5. **Illumination.** Digital Displays shall be subject to the applicable illumination standards of Section 7.E (Illumination) of this Ordinance.
6. **Refresh Rate.** Any Digital Display within 200 feet of the Sign District boundary adjacent to the existing multi-family use located to the northeast of the Sign District area shall be subject to the Controlled Refresh Rate. All other Digital Displays are subject to the Non-Controlled Refresh Rate.
7. **Hours of Operation.** Digital Displays within 200 feet of the Sign District boundary adjacent to the existing multi-family use located to the northeast of the Sign District area shall only be permitted to operate between the hours of 7:00 a.m. to 10:00 p.m. All other Digital Displays located on the interior of the site would have no limitation on hours of operation.
8. **Implementation.** No Digital Display shall be made operative until after the issuance of the first Certificate of Occupancy for a new building under the Specific Plan.

C. Pillar Signs.

1. **Sign Area.** Pillar Signs shall not exceed two square feet per linear foot of building frontage, with a maximum individual sign area of 25 square feet per sign face. The sign area of one face of a Pillar Sign shall be used when calculating total sign area.
2. **Height.** Pillar Signs shall not exceed nine feet in height above grade.
3. **Location.**
 - a. The location of Pillar Signs shall not interfere with or present a hazard to pedestrian, bicycle, or vehicle traffic.
 - b. Pillar Signs shall not be placed within a 25-foot visibility triangle at corners or driveway.
4. **Design.** Pillar Signs shall be ground-mounted and not attached to any building face.
5. **Illumination.** Pillar Signs may be internally illuminated, or externally illuminated with lighting concealed in the ground plane.

6. Digital Displays.

- a. Pillar Signs shall not include Digital Display elements.

D. Supergraphic Signs.

1. Sign Area.

- a. The total combined area of Supergraphic Signs shall not exceed 49,500 square feet.
- b. An individual Supergraphic Sign shall not exceed 1,350 square feet in sign area.

2. Number and Location. Supergraphic Signs shall be installed in substantial conformance with Appendix A (Conceptual Sign Plans) for exterior-facing signs. For all other Supergraphic Signs, they shall only be allowed on the building facades as identified in Appendix A (Conceptual Sign Plans), which are generally not visible from the public right-of-way, and which are located on the interior of the site, meaning that they are located more than the following distances from the Sign District boundaries: more than 100 feet from the boundary along Fairfax Avenue, Beverly Boulevard, and The Grove Drive, more than 30 feet from the Shared Eastern Property Line, more than 10 feet from the Southern Shared Access Drive, and more than 30 feet from west of the Southern Shared Access Drive.

- a. In addition, any location for a Digital Display on the Conceptual Sign Plan may instead be replaced with a Supergraphic Sign, notwithstanding the combined sign area limit in Section 7.G.1 for Supergraphic Signs.
- b. Furthermore, a Supergraphic Sign may be replaced in its same location with a large-scale Wall Sign. In that instance, the large-scale Wall Sign shall instead be subject to maximum sign area standards for Supergraphic Signs and shall be deducted from the combined Supergraphic Sign area, and shall not count toward the maximum Wall Sign area restrictions of the LAMC, and shall otherwise be subject to all other requirements for a Supergraphic Sign.

3. Design.

- a. A Supergraphic Sign that is comprised of vinyl or other material may be attached to a wall with an adhesive or by mechanical means approved by LADBS and the LAFD, if applicable.

- b. Supergraphic Signs comprised of mylar or other film-like transparent material, such as perforated vinyl, may be applied directly to windows subject to the provisions of Section 7.J (Materials).
 - c. Supergraphic Signs shall not obstruct outward views from windows.
 - d. Supergraphics shall be integrated into the architectural design of the building and shall align with major building elements such as window banding or vertical changes in material or texture. Supergraphics shall be reviewed and permitted concurrently with the review and permitting of a new building or with updates to a façade of an existing building. Supergraphics shall be prohibited as stand-alone signs which are not attached to a building.
4. **Implementation.** No Supergraphic Sign shall be made operative until the after the issuance of the first Certificate of Occupancy for a new building under the Specific Plan.

SECTION 9. SIGN DISTRICT AREA BOUNDARIES FOLLOWING ACTION BY THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO).

- A. If LAFCO approves the proposed annexation action, then the TVC 2050 Sign District shall encompass those areas shown on Map 1 (Sign District Boundary Map).
- B. If LAFCO modifies the proposed annexation area, the boundaries of the TVC 2050 Sign District shall be modified consistent with LAFCO's action, and the Director is authorized to modify Map 1 (Sign District Boundary Map) of this Ordinance consistent with the modified boundaries.
- C. No further Area Planning Commission, City Planning Commission or City Council action shall be required to modify the Sign District to be consistent with the LAFCO action. The exhibit modification procedures shall apply only to modifications for consistency with the LAFCO action. All other boundary adjustments, exceptions, amendments, and interpretations to this Ordinance shall follow the procedures set forth in the Charter or the Code.

SECTION 10. SEVERABILITY.

If any provision of this Ordinance or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other provisions, clauses, or applications of said Ordinance, which can be implemented without the invalid provision, clause or application, and to this end, the provisions and clauses of this Ordinance are declared to be severable. The City Council hereby declares that it would have passed this Ordinance and each portion or subsection, sentence, clause, and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

TVC 2050 Sign District

APPENDIX A: Conceptual Sign Plans

Appendix A - Conceptual Sign Plan



LEGEND

- - - - Digital Display Location Boundary Line (interior of site) ¹
- ▬▬▬▬ Facades Suitable for Digital Display and Supergraphic Signage
- ▬▬▬▬ Potential Locations of Digital Displays (interior of site)
- - - - 200' Multi-Family Buffer ²
- ▬▬▬▬ Supergraphics Signs (exterior of site)
- ▬▬▬▬ Supergraphics Signs (interior of site)
- ▬▬▬▬ Architectural Ledge Signs

¹ AS SHOWN IN FIGURE II-10, PROPOSED SIGNAGE PLAN, OF THE DRAFT EIR

² ILLUMINATION OF DIGITAL DISPLAYS AND SUPERGRAPHIC SIGNS WILL BE LIMITED WITHIN 200 FEET OF THE EXISTING MULTI-FAMILY USE LOCATED TO THE NORTHEAST OF THE PROJECT SITE, PURSUANT TO SECTION 7.E OF THE SIGN DISTRICT AND ONLY PERMITTED BETWEEN THE HOURS OF 7 A.M. AND 10 P.M.

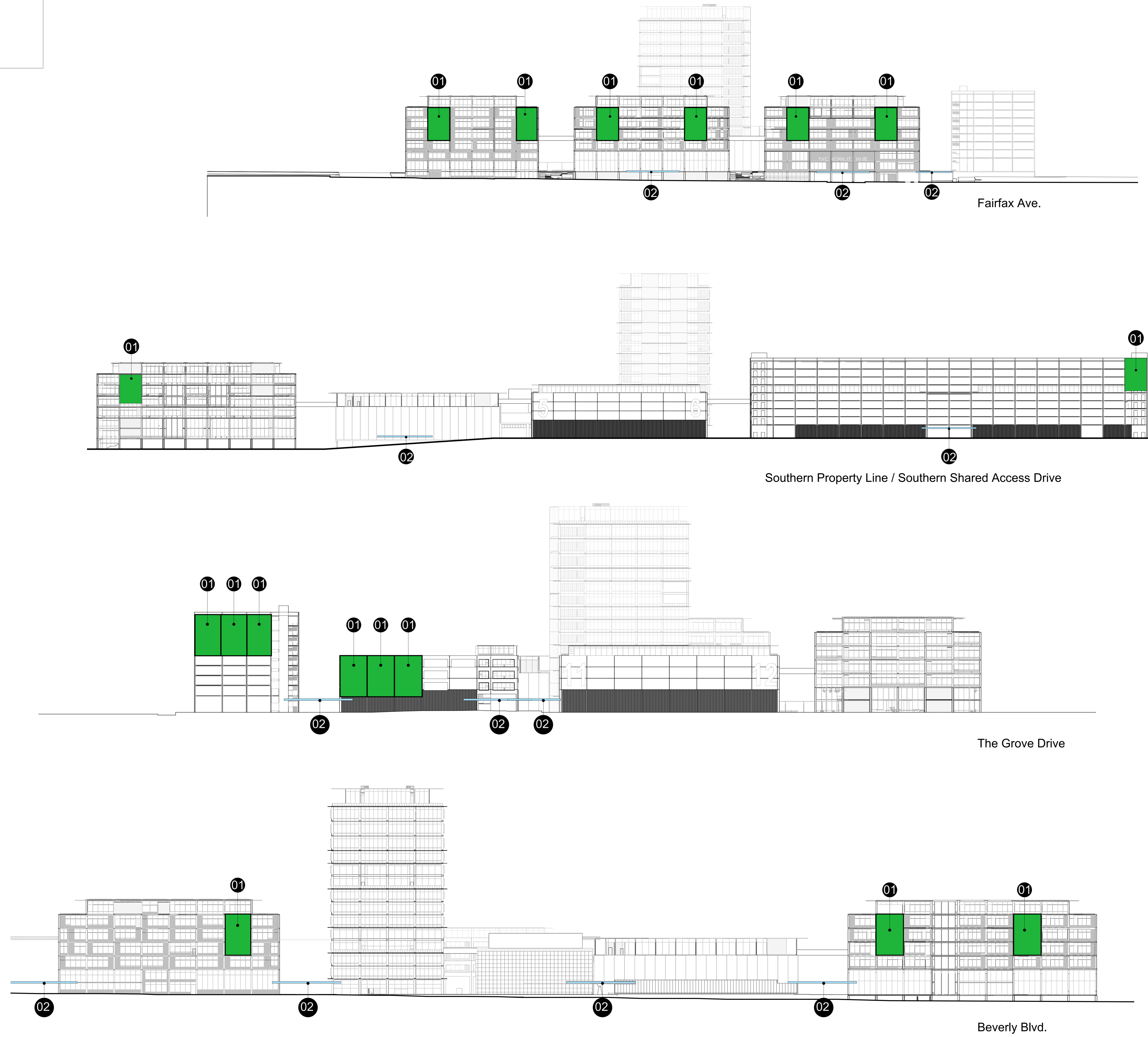
NOTE:

- DIGITAL DISPLAYS WILL NOT BE PERMITTED ON THE PROJECT EXTERIOR

Potential Digital Display and Supergraphic Sign Locations

SIGNAGE KEY

- 01 Supergraphic/Wall Sign ■
- 02 Architectural Ledge Sign ■



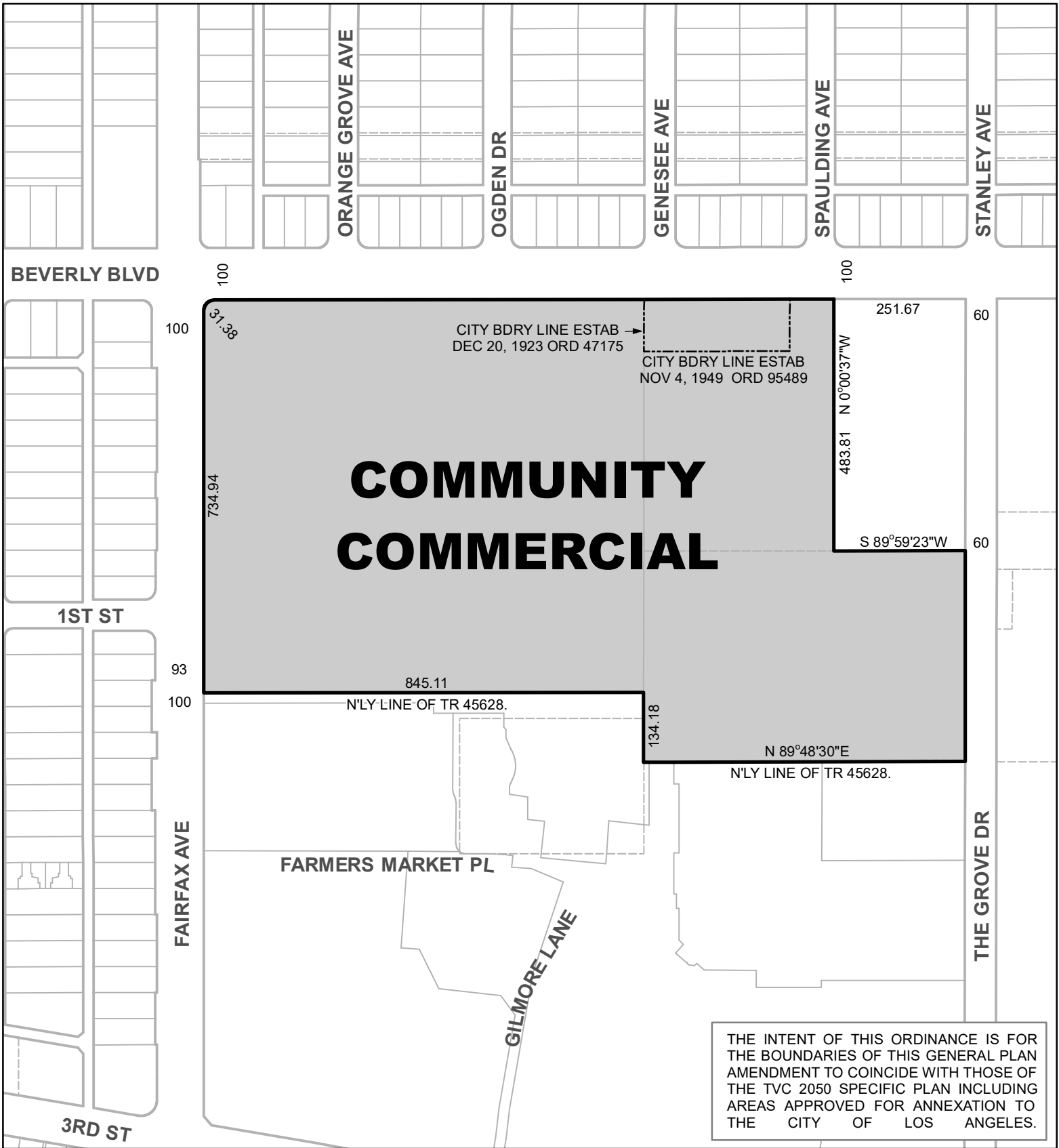
Proposed Signage Elevations

EXHIBIT C

Zoning Maps

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

September 12, 2024



TVC 2050 General Plan Amendment



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

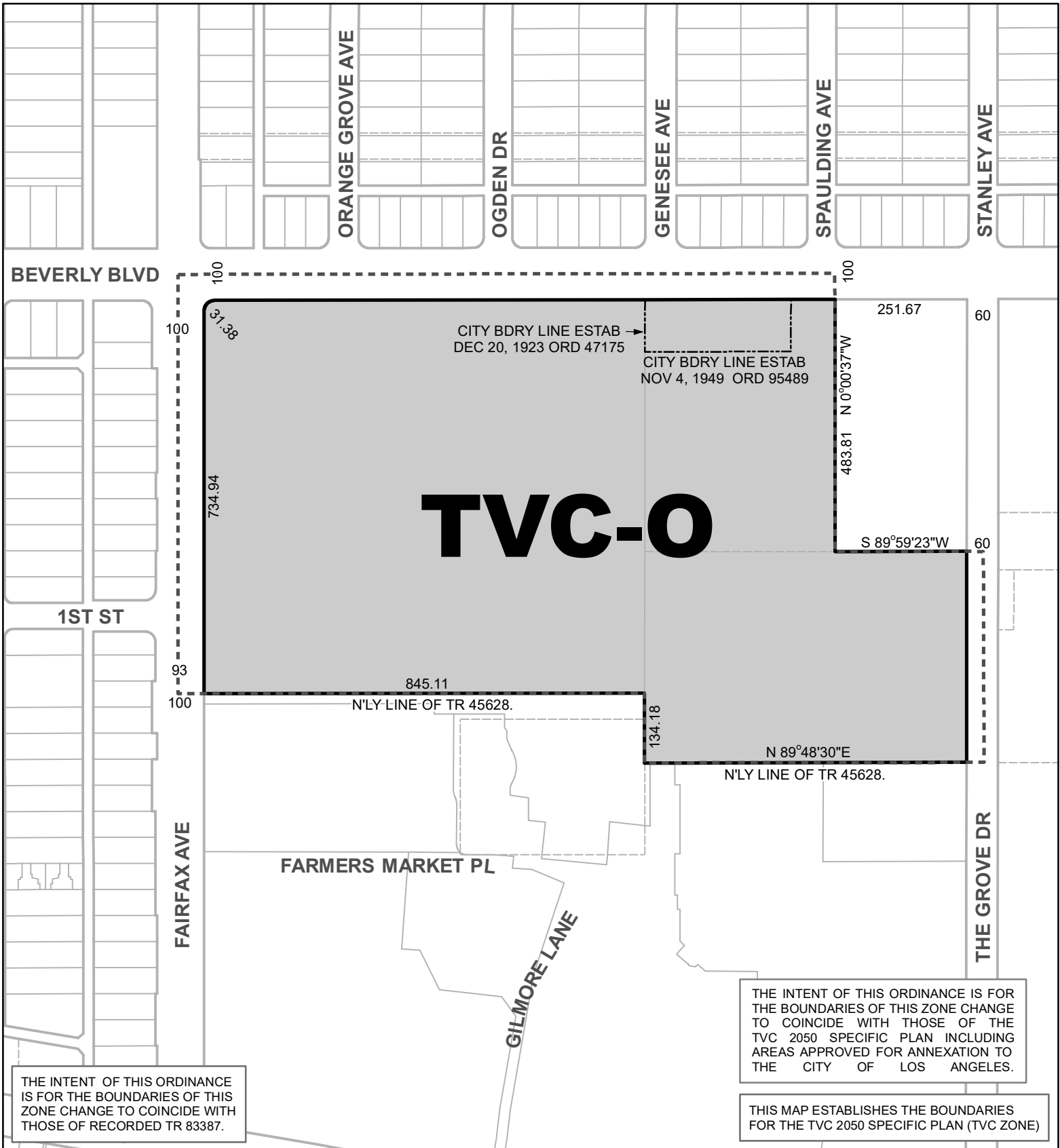
AAICf

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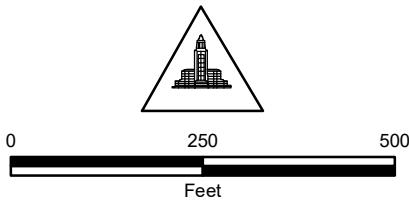
City of Los Angeles





TVC 2050 Specific Plan (TVC Zone)

--- TVC Specific Plan Boundary

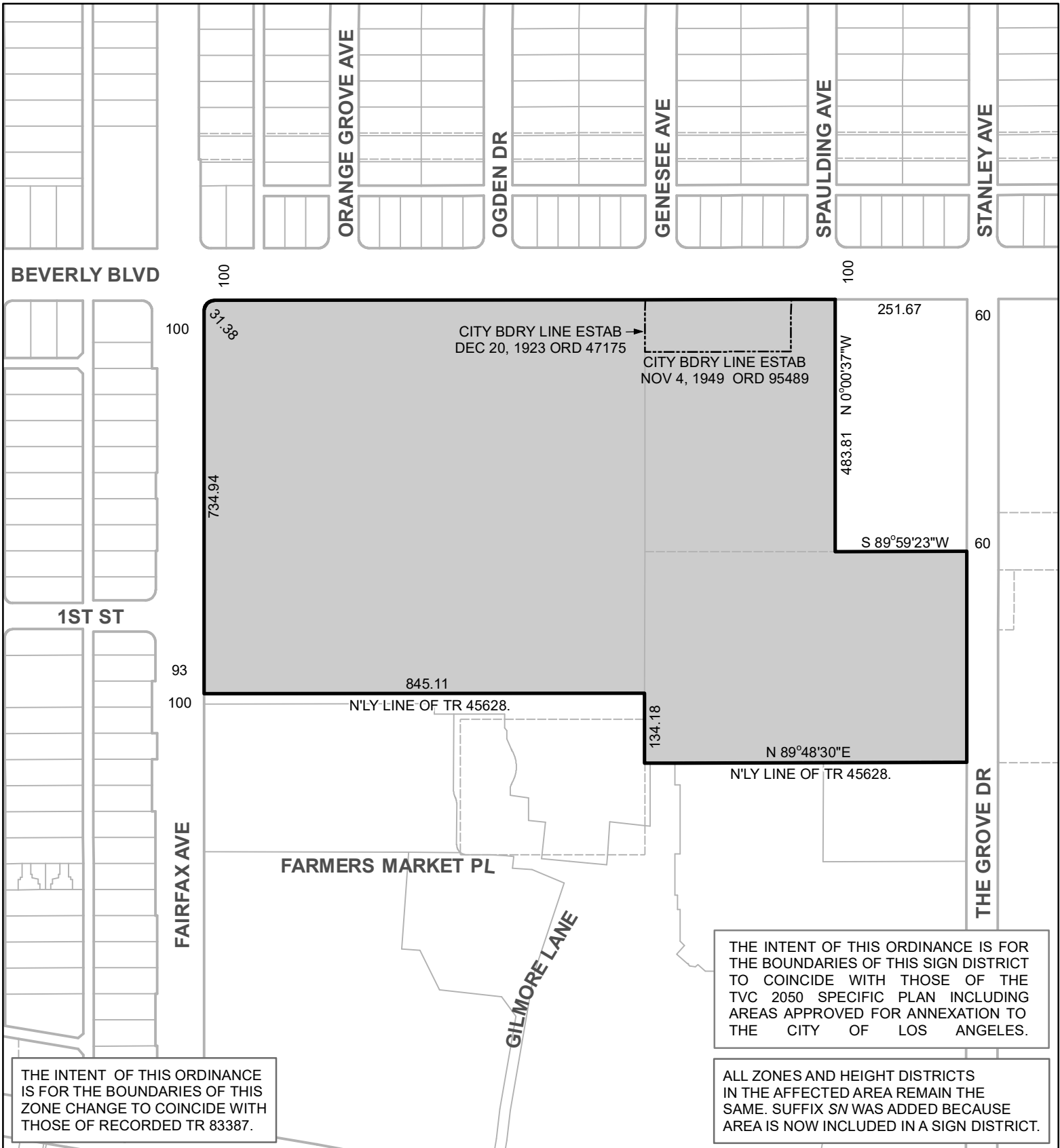


CPC-2021-4089-AD-GPA-ZC-HD-SP-SN

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City of Los Angeles



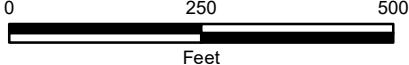


THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 83387.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS SIGN DISTRICT TO COINCIDE WITH THOSE OF THE TVC 2050 SPECIFIC PLAN INCLUDING AREAS APPROVED FOR ANNEXATION TO THE CITY OF LOS ANGELES.

ALL ZONES AND HEIGHT DISTRICTS IN THE AFFECTED AREA REMAIN THE SAME. SUFFIX SN WAS ADDED BECAUSE AREA IS NOW INCLUDED IN A SIGN DISTRICT.

TVC 2050
Sign District

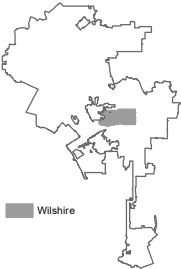


CPC-2021-4089-AD-GPA-ZC-HD-SP-SN

AAIcf

082024

City of Los Angeles




INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

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August 30, 2024

Via E-mail (paul.caporaso@lacity.org)

City Planning Commission
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Attention: Paul Caporaso, City Planner

Re: 7716-7860 Beverly Boulevard, Los Angeles, CA 90036
TVC 2050 Project
Case Nos. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA;
VTT-83387-1A

Ladies and Gentlemen:

This office represents the A.F. Gilmore Company, an important part of Los Angeles' business community for over 150 years, and submits this supplemental information in support of the Gilmore company's appeal of the above-captioned determination by the City's Advisory Agency in anticipation of the September 12, 2024 public hearing that has been noticed by the City Planning Commission. This submission supplements the appeal submission submitted on behalf of the Gilmore company on June 5, 2024, which is intended to be incorporated herein by this reference, and together will all other submissions, appeals, and documentation submitted by the numerous other appellants, to be added to the administrative record for the subject action.

A. The Tentative Map Approval Is Defective and Invalid. The Gilmore company's appeal documentation, and the entirety of the administrative record, reveal that the requirements for approval of the tentative map have not been satisfied, that required findings cannot permissibly be made, and that substantial evidence exists to support the claim that the Advisory Agency's approval of the map was legally impermissible.

1. The Findings made by the Advisory Agency are not supported by the evidence in the record and cannot support approval of the map. The proposed map, and the design and improvement of the subdivision it envisions, are not consistent with the applicable General and Specific Plans, because the Advisory Agency relied on the proposed amendments to the operative plan documents sought by the Applicant, rather than the existing standards that were in effect as of the local agency's determination.

Approval of an development request based upon prospective and presumed plan changes violates the provisions of Section 66474 of the Government Code, and renders the approval invalid. The development standards applicable to the Project site as of the Advisory's Agency's determination establish FAR limits and height restrictions that the proposed project markedly violates, and which characterize the development of other properties surrounding the Project site. While there may be justifications for exceeding those development standards, the applicable provisions of the Subdivision Map Act prohibit the approval of a map based upon findings that presume the changes to development standards and plan requirements than are in fact sought by the Applicant. The subject application does not even purport to make the case for massively changing the design and development standards – it asked the Advisory Agency to make findings that *presume* that those changes have already been made. Years ago, the Gilmore company sought and obtained entitlements for the development of the retail center adjacent to its longstanding retail operations (which would become the Grove), and its proposals maintained the established 1.5:1 FAR and modest height limits.

2. The Project site is not physically suited to the type and scale of development sought by the Applicant. The proposed Project constitutes a “regional center” that includes a hub of major studio, office, and commercial uses of indefinite and imprecise type and description injected into a small-scale neighborhood commercial area. The applicant seeks to transform an existing television studio operation that has existed under single ownership since 1952 by adding nearly 1,000,000 square feet of additional commercial and media space, which could consist of studio, production, support, or general office uses of indeterminate type, and could be operated by several different owners, tenants, licensees or transferees. In fact, the actual build-out of the Applicant's reinvention could evolve all at once or over decades, and could be virtually anything – the proposal suggests an opaque gray box of alternatives and imprecision while the actual final product could bring another Century City, Warner Center, Playa Vista or virtually anything else to an area already underserved by municipal infrastructure and facing economic, social and community challenges that the proposed Project offers little to address.

The proposed Project is opaque in both its design and its process. In addition to disclosing little of what actually might be built, the Applicant proposes an imprecise and vague process for how its development vision might change over time. In fact, while espousing the economic benefit of hypothetical, high-paying media industry jobs, the

Applicant's proposal does not even commit to studio/media development at all. The "land use exchange" contemplated by the proposed Specific Plan, allows changes and potentially increases in the portions of the Project site that could be occupied by general office or other commercial uses, all of which could be accomplished by the Project owner on a ministerial basis with limited if any municipal discretion. The administrative record contains no evidence that this flexibility and limitless optionality is appropriate for the Project site or the surrounding community, or serves any public benefit beyond fulfilling what the Applicant's submittal documents describe as its investment-backed expectations. The details of the Applicant's contribution of public benefits, a statutory prerequisite for the Development Agreement it seeks, have also not been disclosed, but remain hidden behind a grey curtain of imprecision and opaqueness. The community has been afforded no visibility into what if any public benefits are proposed to be contributed by this relaxation of development approval requirements.

3. The design of the subdivision and the proposed improvements are likely to cause serious public health problems, as a result of traffic impacts upon the surrounding areas near the Project site. The evidence contained within the administrative record substantiates the traffic congestion, dangers of cut-through traffic and other health risks associated with the massive intensification of the operations and use of the Project site.
4. The Advisory Agency's approval of the subdivision map curiously offers little insight into the proposed Project's effect upon the housing needs of the region, and as a result approval of the map fails to fulfill the requirements of the Subdivision Map Act set forth at Section 66412.3 of the Government Code. The project site is identified as a potential housing opportunity site in the City's Housing Element. The Project site's current zoning, and recent State housing laws, recognize the permissibility of use of the Project site for multifamily housing, and the Project site qualifies for Tier 3 incentives under the City's Transit Oriented Communities program. The proposed uses for the Project under the subdivision and the contemplated Specific Plan, however, do not contemplate housing as one of the potential uses in the land use exchange. The Specific Plan would change the treatment of medium and high density housing on the Project site from permissible by right, as it is under current zoning, to a use requiring discretionary approval. Accordingly, the future use of the Project site for housing should the Applicant's vision not be realized faces a more onerous hurdle than is currently in place, and as such, the approval of the subdivision, the Specific Plan and the improvements contemplated by the TVC 2050 plan violates Section 66300(b)(1) of the Government Code.

B. The Advisory Agency's Approval of the TVC 2050 Project EIR, Statement of Overriding Considerations and Mitigation Monitoring Program violates CEQA. The evidence contained within the administrative record confirm that the Advisory Agency's approval fails to comply with the requirements of the California Environmental Quality Act. The EIR does not disclose an accurate, stable and determined Project Description. The EIR also does not analyze, disclose and mitigate significant environmental effects threatened by the proposed Project,

including without limitation, damage to historic resources on the Project site and in the surrounding area, damage to surrounding communities and other environmental impacts posed by the Project,

1. The Project Description contained within the EIR reflects the Applicant's desire for limitless flexibility, allowing its development to evolve over time into anything – a giant studio, an monstrous office complex, or virtually any iteration of an amorphous plan camouflaged by a gray box of boundless permissions. Such endless alternative permissibility creates the antithesis of a clear and disclosive Project Description that CEQA requires.
2. The CEQA documentation concedes the historic status of the Television City studio building located on the Project site, as well as several historic resources located in close proximity to the site, including the Gilmore company's Gilmore Adobe and Original Farmers Market (LA HCM No. 543). The EIR, however, fails to adequately disclose and consider potential impacts from the Project upon both the Gilmore Adobe and the Original Farmers Market, during both construction and operation of the Project. The EIR fails to address the potential for damage to the Gilmore Adobe as a result of grading and vibration during Project construction. The EIR also defectively fails to disclose and adequately analyze potential impacts upon the structures and setting of the Gilmore Adobe and Original Farmer's Market as a result of the imposition of hundreds of thousands of additional square feet of contemporary commercial buildings, massive ingress and egress of trucks and motor vehicles, intensified use of the Project site, and the visual and physical impacts posed by the new development upon other structures and settings on the Gilmore property. The EIR summarily concludes that impacts upon the Gilmore historic resources will be insignificant as a result of the conclusory and incomplete assumption that no change to the Gilmore resources is proposed, and by the erroneous and unsupported conclusion that the 2002 construction of the Grove shopping center eliminated any historic significance of the Gilmore resource's setting. The EIR also provides minimal insight into the means by which the historic resources on the Project site will be preserved, whether only outside elements are to be retained, or how changes to various uses located and to be located on the Project site might impact those on-site resources.
3. The Project's Mitigation Measures are vague and ill-defined, and the conditions of approval adopted by the Advisory Agency do not provide an enforceable and exhaustive mechanism by which the many significant impacts posed by the Project can be reduced or eliminated. These deficiencies are exacerbated by the inadequacy of the Project Description, because imprecise and changeable Project uses, without any firm commitment to a particular development pathway, could yield limitless potential impacts and are incapable of effective mitigation.

4. The Project's Statement of Overriding Considerations is also deficient for purposes of CEQA compliance, because it impermissibly relies on the Applicant's stated objectives for concluding that achieving those objectives alone is sufficient to override the significant environmental impacts of the Project. The administrative record does not provide evidence to support the need for nearly one million square feet of sound stage and production facilities given the current state of the media industry. Moreover, if such need exists, the freedom with which the Applicant may utilize the land use exchange proposed in the Specific Plan to convert uses from studio and production to other uses (such as general office) means that the stated purpose of preserving the Project site as a production and studio facility might not be achieved, and the justification for the overriding consideration would be lost. Similarly, the Statement of Overriding Considerations justifies the Project's imposition of significant environmental impacts by relying on the Project's vision of increased media production within the City to reinforce its status as "the creative capital of the world," but the imprecise Project Description and non-commitment afforded by the land use exchange fails to ensure that those objectives will be achieved, rendering the Statement of Overriding Considerations inadequate. The Statement of Overriding Considerations is also deficient for its reliance upon the goals of the Wilshire Community Plan, which is (i) markedly out of date, and (ii) anticipates the provision of greater housing opportunities in transit-served areas, which the Project does not provide. Adoption of the Statement of Overriding Considerations also violates CEQA because the Project is not consistent with the applicable General and Specific Plans applicable to the Project site.

City Planning Commission

August 30, 2024

Page 6

For the foregoing reasons, and based upon the other evidence contained in the administrative record, we submit that the Gilmore company's appeal of the Advisory Agency's determination should be sustained, and the deficient CEQA documentation should be revised and recirculated. In addition, certain of the findings required for approval of the subdivision and the requisite CEQA documentation, as well as the proposed Specific Plan, Development Agreement, General Plan Amendment, Zone Change and Height District, cannot be lawfully made without significant modification to the proposed Project.

Sincerely yours,

HOLLAND & KNIGHT LLP



By: _____
Andrew J. Starrels

AJS:tlb

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September 2, 2024

Via E-mail (paul.caporaso@lacity.org)

City Planning Commission
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Attention: Paul Caporaso, City Planner

Re: 7716-7860 Beverly Boulevard, Los Angeles, CA 90036
TVC 2050 Project
Case Nos. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA;
VTT-83387-1A

Ladies and Gentlemen:

We write on behalf of our client, the A.F. Gilmore Company to supplement our submittal in support of the Gilmore company's appeal of the above-captioned actions by the Advisory Agency, in anticipation of the appeal hearing to be heard by the Planning Commission on September 12, 2024.

The recently published opinion of the California Court of Appeal in *Westside Los Angeles Neighbors Network v. City of Los Angeles* (August 19, 2024, BS320547) affirms the **limited** authority under CEQA of the Planning Commission or other delegated bodies to certify an environmental impact report for multi-component projects like the Westside Mobility Plan when other governmental bodies retain approval authority over other components of the project. In *Westside LA Neighbors*, the 2nd District Court of Appeal ruled that CEQA permitted the CPC to certify the EIR and approve the project, even though further discretionary action by the City Council was required to implement it (*ibid*, at p. 15). The Court of Appeal distinguished the circumstances surrounding the Westside Mobility Plan from the facts presented in another case,

Kleist v. City of Glendale (1976), 56 Cal. App. 3d 770 (City council was required to approve zone change as part of applicant's project, and delegated planning board's earlier certification of EIR was impermissible under CEQA).

The *Westside LA Neighbors* court distinguished *Kleist*, ruling that the approval of the Westside Mobility Plan and certification of its EIR was appropriately delegated to the Planning Commission, even when the City Council retained approval authority over certain **implementing** elements such as the program's "Fee Program Updates." In the *Kleist* case, by contrast, the principal elements of the project that yielded environmental impacts were yet to be decided, and required review by the City Council, which also was required under CEQA to certify the EIR. *Ibid.*

We respectfully submit that the circumstances of the TVC 2050 Project are more analogous to *Kleist* than to *West LA Neighbors*. Here, the City Council must approve, and has yet to act upon, a General Plan Update, a Zone Change and a Specific Plan in order to promulgate the Project. Much of the impact-generating details of TVC 2050 have yet to be finalized, were not disclosed publicly and have not been considered by the City as the lead agency. In fact, the Specific Plan itself has only been released in draft form, and is subject to further refinement and change. The only approval evaluated by the Advisory Agency in connection with TVC 2050 was the vesting tentative map, and that alone is not sufficient to fall under the *Westside LA Neighbors* case, and distinguish TVC 2050 from *Kleist*. Moreover, as we have explained in our other submissions and is revealed elsewhere in the administrative record, a permissible CEQA determination cannot be made when the Project itself has not been adequately described and disclosed, and is not sufficiently finalized to be considered and evaluated.

Sincerely yours,

HOLLAND & KNIGHT LLP



By:

Andrew J. Starrels

AJS:tlb

cc: City Planning Commission (cpc@lacity.org)

August 30, 2024

VIA E-MAIL

Ken Hardy, Esq.
Director of Enforcement
Los Angeles City Ethics Commission
200 N. Spring St., Ste. 241
Los Angeles, CA 90012-3748

Re: Follow-Up to Complaint Regarding Undisclosed Lobbying Payments by Television City Opponents

Dear Mr. Hardy:

As you know, we submitted a complaint on May 9, 2024 on behalf of Television City Studios, LLC requesting that the City Ethics Commission (“CEC”) investigate the undisclosed source of over \$1 million of funds which have been spent on lobbying activities in opposition to the Television City Project (“Project”). As discussed in the complaint, these lobbying activities have been promoted by the “Beverly Fairfax Community Alliance” (the “Alliance”), “Neighbors for Responsible TVC Development” (the “Neighbors”), and other related organizations which purport to be “community” groups, but rather appear to be surrogate “shell” organizations for a small group of adjacent property owners and private commercial interests.

This letter provides information about significant additional lobbying activity by the Alliance and Neighbors which has occurred since the May 9th complaint, including explicit requests that members of the public attend the May 15th public hearing at the Planning Department (the first public hearing for the Project) and the upcoming September 12th hearing before the full City Planning Commission. This letter therefore again urges the CEC to take action before the September 12th Planning Commission hearing so that the City and the public can know who is behind this “dark,” highly coordinated, million-dollar opposition campaign.

Significant New Undisclosed Lobbying Expenditures

The Alliance and Neighbors have spent a significant amount of money on additional lobbying activities since the May 9th complaint:

- On or around the week of August 12th, the Alliance paid for two high-profile billboards at the corner of Beverly Boulevard and La Jolla Avenue opposing the Project and urging residents to contact City officials. (Photographs attached as Tab 1.) The billboards are

Ken Hardy, Esq.
August 30, 2024
Page 2

located along high-visibility corridors and likely command high-dollar rents, which provides further evidence that immediate investigation by the CEC is necessary.¹

- The Neighbors' website (<https://fixtvc.org/>) was fully redesigned on or around May 2024 (screenshot attached as Tab 3), and the following text was added at the bottom of the website: "Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City."

- An ad opposing the Project and urging people to attend and voice their opposition at the May 15th hearing was added to the homepage of the Beverly Press' website (screenshot attached as Tab 4) prior to the hearing. This ad does not mention any organization or source of funding, but the graphic is the same as those used in other materials previously disseminated by the Alliance. (See, e.g., attached copy of Alliance's 5/9/24 full-page advertisement in the Beverly Press newspaper as Tab 5.)

- The Alliance and Neighbors distributed numerous letters and emails with opposition messages and calls to action to join the May 15th hearing (see letters and emails dated May 1, May 2, May 4, May 8, May 10, May 11, and May 15, 2024 attached as Tab 6) as well as calls to action to reach out to City officials and provide additional opposition comments following the hearing (see emails dated May 21, and May 23, 2024 attached as Tab 7). Neighbors also hosted a Zoom meeting on May 8th to discuss opposition talking points for the May 15th hearing.

- The Alliance sent a press release on June 24th and included a full-page ad in the Beverly Press newspaper dated July 4th regarding the appeals of the Project, which were spearheaded by these undisclosed organizations. (Attached as Tab 8.)

- Recently, Neighbors sent an email blast urging members of the public to attend the upcoming September 12th hearing and oppose the Project. (Attached as Tab 9.) The email states that Neighbors will provide "air-conditioned motor coaches" from The Original Farmers Market to City Hall and back, and that the organization will provide "breakfast and lunch" to the people who attend. The Alliance included a full-page advertisement in the Beverly Press newspaper dated August 29, 2024 with similar information. (Attached as Tab 10.)

¹The Alliance has also filed another Major Filer report for the third quarter of 2024, bringing the total spent in opposition to the TVC Project to almost \$1.1 million. (Copy attached as Tab 2.)

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Activities Go To Heart of City's Lobbying Law

The activities of the Alliance, Neighbors and related and similarly undisclosed organizations are a perfect example of why the City has a lobbying law. As the Municipal Lobbying Ordinance states: "The citizens of the City of Los Angeles have a right to know the identity of interests which attempt to influence decisions of City government as well as the means employed by those interests." (L.A. Muni. Code section 48.01.B(2).) Here, deep-pocketed sources have continued their widespread, highly-coordinated dark lobbying activities, including distributing flyers, signs, mailers, newspaper ads – and now billboards – among other activities, attempting to influence how City officials vote on a pending City government matter. These opposition groups have carefully and repeatedly led the City and the public to believe that these groups are made up of and funded by active and genuine community members and represent the community's true concerns. Yet no one – not the local residents, not other members of the public, not the Planning Commissioners, not the press, and not the other City officials who have made and will be making critical decisions on the Project – actually knows who is paying for these extensive (and expensive) lobbying activities. Therefore, no one really knows whether the City and the public are in fact being intentionally misled by these "community" groups.

The CEC has a duty to identify the funding sources and provide that information to City decision-makers and the public – and should do so before the September 12th Planning Commission meeting. The City's lobbying law requires the identity of these funders to be made public, and require the CEC to conduct an investigation to obtain this information.

Thank you for your prompt attention to this matter, and please feel free to contact us with any questions about these lobbying activities.

Sincerely,

RUTAN & TUCKER, LLP



James R. Sutton

Attachments

- Tab 1 – Billboards
- Tab 2 – Alliance Major Filer Q2 2024
- Tab 3 – Neighbors Website Redesign & Funding Disclosure
- Tab 4 – Beverly Press Homepage Advertisements
- Tab 5 – Beverly Press Full Page Advertisement

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Tab 6 – Letters and Emails Urging Public Action
Tab 7 – May 15 Hearing Follow Up Urging Public Action
Tab 8 – Beverly Press Advertisement & Email Blast
Tab 9 – 8/20/24 Email Blast Urging Public Action
Tab 10 – Beverly Press 8/29/24 Full Page Advertisement

May 9, 2024

VIA E-MAIL & CERTIFIED MAIL

Ken Hardy, Esq.
Director of Enforcement
Los Angeles City Ethics Commission
200 N. Spring St., Ste. 241
Los Angeles, CA 90012-3748

Re: Request for Investigation Into Funding Sources for Television City Opposition Groups and Unreported Lobbying in Connection Therewith

Dear Mr. Hardy:

On behalf of Television City Studios, LLC, the owner of Television City Studios (“TVC”) located at 7716-7860 West Beverly Boulevard in Los Angeles, we respectfully request that the City Ethics Commission (“CEC”) investigate the source of funds used to support activities promoted by the “Beverly Fairfax Community Alliance,” “Neighbors For Responsible TVC Development,” “Protect Our Beverly Fairfax Neighborhood,” and other related organizations which have spent money opposing the Television City project (the “Project” or “TVC Project”). These organizations are actively attempting to influence City government decision-making, but the spending by their benefactors has not been disclosed on City lobbying reports, as required by the City’s lobbying law.¹ Additionally, despite the fact that these organizations have collectively engaged in an organized, million-dollar group effort, there is no evidence that any of them are a bona fide nonprofit entity -- which raises the specter that they are merely “pass-throughs” being used as a surrogate for private, commercial special interests, and which thereby demands investigation by the CEC.

The TVC Project

The TVC Project, which will be considered by City decision-makers at public hearings beginning on May 15, 2024, would preserve the existing studio use and modernize the site into a state-of-the-art production studio. The Los Angeles Times recently profiled the TVC Project, underscoring its Citywide importance. (Article attached as Tab 1.) TVC developed the plan over several years with significant input from industry experts, the community, and City leaders, and TVC and its outside consultants have been disclosing all of their lobbying activities on reports filed with the CEC.

¹For your reference, the official Planning Department numbers for the Project are CPC-2021-4089-AD-GPA-ZC-SN-SP, CPC-2021-4090-DA, VTT-83387 and ENV-2021-4091-EIR.

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Potential “Shell” Opposition Groups

The entity which has reported spending the most money to oppose the TVC Project is the “Beverly Fairfax Community Alliance” (the “Alliance”). According to the Major Filer reports (CEC Form 37) that this “group” has filed with the CEC since the third quarter of 2022, the Alliance has spent almost \$1 million on lobbying against the Project in total throughout 2022 and 2023. (Copies attached as Tab 2.²) It is our understanding that this \$1 million went to a wide array of lobbying activities, including mailers, flyers, newspaper ads, door-to-door canvassers, yard signs, breakfast and happy hour events and socials, etc. (See ads, flyers, signs and social media posts attached as Tab 3.)

We question, however, whether the Alliance is a bona fide entity, or rather simply a shell funded by private commercial interests, especially given the large amount of money which it raised and spent over such a short period of time. Nonprofit corporations are legally required to file Articles of Incorporation and register with the Secretary of State’s office – but the Alliance does not appear on the Secretary of State’s website. Nonprofits are also legally required to register with the Attorney General’s Registry of Charitable Trusts – but the group is not listed on the Registry’s website. The group has also not registered or filed tax returns with the IRS. (Print-outs from regulatory agency websites attached as Tab 4.)

The group sent a letter to the Mid-City West Neighborhood Council opposing the TVC Project in September 2022, days before the Neighborhood Council meeting to vote on the Project, but merely signed it “Beverly Fairfax Community Alliance” rather than listing any person’s name.³ (Copy attached as Tab 5.) The only information in the “Contact” section of its website (<https://www.beverlyfairfaxcommunityalliance.org/>, attached as Tab 6) is a generic email address (info@beverlyfairfaxcommunityalliance.org), and – unlike a bona fide nonprofit – the website does not contain an “About Us” section specifying the type of nonprofit or even a “Donate” button soliciting donations. These omissions arguably create the appearance that the group is trying to hide something.

The lack of any formal filings by this organized million-dollar group, or any other evidence that it is a bona fide nonprofit entity, raises the specter that it is merely a pass-through being used as a surrogate for private commercial interests to hide those entities’ lobbying expenditures against the TVC Project. Again, the large amount of money which the Alliance has reported raising and spending in such a short period of time increases the likelihood that the Alliance is merely a pass-through for some other funding source.

²A first quarter 2024 request does not appear on the CEC website as of the date of this letter.

³We note that sending an anonymous letter to a Neighborhood Council also seems to violate Municipal Code section 48.08.8.

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The Alliance’s website and public statements support this conclusion. The website describes The Original Farmers Market and The Grove as the group’s “founders,” but it does not specify any donors: “The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City[.]” The website’s “Documents” page includes a letter from The Grove and The Original Farmers Market. (<https://www.beverlyfairfaxcommunityalliance.org/documents>, attached as Tab 7.) In addition, a representative of The Original Farmers Market confirmed to the press that The Original Farmers Market and The Grove are funding the Alliance, though the amounts were not specified. (See 8/16/22 L.A. Times article, attached as Tab 8.)

Two other potential shell groups – “Neighbors For Responsible TVC Development” (“Neighbors”) and “Protect Our Beverly Fairfax Neighborhood” (“Protect”) – have created other websites which urge residents to contact City officials to oppose the TVC Project in addition to hosting a number of gatherings with the same purpose. The Neighbors website even includes Councilwoman Yaroslavsky’s telephone number and email address. (<https://www.fixtvc.org/> and <https://protectbeverlyfairfax.org/> attached as Tabs 9 and 10.) These websites clearly trigger the City’s lobbying law. Like the Alliance, Neighbors and Protect have not registered with the Secretary of State or Attorney General’s office and have not filed tax returns with the IRS. (Printouts attached as Tabs 11 and 12.) The websites do not make any reference to founders or supporters, do not have an “About Us” section, and do not even list basic contact information (<https://www.fixtvc.org/>).⁴

The two websites seem to have been created by a professional consultant, with active graphics, links to numerous City documents and newspaper articles, the ability to join a mailing list, a link to a petition opposing the Project, etc. The websites are clearly not the work of volunteers and easily could have cost \$5,000 or more – yet neither group has filed any Major Filer reports. These new, anonymous websites are further evidence of a concerted effort to keep the identity of the individuals and entities which are paying for this coordinated lobbying campaign against the TVC Project from the public.⁵

⁴ Some press accounts have listed Danielle Schenker Peters and Shelley Wagers as representatives of the Neighbors group. For your reference, their contact information is: dnschenker724@gmail.com, 323/854-0333 and shelley@wagersmail.net, 310/384-9876.

⁵Three full-page ads in the Beverly Press from February and April 2024 say they are paid for by the Alliance, but they send readers to the Neighbors website. In addition, the Alliance website includes a link to the Protect website, and the Protect website includes a link to the Alliance website. (Attached as Tab 13.) These groups therefore seem to be working together – or perhaps they are really one entity created and financed by the same sources that is representing itself as several different “fronts” or “brands” to convey more widespread opposition than really exists.

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In addition to the websites, Neighbors and Protect have engaged in numerous other opposition activities throughout the years, including hosting meetings and events, sending mailers, distributing flyers door-to-door with paid canvassers, distributing advertisements, posting social media, etc. (See example attached as Tab 14).

Potential Legal Violations

The use of pass-throughs violates both the spirit and legal requirements of the City's lobbying law. The law states that "the citizens of the City of Los Angeles have a right to know the identity of interests which attempt to influence decisions of City government, as well as the means employed by those interests." (Muni. Code section 48.01(B).) As you know, to achieve this goal, the law requires individuals and entities which spend \$5,000 or more on grassroots lobbying in a calendar quarter to file a "Major Filer" report disclosing their lobbying activities. (Muni. Code sections 48.02 & 48.08(E).) Given that the Alliance does not appear to be anything more than a name being used on a website, this name cannot properly be characterized as "the person" who has spent almost \$1 million to date on lobbying activities. Merely listing the name of a website, the name printed on a flyer, or even the name of a bank account on a Major Filer report does not give the public any real information about who is funding this million-dollar lobbying effort and does not satisfy the requirements of the law.

The same analysis applies to Neighbors and Protect. The Neighbors and Protect websites are another example of the type of anonymous, unreported efforts to influence City matters which the lobbying law is designed to stop. The appearance of these other anonymous and opaque groups warrants further inquiry by the CEC to determine whether the individuals or entities funding these new efforts are the same people behind the Alliance and whether these new entities should also be filing Major Filer reports.

The Beverly/Fairfax community and the larger public have the right to know who is behind this \$1 million (or more) in lobbying spending. Moreover, Planning Commissioners, City Councilpersons, and other City officials who will be called upon to review the TVC Project – starting with the public hearing before the Hearing Officer and Deputy Advisory Agency on May 15, 2024 – need to know who is spending money to oppose the Project and whether these organizations truly reflect community concern or are merely a "front" for private commercial interests. Planning Department staff, Planning Commissioners and City Councilpersons could view opposition comments differently if they learn that the opposition is being financed by a small group of private commercial special interests with extensive resources which are opposing the TVC Project for their own financial interests, rather than by an organic, community-based effort. This concern is especially relevant here, where at least \$1 million has been spent on glossy mailers, sophisticated ads and a widespread canvassing operation. Again, the City's lobbying law is designed precisely to provide this information and transparency to City decision-makers and the public.

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May 9, 2024
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Request for Immediate Investigation

Based on these facts, we request that the CEC immediately contact the Alliance, Neighbors, Protect, and anyone else whom you think may have information about the funding sources for these groups in order to determine whether the Major Filer reports filed for the Alliance should have been filed under a different name or names, and whether any other Major Filer reports are due.⁶ To make certain that the City decision-makers know whether the individuals and organizations which may submit written comments or speak at the upcoming public hearings are being paid or influenced by other special interests, we request that the CEC complete its investigation and compel compliance with the law before the public hearings for the TVC Project begin on May 15th.

Thank you very much for your consideration of this request.

Sincerely,

RUTAN & TUCKER, LLP



James R. Sutton

JS:vl

cc: Councilwoman Katy Yaroslavsky
Thao Tran, Councilwoman Yaroslavsky's Field Deputy
Vivian Rescalvo

Attachments:

1. 4/4/24 L.A. Times article
2. Beverly Fairfax Community Alliance Major Filer reports
3. Alliance flyers, mailers, ads, etc.
4. Searches for Alliance on Secretary of State, Attorney General and IRS websites
5. 9.8.22 letter to Mid-City West Neighborhood Council

⁶ For your reference, the contact information for the registered lobbyists for The Grove and The Original Farmers Market are:

- Kate Hennigan-Ohanesian, 213/986-2131, kate@collaborate-la.com
- Nicole Kuklok-Waldman, 818/468-1983, nicole@collaborate-la.com
- Ira Handelman, 818/990-0559, ihandelman@handelmanconsulting.com

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6. Alliance website
7. 8/4/22 letter from The Original Farmers Market and The Grove
8. 8/16/22 L.A. Times article
9. Neighbors for Responsible TVC Development website
10. Protect Our Beverly Fairfax Neighborhood website
11. Searches for Neighbors on Secretary of State, Attorney General and IRS websites
12. Searches for Protect on Secretary of State, Attorney General and IRS websites
13. 2/22/24, 2/29/24 and 4/18/24 ads in Beverly Press
14. Protect flyer



BUSINESS

Studio owners revise plans for \$1-billion update of historic Television City



The main entrance to Television City on Beverly Boulevard at Genesee Avenue as proposed by studio owner Hackman Capital Partners. (Courtesy of Foster + Partners and Television City)

By Roger Vincent
Staff Writer

April 4, 2024 3 AM PT

The owners of Television City have scaled back their plans to enlarge and modernize the landmark Los Angeles studio where CBS began making shows to broadcast nationwide at the dawn of the television age.

Formerly known as CBS Television City, the studio sits next to popular tourist attractions the Original Farmers Market and the Grove shopping center in the Fairfax district where it has been operating since 1952 as a factory for such hit shows as “All in the Family,” “Sonny and Cher” and “American Idol.”

CBS sold the famous studio for \$750 million in 2019 to Hackman Capital Partners, one of the world’s largest movie lot owners and operators. CBS continues to occupy Television City as a tenant.



An architect's rendering of the planned office and production space at Television City, an entertainment studio in the Fairfax district of Los Angeles. (Courtesy of Foster + Partners and Television City)

Hackman Capital announced a \$1.25-billion plan two years ago to expand and upgrade facilities on the lot at Beverly Boulevard and Fairfax Avenue in hopes of harnessing strong demand in the region for soundstages, production facilities and offices for rent on studio lots.

Hackman Capital on Friday will update its application to the city to enhance the studio, saying it is responding to feedback about the project from nearby residents, stakeholders and city officials. If approved, the new project is expected to be completed by 2028.

The studio owners also brought in a new design architect, Foster + Partners. The London-based firm is led by Norman Foster, a prominent architect whose designs include the pickle-shaped [Gherkin skyscraper](#) in London and the master plan for the \$2-billion One Beverly Hills condominium and hotel complex [under construction](#) in Beverly Hills.



REAL ESTATE

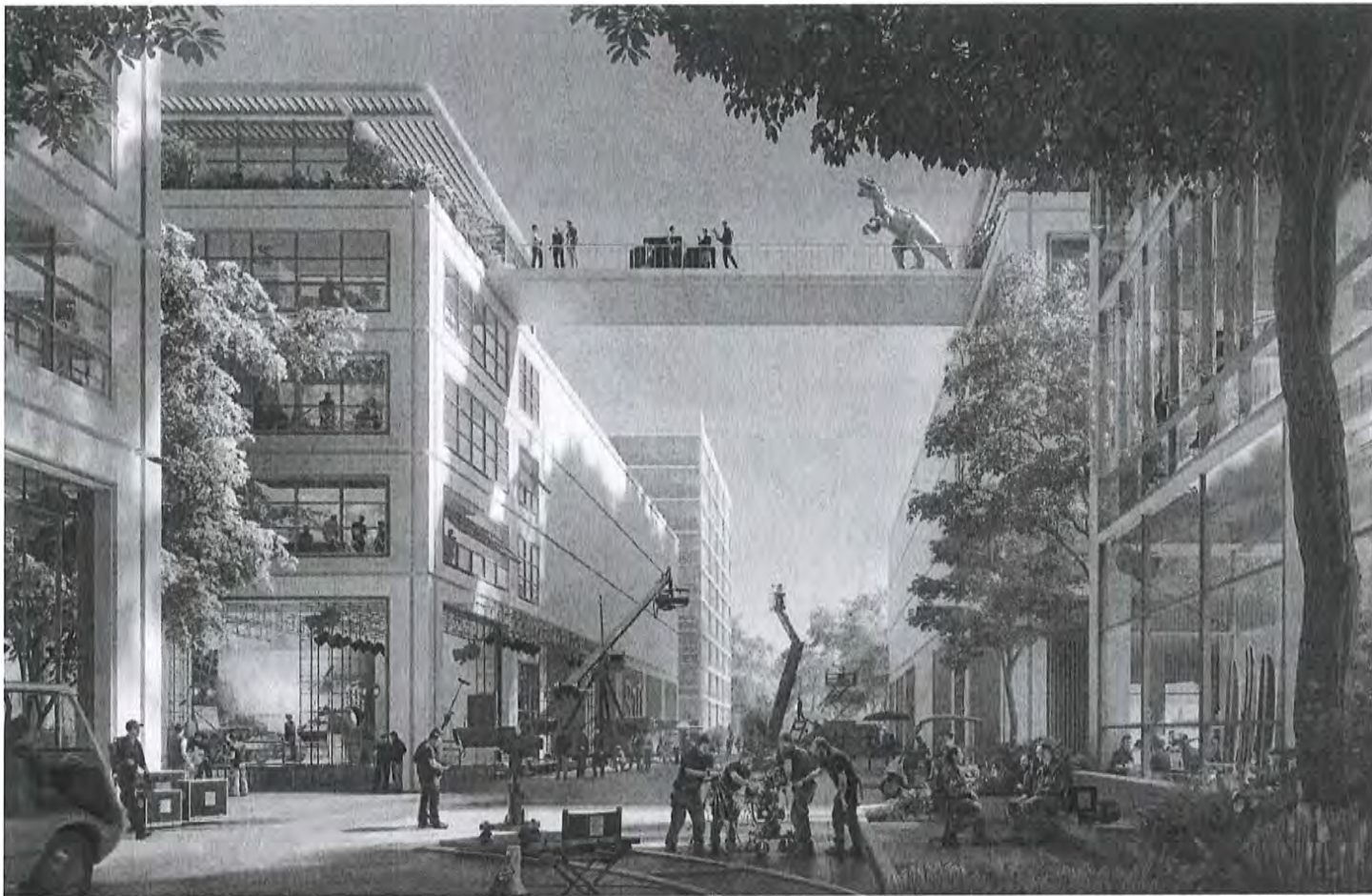
Work begins on transformative condo and hotel development in Beverly Hills

Feb. 8, 2024

Hackman Capital, which operates studios in the U.S., Canada and U.K., is also responding to changing conditions in the office rental market, which has contracted since the COVID-19 pandemic drove many companies to work remotely at least some of the time. Plans still call for creating new offices, but there would be fewer of them.

Foster's new design eliminates a 15-story office tower on the west side of the lot, cutting 150,000 square feet of offices to rent to entertainment-related firms. Another 15-story office tower remains in the plan, but other building heights have been lowered, particularly along the perimeters, Hackman Capital said.

ADVERTISEMENT



An architect's rendering of plans for Television City. (Courtesy of Foster + Partners and Television City)

The plan still represents an addition of more than 980,000 square feet to the 25-acre site at Beverly Boulevard and Fairfax Avenue that retains a suburban-style low-density appearance with soundstages, low-rise offices and support facilities flanked by asphalt parking lots.

The company's proposal calls for combining old and new space to create 700,000 square feet of offices to support production on the lot and an additional 550,000 square feet of offices for rent to entertainment and media companies, the company said.

Office space behind studio gates is in high demand in the Los Angeles area and has been snapped up at other studios by such big Hollywood players as Netflix and Amazon.

“The industry wants to have a location where they can do production and have offices in a self-contained campus environment,” said real estate broker Jeff Pion of CBRE, who represents Hackman Capital. “Having all of the different components that make up production in one location is very attractive to the industry.”

Plans for Television City also call for a new commissary and more than four acres for production base camps. The streetscapes would be improved to be more visually appealing to passersby, with wider sidewalks.

On Fairfax Avenue, where pedestrians now pass by a fenced parking lot, there would be shops and restaurants serving the public on the ground floor of office buildings that could be reached only from inside the lot.

COMPANY TOWN

CBS sells Television City for \$750 million to Los Angeles real estate developer

Dec. 10, 2018

The separation is part of the balancing act Hackman Capital is attempting to make Television City feel more friendly to the neighborhood while retaining the security and exclusivity of a closed campus that appeals to celebrities and others who make movies and television shows.

Landlords can also charge a premium for office space on movie lots because they are close to the action for independent production companies and offer the cachet prized by many in the entertainment industry.

Filming activity in Los Angeles has fallen off substantially in the wake of strikes by writers and actors last year, according to FilmLA, a nonprofit organization that tracks on-location shoot days and filming permits in the region. The downward trend compounded a dip that emerged in late 2022 as on-location filming in Los Angeles took a dive as studios pared back movie and TV production that surged during the COVID-19 pandemic.



A rendering of the entrance to the planned mobility hub on Fairfax Avenue where shuttle buses from a nearby subway station would come and go. (Courtesy of Foster + Partners and Television City)

California is finding it particularly hard to rebound from the strikes because it's more expensive to shoot here, multiple production executives told The Times. That makes Los Angeles less attractive to studios looking to cut costs after major industry disruption.

To Hackman Capital Chief Executive Michael Hackman, the downturn and filming pullback from California suggest that regulators and studio operators should further support production companies.

“Our actual customers tell us all of them want to stay in Los Angeles,” he said. “We have the best crews in the world here, but we don’t have enough modern soundstages in premier locations. We also have to push the state on tax incentives so that we don’t lose business outside of the city.

“The entertainment industry is our city signature industry and if we don’t invest in the future, we’re really at risk of losing it,” Hackman said. “We’re still emerging from a once-in-a-generation dual strike. And the production stoppage cost Angelenos approximately \$6.5 billion or more in lost wages and economic activity, which makes it clear how important this industry is to our city, and especially the people who work in entertainment every day.”

Hackman Capital’s proposal calls for raising the number of Television City stages to at least 15, from 8, along with production support facilities.

To make room for the planned additions, parking would be converted from surface lots to garage structures and underground spaces capable of parking 4,930 vehicles.

Two stages built in the 1990s on the east side of the lot would be demolished as part of a planned reconfiguration of the site.

The four original stages built by CBS in 1952 would be preserved along with other historical design elements created by Los Angeles architect William Pereira, who also designed such noteworthy structures as the futuristic Theme Building in the middle of Los Angeles International Airport and the Transamerica Pyramid office tower in San Francisco.

Pereira's long-range plan for Television City conceived in the 1950s was expansive, said Bob Hale, creative director of Rios, the master plan architect of Hackman Capital's proposed makeover. Hale said Pereira's original concept called for the complex to grow to 24 stages and 2.5 million square feet of production space, including several multistory office buildings.

"It was built in a way that it could be disassembled and incrementally extended," Hale said. "For a number of reasons, that didn't happen."

In an effort to make it happen now, Hackman Capital set out to get the support of Councilwoman Katy Yaroslavsky and the surrounding community. Over five years, the company met with nearly 3,000 neighbors, Hackman Capital said.

Among the groups supporting the project are the Holocaust Museum LA, Los Angeles Conservancy, Los Angeles/Orange Counties Building and Construction Trades Council, Mid City West Neighborhood Council and FilmLA, Hackman Capital said.

The first proposal drew fire from neighboring businesses the Grove and Farmers Market, which sent letters to residents in 2022 calling the Television City project a "massively scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community."

In July 2022, an executive representing Grove owner Rick Caruso appeared before a committee of the Mid City West Neighborhood Council and said the Television City project would create "complex" issues for the neighborhood, including traffic, parking and construction. Caruso himself has said he does not oppose the redevelopment of Television City.

The Beverly Fairfax Community Alliance, which was founded by the Grove and Farmers Market, has been more blunt, warning that the expanded site would clog Fairfax Avenue, Beverly Boulevard, La Brea Avenue and 3rd Street with traffic.



The signature red awning at Television City as seen from Beverly Boulevard. (Courtesy of Foster + Partners and Television City)

“Even those accustomed to living with L.A. traffic and parking nightmares will be shocked at how much worse it can be,” the group said on its website.

To address such concerns, Hackman Capital said the new plan will reduce the number of estimated daily car trips to Television City by 5,000 to 8,700. The landlord also plans to move its “mobility hub” from The Grove Drive on the east side to Fairfax at 1st Street on the west side of the lot. The mobility hub would serve public transit, rideshares and other passenger drop-offs as well as employee shuttle buses to the subway stop being built at Fairfax and Wilshire Boulevard.

“Our goal with Television City, particularly along the perimeter on our public edges, was to find a really great interface with the community. So it wasn’t just a studio with a blank wall, but we were active and engaged,” said Brian Glodney, a development executive for Hackman Capital.

Community members told Hackman Capital said they want the streets outside the studio to have a sense of connection between mom-and-pop businesses on Fairfax, the Farmers Market, the Grove and Pan Pacific Park, Glodney said.

Outlets on the edge of the lot such as shops and restaurants will be limited to a total of 20,000 square feet, he said, “just enough to help activate the streets but not compete with our neighbors.”

More to Read

Downtown L.A. is hurting. Frank Gehry thinks arts can lead a revival

April 12, 2024



L.A. City Council backs 520-unit apartment complex at Sportsmen’s Lodge site

April 3, 2024



Historic Sportsmen’s Lodge hotel may be demolished for 520-unit apartment complex

April 3, 2024



Roger Vincent

Roger Vincent covers commercial real estate for the Los Angeles Times.

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2022 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address
[REDACTED] **SAN RAFAEL, CA 94901**

Email Address
LOCALLOBBY@NMGVLAW.COM

Phone Number
415-389-6800

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

LOS ANGELES CITY
ETHICS
JAN 31
RECEIVED
LOS ANGELES CITY
ETHICS
JAN 31 2023

Summary of Activity

Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 110,383.14

RECEIVED

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 Project- Community outreach, public relations	\$ 110,383.14
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER [REDACTED SIGNATURE] 1/31/2023

Name Signature Date

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing **Amendment:** Date of Signed Original _____ Date of Last Amendment _____

Year: 2022 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address
[REDACTED] SAN RAFAEL, CA 94901

Email Address
LOCALLOBBY@NMGVLAW.COM

Phone Number
415-389-6800

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

LOS ANGELES CITY
ETHICS COMMISSION
NOV 01 2022
RECEIVED

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 260,086.76

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 Project- Community outreach, public relations	\$260,086.76
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER
Name _____

[REDACTED SIGNATURE]
Signature _____

10/31/2022
Date _____

Major Filer Report

JAN 31 2024

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A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Name of Organization/Individual who made or incurred the expenditure(s)
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Address
[REDACTED] **SAN RAFAEL, CA 94901**

Email Address Phone Number
LOCALLOBBY@NMGVLAW.COM **(415) 389-6800**

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 40,736.00

City Action Being Influenced

City Number (Council File, Contract, etc.)	Description of Legislation or Issue	Expense (Made or Incurred)
1. ENV-2021-4091 -EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 40,736.00
2.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER

Name of Responsible Officer

[REDACTED SIGNATURE]

Signature

01/31/2024

Date

FORM
37

Major Filer Report

LOS ANGELES CITY
ETHICS COMMISSION

MAY 02 2023

Los Angeles City
ETHICS COMMISSION

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name

BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address

██ SAN RAFAEL, CA 94901

Email Address

LOCALLOBBY@NMGVLAW.COM

Phone Number

415-389-6800

Name and Phone Number of Preparer (if different from filer)

JASON D. KAUNE

Summary of Activity

Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 543,269.96

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 543,269.96
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER

Name

██

Signature

4/29/23

Date

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing **Amendment:** Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual) LOS ANGELES CITY ETHICS COMMISSION
JUL 31 2023

Address RECEIVED
[REDACTED] SAN RAFAEL, CA 94901

Email Address Phone Number
LOCALLOBBY@NMGVLAW.COM **415-389-6800**

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 31,388.33

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 31,388.33
2.		\$
3.		\$
4.		\$

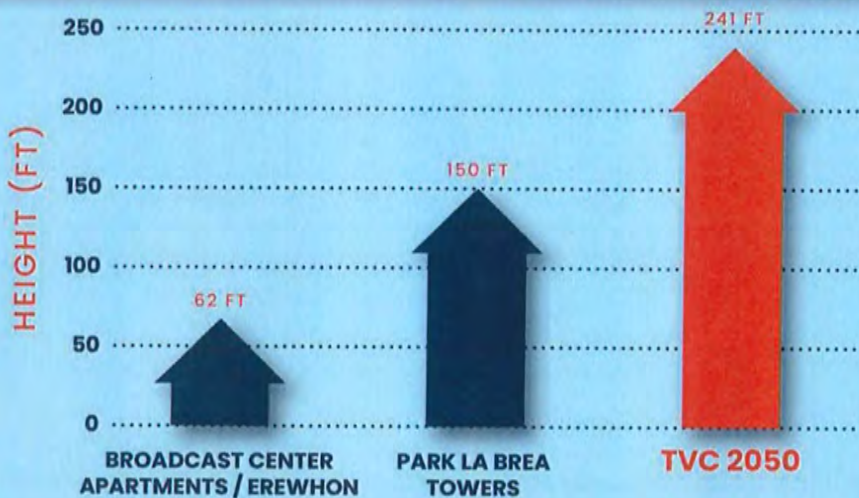
_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER [REDACTED] 7/27/23
Name Signature Date

TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



TOO BIG FOR OUR COMMUNITY!
2X THE SIZE AND AND HEIGHT OF THE BEVERLY CENTER

MORE GRIDLOCK!
8,000 WORKERS/DAY AND 5,300 PARKING SPACES PLANNED

DUMP TRUCKS FOR YEARS!
120,000 DUMP TRUCK TRIPS, JUST FOR EXCAVATION

DECADES OF DISRUPTION TO OUR DAILY LIVES
CONSTRUCTION TO LAST FOR UP TO 20 YEARS



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

URGENT: ACTION IS NEEDED NOW!

Call or email **Councilmember Yaroslavsky**
and tell her the project is just too big and must be downsized!
(213)473-7005 | Councilmember.Yaroslavsky@LACity.org
Visit **WWW.FIXTVC.ORG** to learn more.

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



**TVC 2050
IS NOT FOR
BEVERLY FAIRFAX**

The TVC 2050 Project is the proposed massive development of the 2.65 Square Mile site at Beverly and Fairfax streets that significantly impact our community.

The new plan will create traffic gridlock on the already congested streets, with nearly 8,500 vehicles per 11 minutes. The plan is a violation of existing laws 300 California residents have signed in opposition and projects built following the 1992, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050.

**JOIN THE BEVERLY FAIRFAX
COMMUNITY ALLIANCE**

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Visit us: www.beverlyfairfaxcommunityalliance.org
Email us: info@beverlyfairfaxcommunityalliance.org
Call us: 213-446-9338



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TELEVISION CITY'S EXPANSION IS A MASSIVE PROJECT WITH LONG TERM CONSEQUENCES

SIZE The proposed development is nearly 10 times larger than the existing University of the South Florida campus.

TRAFFIC With a total 5,200-unit parking structure, 8,000 projected daily vehicles, and thousands of additional vehicles at its second stage, the project will result in gridlock on our streets.

MASSIVE DUMP TRUCKS FOR YEARS Up to 772,000 cubic yards of dirt will be hauled to and from the site, requiring over 150,000 trips by 20-ton trucks driving through and parking in our community.

DENSITY This project is proposing to designate the property as a "Regional Center" like Disney City and downtown Los Angeles. This has drastic implications for the future redevelopment of development in our area.

Source: University of the South Florida

EXERCISE MY VOICE TO BE HEARD

Name: _____
Address: _____
Phone: _____
Email: _____

We will communicate your feedback to the project team and the community in order to ensure that your voice is heard.

- What aspects of the TVC 2030 Plan are you most concerned about?
Years of construction and truck trips
Not suitable for our community
Gridlock traffic problems in our neighborhoods
Other





6:49



+1 (213) 585-4760

Text Message
Today 6:43 PM

Hi, my name is Sasha with the Beverly Fairfax Community Alliance. There is an important Zoom hearing on Tuesday at 6:30pm about the massive CBS Television City expansion that could choke our streets with traffic and cause residents to pay higher rents. Can you attend and speak in opposition?

Reply STOP to opt-out.

I support this project



Text Message
Today 6:43 PM



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BY EDWIN FOLVEN / AUGUST 10, 2022

Alliance opposes TV City project



Images posted online show an illustrative concept for the TVC 2050 project proposed by Hackman Capital Partners. (rendering courtesy of Hackman Capital Partners)

The Mid City West Community Council's Planning and Land Use Committee is scheduled to consider an expansion plan by the owners of Television City at a virtual meeting on Aug. 15, from 6:30-9 p.m., via Zoom.

The plan, known as the TVC 2050 Project, is proposed by Hackman Capital Partners, which purchased the Television City Complex from CBS in 2018. It will transform the 25-acre Television City property near Beverly Boulevard and Fairfax Avenue, creating 1,874,000 square feet of sound stages, production support space, office space and retail uses on the site, according to an environmental impact report that has been available for public review since July 14.

Opposition to the proposal has surfaced from the Beverly Fairfax Community Alliance, which is comprised of the ownership of The Grove and the A.F. Gilmore Company, owner of the Original Farmers Market. The Grove and Farmers Market are located next to the Television City property. The alliance is calling attention to the project and asking the public to participate in the upcoming Mid City West committee meeting and to review the EIR and provide input.

"The Beverly Fairfax Community Alliance was formed to publicly raise and address significant concerns regarding Hackman Capital's proposal to massively redevelop Television City (formerly CBS Television City) at Beverly Boulevard and Fairfax



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kramer

Avenue," read a statement from the Beverly Fairfax Community Alliance. "The project, which includes 2 million square feet, two 20-story office buildings, a 5,300-car parking garage and 14 giant sound stages would forever transform and overwhelm the community with traffic, construction, trucking, parking restrictions, pollution and health and safety hazards. To accommodate the enormous scale and density of the project, the developer seeks to change the designation of the property to a 'Regional Center' like Century City and Downtown Los Angeles. We encourage the community to learn more about this project on our website at beverlyfairfaxcommunityalliance.org."

The project will include 1,626,180 square feet of new development, the retention of approximately 247,820 square feet of existing area and the demolition of 495,860 square feet of existing media production facilities, according to the EIR, which is available for review online. The existing main central building and façade on the Television City campus, which are designated as a city of Los Angeles Historic-Cultural monument, will be preserved under the plan, and new buildings will be built elsewhere on the property, according to the EIR.

Zach Sokoloff, senior vice president of Hackman Capital Partners, said in a statement that the project will be beneficial to the Los Angeles community and the owner has been transparent about details of the project.

"In recent years, California has lost nearly \$8 billion in economic activity, 28,000 jobs and over \$350 million in revenue for state and local budgets from film and television productions relocating to other states due, in part, to an acute shortage of soundstages. In 2021, Television City announced TVC 2050: The Los Angeles Studio Plan, a \$1 billion-plus investment to preserve its use as a studio and modernize production facilities, balancing economic growth, community input and historic preservation. This investment in Television City will allow the studio to meet the constantly evolving physical and technological demands of the entertainment industry, create thousands of new, good-paying jobs and reaffirm the city's status as the creative capital of the world. For years, TVC 2050 has taken a proactive and transparent approach working with our neighbors, meeting and engaging with hundreds of community members and ensuring project details and visualizations were fully disclosed and published in dozens of regional and local media outlets," Sokoloff said in the statement. "Our plan has earned broad support from residential and small business neighbors, nonprofits, community groups including the Melrose BID, business entities including the Los Angeles Area Chamber of Commerce and Los Angeles County Business Federation, organized labor including the Los Angeles/Orange Counties Building and Construction Trades Council, and the Los Angeles Conservancy. We look forward to further review from the Mid City West Neighborhood Council Planning and Land Use Committee."

Hackman Capital Partners is planning to present information on the project at the Mid City West Planning and Land Use Committee on Aug. 15.

To participate via Zoom, visit us02web.zoom.us/j/84194294834. To listen by phone, call (302)289-3283 and use the code 147 495 941.

The public can review and make comments on the EIR until Monday, Aug. 29. To review the EIR, visit planning.lacity.org/odocument/d9c98079-01e0-4e40-bdf2-dc1b178a9dbb/TVC_2050_Project_Initial_Study.pdf.




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L.A. City Council comes out against 4 a.m. last call

1 COMMENT



BS
AUG 17, 2022

Alliance? You mean Caruso, don't you? Boo Hoo, there might be construction and temporary traffic issues near one of his properties. Forget the long-term benefit to the community and the industry. Not to mention all the workers he'll have next-door bound to bring increased revenues to the Grove once they're there. Both selfish and shortsighted. Why try and paint it as some sort of community initiative when it's crass NIMBYism?

Leave a Reply

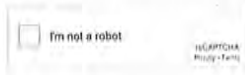
Comment *

Name *

Email *

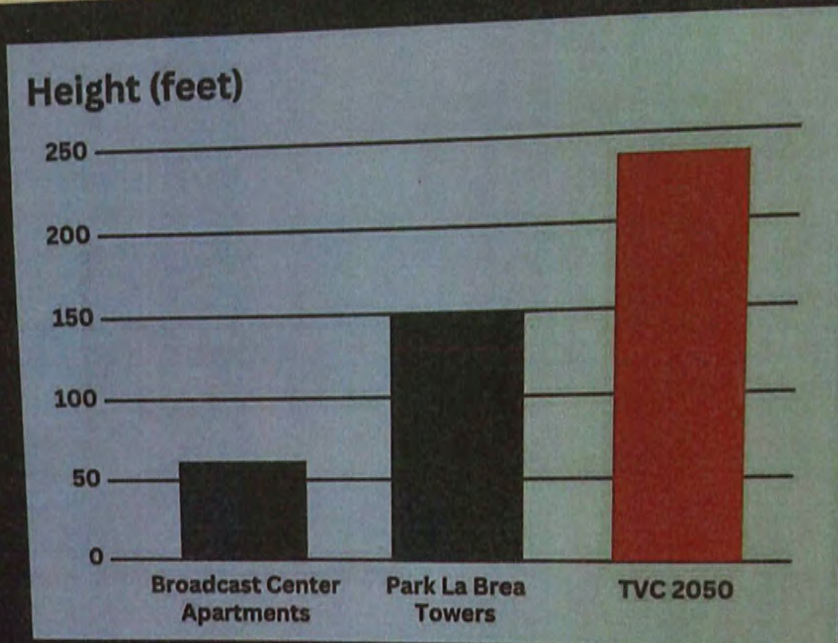
Website

Save my name, email, and website in this browser for the next time I comment.



captcha

THE TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



URGENT: ACTION IS NEEDED!

8,000 new employees will want to live near work.
RENTS WILL GO THROUGH THE ROOF!

Call or email Councilmember Yaroslavsky!
Tell her the Television City expansion IS TOO BIG!
(213) 473-7005 | councilmember.yaroslavsky@lacity.org



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

Join our Zoom on 3/7 at 7 PM: <https://bit.ly/FixTVCZoom>

Visit WWW.FIXTVC.ORG to learn more

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022 and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

Note from PLBRA: this page is a paid advertisement

Close

Chat



Kate Hennigan to Me (Direct Message)



Yes

Kate@collaborate-la.com

626.644.5313

Happy to help

Me to Kate Hennigan (Direct Message)

You are with who? What is collaborate.

IG

Kate Hennigan to Me (Direct Message)



The Beverly Fairfax community alliance hired me to help get community members organized to speak at the meeting tomorrow night.

Send to: [Kate Hennigan](#) ▾

Tap here to chat or tap a message to reply



Who can see your messages? Recording On

Kate Hennigan to Everyone



Please join us on Tuesday, September 13 to express your opposition to the TVC 2050 current plan.

When: Tomorrow, Tuesday, September 13 at 6:30PM

Where: Zoom Webinar ID: 871 153 10533

Join online at <https://us02web.zoom.us/j/87115310533>
or by telephone at +1 669 900 6833,,87115310533#
(Toll Free)

Press *9 to raise hand for public comment

Agenda: https://drive.google.com/file/d/1JvvQCJlbWnudYic6AnUb__J9LJSvo0pi/view

Please feel free to email or call me with any questions. I can be reached on my cell phone at 626.644.5313.
Thank you.

Send to: Danielle Peters, Beverly Grove Resident ▾

Taskbar: Task View, File Explorer, Edge, 100%, 1.25 pt, Start, End, Auto, DEP FORM LETTER PDF, Mobility Hub 1, Project Description, Project Description

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- Personal
- Per 54

Mid City West Neigh.

- Danielle Peters
- Katherine Hennigan
- Danielle Peters
- Danielle Peters
- Ira Handelman
- karlamuelian
- Danielle Peters
- Ilysha Buss
- Danielle Peters
- Danielle Peters
- Ilysha Buss
- I-5 South County Im.
- Crest
- Kathryn McGee
- Kathryn McGee
- Washington Trust fo.
- PayPal
- Michael Hilty
- Los Angeles Busines.
- Sam Yehri
- Leonora Wojcickichs.

September News: TUESDAY Board Meeting -- Voice on TVC project • More! - Join your Mid City West Neigh...

Re: LST argument is not applicable - Car: I use some of these arguments in my analysis! On Mon, Sep 12, 2022 at 5:49 ...

Re: FW: HEARING TOMORROW 9:13:22: Please join us TOMORROW to express your OPPOSITION to the TVC 20 ...

Re: LST argument is not applicable - Looks like Im not so far off after all. On Mon, Sep 12, 2022 at 5:49 PM Danielle Pet...

Re: LST argument is not applicable - Thank you so much! On Mon, Sep 12, 2022 at 5:49 PM Peter Hayden <phayden@...>

RE: Status Report - Outreach to Neighborhood Council Board Members - I have spoken to Nazam and David, and they ...

Property Development - Thanks for the report Peter, well done! Karl Samuelian

Re: LST argument is not applicable - It does not speak to the school specifically but, being a sensitive receptor that w...

Re: Status Report - Outreach to Neighborhood Council Board Members - This is great. How work Peter I am not cont...

Re: Tonight's Zoom - It seems to me they are using the LSTs as a screening tool because they would offer the most co...

LST argument is not applicable - After further review, the LST argument does not work. I think the only argument I can...

Fwd: FW: HEARING TOMORROW 9:13:22: Please join us TOMORROW to express your OPPOSITION to the TVC 2050 car...

Construction Update - Week of September 12, 2022 - Weekly closures and construction updates (Having trouble vi...

12 New properties recommended for you - Properties on Civic personally recommended for you. Update your saved s...

5:06 PM

4:44 PM

4:21 PM

3:59 PM

3:50 PM

3:31 PM

3:30 PM

3:29 PM

3:24 PM

Zoom Meeting

01:02:09

Participants: 4

Search: Rick, 2022

Page 8 of 14

Thumbnail gallery showing participants: Michael Hilty, Katherine Hennigan, Sam Yehri, Karl Samuelian

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Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, **a basic search will search only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2) select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

Home

Results: 6

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Entity Information

Initial Filing Date

Status

Entity Type

Formed In

Agent

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07/30/1996

Suspended - FTB/SOS

Stock Corporation - CA - General

CALIFORNIA

LIAD ASGAD

BEVERLY FAIRFAX COMMUNITY CENTER (192271)



04/01/1943

Suspended - FTB

Nonprofit Corporation - CA - General

CALIFORNIA

BEVERLY FAIRFAX COMMUNITY PATROL WEST (1964442)



03/21/1996

Terminated - FTB Admin

Nonprofit Corporation - CA - Public Benefit

CALIFORNIA

MINDY LAKE

BEVERLY FAIRFAX GREYHOUND BREEDERS ASSOCIATION (70154184)



06/01/1933

Suspended - FTB

Legacy Corporation

CALIFORNIA

BEVERLY FAIRFAX GREYHOUND OWNERS ASSOCIATION (70154183)



06/01/1933

Suspended - FTB

Legacy Corporation

CALIFORNIA

Save Beverly Fairfax (5615152)



03/29/2023


Active

Nonprofit Corporation - CA - Public Benefit


CALIFORNIA


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BEVERLY FAIRFAX COMMUNITY PATROL WEST	Charity Registration	Dissolved	101973		BEVERLY HILLS	CA

1

----- Forwarded message -----

From: **Beverly Fairfax Community Alliance** <info@beverlyfairfaxcommunityalliance.org>
Date: Thu, Sep 8, 2022 at 8:05 PM
Subject: TVC 2050
To: <info@midcitywest.org>
Cc: <paul.koretz@lacity.org>, <info@katyforla.com>, <info@samforla.com>, <vince.bertoni@lacity.org>

Mid-City West Neighborhood Council
5101 Santa Monica Blvd., Suite 8
PMB #268
Los Angeles, CA 90029

Re: TVC 2050

We understand that on September 13th, TVC 2050 will ask that the Mid-City West Neighborhood Council Board endorse its Project. The Beverly Fairfax Community Alliance respectfully requests that, for the reasons discussed below, the Board either (a) take no action until a Final Environmental Impact Report is made available for the Project; or (b) decline to endorse the Project because of the dramatically adverse impacts it would have on the Beverly Fairfax community.

A. The Board Should Take No Action

The Draft EIR – comprised of thousands of pages of descriptive and highly technical analytic material – was released for public review on July 14th. On September 13th, the period for the city to receive questions and comments on the Draft EIR will close. It is premature and inappropriate for TVC 2050 to ask the Neighborhood Council to endorse its Project before the City Planning Department has evaluated and responded to the questions and comments submitted by the community. There should be no rush when the community's future character is at stake.

Simply put, as a responsible Brown Act body elected to provide informed input to the City, the Neighborhood Council should base its recommendation on complete information; that is, a Final EIR prepared by the Planning Department that includes public comments to the Draft EIR (and responses to those comments), revised analyses, and changes (if any)

to the Project that may be made. Moreover, if the Neighborhood Council were to endorse the Project at this time, its recommendation would be suspect because the Board did not base its recommendation on a Final EIR.

B. The Board Should Decline to Endorse the Project

If the Board feels compelled to take an action on the Project before the Final EIR is complete, it should decline to endorse the Project for the following basic reasons (each of which is independently sufficient to reject the Project):

- As proposed, the Project is Out-of-Character with the Beverly-Fairfax Community. The Project is not a community-serving use and is located almost 3 miles away from the 10 Freeway (and the 101 Freeway is even further away). A use of this type, which is so heavily dependent on out of the area truck and automobile traffic, should be located close to freeways – not in the middle of what is today a low-scale, primarily residential, community. Despite the Developer's representations, no one can doubt that TVC 2050 would add to the already insufferable gridlock that afflicts our community.
- The Project should provide housing, including affordable housing, to support its new employees. The Project will employ approximately 8,000 workers but includes no housing whatsoever. Adding 5,700 new workers without corresponding housing will put enormous pressure on area rents. This will foreseeably lead to displacement of existing renters (particularly low income and the elderly) and lead to an increase in area rents in the midst of what is already a 'housing crisis'.
- Beverly-Fairfax should not become a "Regional Center" as proposed by TVC 2050. The existing, neighborhood commercial character of the community should be protected. Designating Beverly-Fairfax as a "Regional Center" (like Century City or Downtown Los Angeles) would pave the way for further intense redevelopment of the area. Certainly, a change this dramatic should not be made out of the context of a comprehensive update to the severely-out-of-date Wilshire Community Plan.
- The Draft EIR misrepresents the actual size of the Project. The Draft EIR's traffic, air quality, noise, and employment analyses do not include approximately 350,000 square feet of studio and production support area that TVC calls "Base Camp" space. Thus, the Project's FAR is significantly larger, and its effects are greater than the Draft EIR represents.
- TVC 2050 will cause an "Excessive Traffic Burden" on nearby residential streets, including the Beverly Fairfax National Historic District. LADOT has determined that in addition to compounding gridlock along Fairfax, Beverly and Third Streets, the Project's 5,300-space parking

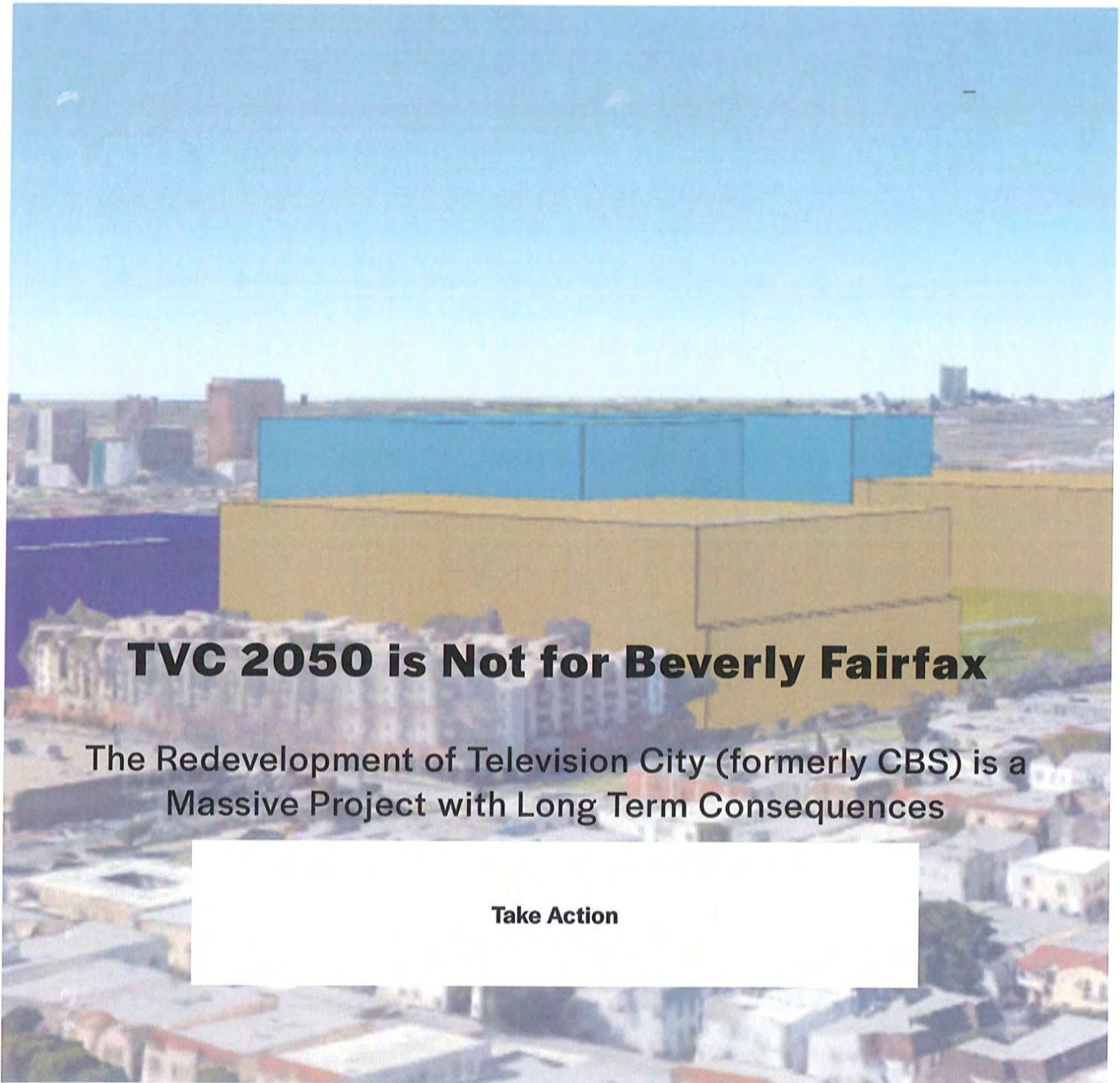
structure, 8,000 projected daily workers, and thousands of audience members at 14 sound stages, TVC 2050 will cause excessive cut-through traffic to the residential streets of the Beverly Fairfax National Historic District and other adjacent residential streets located north and west of the Project.

Thank you for your consideration.

Sincerely,

The Beverly Fairfax Community Alliance

cc: Vince Bertoni, City Planning Director
Councilmember Paul Koretz
Katy Yaroslavsky, candidate for City Council
Sam Yebri, candidate for City Council



TVC 2050 is Not for Beverly Fairfax

The Redevelopment of Television City (formerly CBS) is a Massive Project with Long Term Consequences

Take Action

Have you heard of the TVC 2050 project?

TVC 2050 is the proposed massive development of the CBS Television City site at Beverly and Fairfax which will significantly impact our community – we encourage you to

get informed and take action.

[Learn More](#)

About the Project

The Beverly Fairfax Community Alliance is a coalition of residents and businesses who are concerned about this massive development and its related impacts on our community, from the enormous expansion of the CBS Television City property by its new owner Hackman Capital.

The TVC 2050 project is proposing to designate the property as a “Regional Center” like Century City and downtown Los Angeles. This has dramatic implications for the future intensification of development for our entire community.

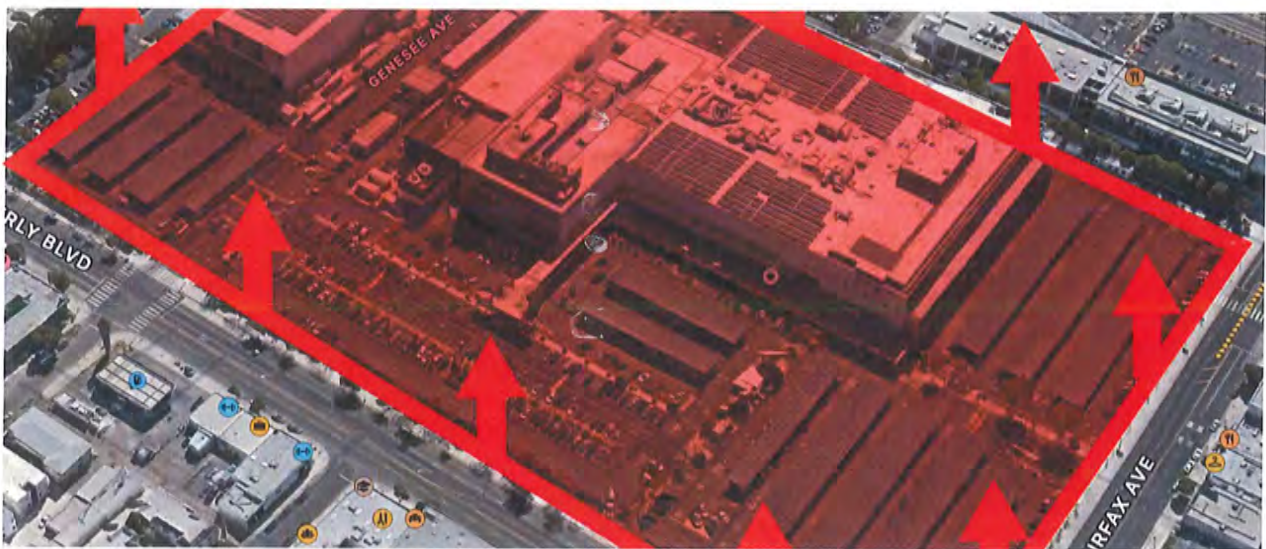
The project will triple the size of the existing development on the CBS property, with the addition of office, production and retail space – resulting in a nearly 2,000,000 square foot complex. The expansion would create 20 story buildings and will be more than two times the density and two times the height of the Beverly Center.

The TVC 2050 project entails:

- 2 million square feet, including 1.4 million square feet of office space
- 20-story office buildings
- A 5,000-car parking garage
- 14 mega sound stages for audience shows
- Huge production base camps utilizing 18-wheeler production trucks

Take Action

Please view documents from the applicant, studies, background, news articles, and other information provided to educate our neighbors [here](#).
Check back often as we learn and share more information!



Massive Development

An enormous increase over the current development with almost 2 MILLION square feet of uses. It would be more than two times the density of the Beverly Center and more than two times as tall.



More Gridlock

With a new 5,300-spot parking structure, 8,000 projected daily workers, and thousands of audience members at 14 sound stages, the project will result in gridlock on our streets. TVC 2050 visitors will park in residential neighborhoods, denying street parking to residents and their guests.



Dump Trucks for Years

770,000 cubic yards of DIRT being hauled in and out, requiring over 120,000 trips by large 20-ton trucks driving through and polluting the community! That's just for the

excavation work. There will be tens of thousands of additional truck trips for hauling construction materials to the site.



Long-term Construction Impacts

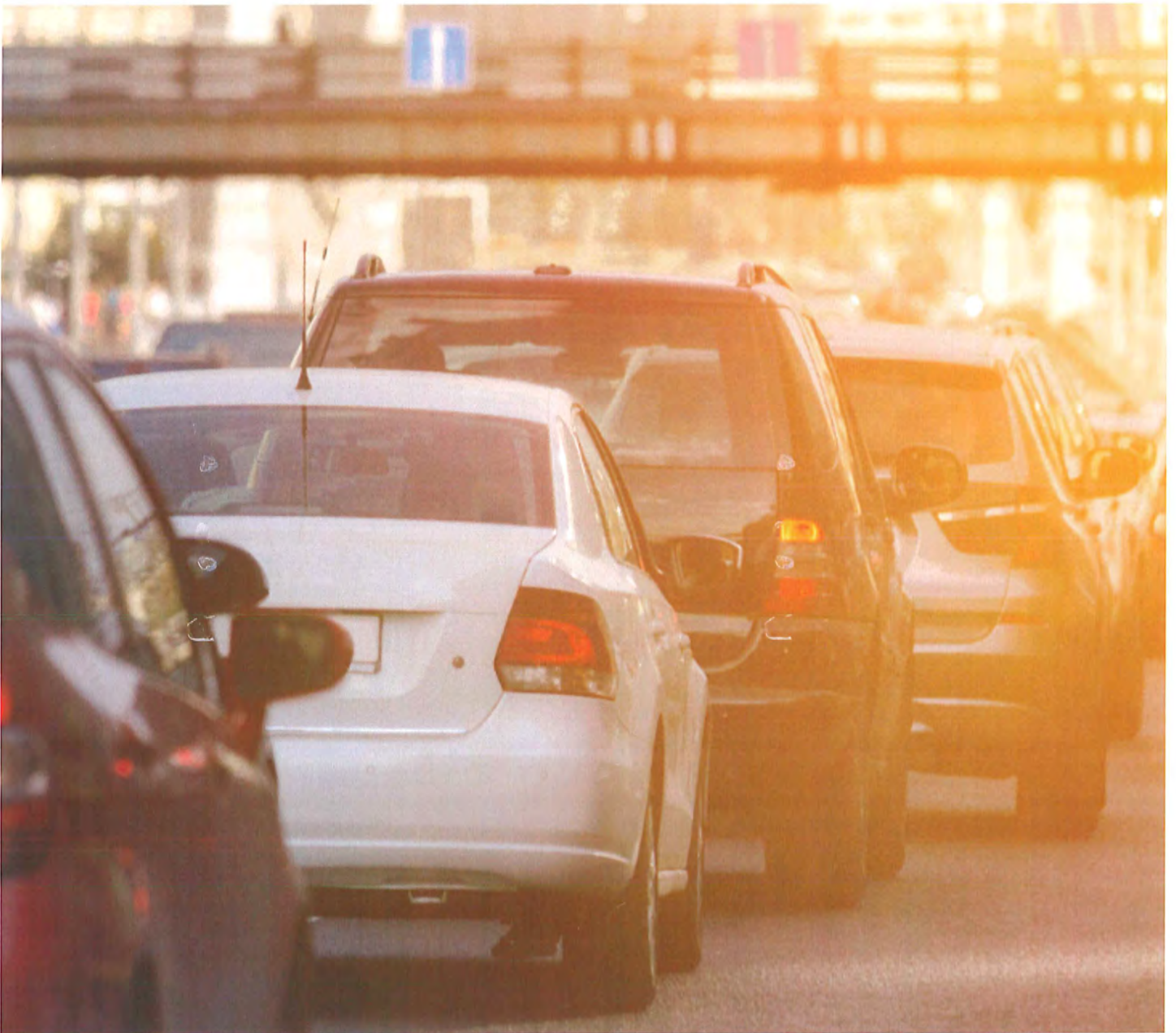
Construction timeline of up to 20 YEARS, bottlenecking our communities with street closures and trucks hauling millions of tons of steel, concrete, and materials.

“

We cannot overstate the magnitude of the expansion being planned - this colossal development will bring traffic and gridlock, thousands of audience show guests parking in the community, and change the character of the entire area by adopting a Regional Center designation. Even

those accustomed to living with LA traffic and parking nightmares will be shocked at how much worse it can be.

Beverly Fairfax Community Alliance



Get in Touch

Name (required)

First Name

Last Name

Email (required)

Address

Country

United States 

Address Line 1 (required)

Address Line 2

City (required)

State (required)

ZIP Code (required)

Phone

Message (required)

Submit

info@beverlyfairfaxcommunityalliance.org

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



August 4, 2022

To Our Friends and Neighbors,

We are writing you today on behalf of The Original Farmers Market and The Grove to share our profound concern about the development plan now being proposed for the CBS Television City property.

Our properties have a shared history of nearly a hundred years as beloved landmarks in the community. During this time, we have enjoyed a complementary relationship with CBS. But, CBS has sold Television City. Its new owner, Hackman Capital, is proposing to have the property designated as a “Regional Center” in order to make way for its massively-scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community.

The Hackman Project entails:

- 2 million square feet, including 1.4 million square feet of office development
- 20-story office buildings
- A 5,000-car parking garage
- 14 mega sound stages for new audience shows, utilizing 18-wheeler production trucks.

All of this would be built over a 3-year period, with 640 heavy duty trucks a day and lane closures – and all against the backdrop of our already severely congested streets, stressed public infrastructure, and with no regard for the City’s ‘Wilshire Community Plan,’ which is supposed to guide area development, and which is severely out-of-date.

Please join us today. Visit BeverlyFairfaxCommunityAlliance.org to sign up and follow us on Instagram @BeverlyFairfaxAlliance for the latest information.

We know that together, we can make our voices heard by our elected representatives and planning officials to ensure that the character and livability of our community is protected.

Thank you for your consideration,

Your neighbors, The Original Farmers Market and The Grove



Caruso battles studio plan by Grove

Mayoral candidate is fighting expansion of Television City, next to his flagship property.

By Julia Wick

and David Zahniser

As a candidate for mayor, real estate developer Rick Caruso has spoken of the need to keep entertainment productions within the city of Los Angeles.

But as a businessman, Caruso is enmeshed in a fight over plans to modernize and expand L.A.'s storied CBS Television City studios, located next to the Grove, the flagship retail complex Caruso developed two decades ago.

In a letter to neighbors sent this month, the Grove and the adjacent Original Farmers Market expressed "profound concern" about the plan for overhauling Television City, calling it a "massively scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community." Both entities urged recipients to visit a website and social media accounts for the Beverly Fairfax Community Alliance, a group that opposes the studio project — and counts the Grove as a member.

The development battle could complicate Caruso's message as a businessman focused on strengthening the region's economy. And it raises questions about how Caruso, if elected, would respond to businesses whose activities are potentially at odds with his company's interests.

A campaign spokesman declined to answer questions about whether Caruso's eponymous company formed the Beverly Fairfax Community Alliance, referring questions to that organization. But Ilysha Buss, marketing director for A.F. Gilmore Co., owner of the Original Farmers Market, said her company and Caruso's created the alliance and are funding it.

Buss, speaking on behalf of the alliance, said it opposes the development plan in its current form because it would designate the Television City site as a "regional center," which she characterized as "very much out of scale and inappropriate for this neighborhood."

An executive with Hackman Capital Partners, which purchased the Television City site from CBS Corp. in 2018 and is seeking to redevelop it, told The Times that his firm has met repeatedly with representatives of Caruso's company to discuss the project. During those meetings, Caruso executives focused on the effect the project would have on the Grove Drive, which serves as an

entrance to the shopping center's parking structure and valet area, according to Zach Sokoloff, a senior vice president at Hackman Capital Partners.

Sokoloff said representatives of Caruso's company threatened to stoke community opposition to the proposal if Hackman Capital "did not capitulate to the demands that they had for our proposed use of the Grove Drive."

"More recently," he added, "their legal counsel made that threat directly to our legal counsel, suggesting that if we didn't dramatically restrict our proposed use of the Grove Drive, they would launch a public and aggressive community campaign, activating hundreds of community members and sowing opposition to our proposed modernization at the studio."

The Television City proposal, known as the TVC 2050 Specific Plan, would allow for a major expansion of the site's soundstages and production offices.

The site, at Beverly Boulevard and Fairfax Avenue, would be permitted to have nearly 1.9 million square feet of studio, office and retail facilities, about 2½ times what is currently there, according to a draft environmental impact report posted by the city last month. The increase would allow the property to accommodate an additional 5,700 jobs, the report said.

Sokoloff said the most recent set of meetings between Hackman and Caruso's team began in April and included Caruso's chief development officer, Corinne Verdery, who is slated to become chief executive of his company on Sept. 1. Caruso previously said Verdery would fill his position as CEO if he is elected as L.A. mayor; the new plan was relayed in an internal announcement Friday, according to Jessica Wong, Caruso's senior vice president for public relations and marketing.

Wong, in an email, denied allegations that Caruso's team threatened to wage a community campaign against the Television City proposal. But she confirmed that the company is worried about the impacts of the project — and had engaged in "confidential settlement talks" with Hackman.

"We did not resolve the issues of impact of traffic, parking and construction, and to the best of our knowledge, no other party's issues were resolved," she said. "Part of the problem is that we really don't know what the actual project is because the [environmental impact report] does not have a detailed project description."

Last month, another Caruso executive appeared before a committee of the Mid City West Neighborhood Council and said the Television City project would create "complex" issues for the neighborhood, including traffic, parking and construction.

The Beverly Fairfax Community Alliance has been more blunt, warning that the expanded site would be twice the height of the Beverly Center and would clog Fairfax, Beverly, La Brea Avenue and 3rd Street with traffic.

"Even those accustomed to living with L.A. traffic and parking nightmares will be shocked at how much worse it can be," the group said on its website.

The Beverly Fairfax alliance last week posted a job listing on ZipRecruiter saying it was hiring

organizers for “community outreach efforts,” with compensation starting at \$25 an hour. In a statement, the group said it was formed to “publicly raise and address significant concerns” regarding the impacts of the Television City proposal.

Once completed, the studio expansion is expected to generate an additional 787 vehicle trips during morning rush hour and an additional 855 during afternoon rush hour, according to the environmental documents. The property would offer up to 5,300 parking spaces.

Diana Plotkin, president of the Beverly Wilshire Homes Assn., said she is worried that traffic would increase significantly, hurting local businesses and residents, if the project goes forward as proposed. Plotkin said her group has joined the alliance but has not contributed financially.

Southern California’s film industry has had to contend with a shortage of studio space amid surging demand. The shortage, among other factors, has spurred some producers to look outside the city, The Times has reported.

Caruso has been outspoken during his mayoral campaign about wanting to keep productions in Los Angeles.

“Instead of shipping the greatest industry we have in this city out of this city, I want to bring it back in this city,” Caruso said last week in a podcast interview with Hollywood trade newsletter the Ankler.

Asked about the Television City project, Caruso campaign spokesman Peter Ragone said the candidate supports building more studios in L.A.

“However, we all need to be good neighbors. Both can happen,” Ragone said. “Rick believes that local businesses, including production facilities, should address the community’s concerns about creating additional traffic, pollution and other harmful impacts.”

If elected mayor, Caruso would have the power to hire and fire the top manager at the Department of City Planning. He would also have the authority to replace the nine members of the city’s planning commission, a panel of volunteers that vets large-scale development projects.

The Television City proposal may not come before the commission until next year, after the new mayor has taken office.

Rep. Karen Bass, Caruso’s opponent in the Nov. 8 election, declined to take a position on the Television City project, saying through a spokeswoman that she is reviewing the environmental documents. Bass spokeswoman Sarah Leonard Sheahan criticized Caruso over his prior political donations to the city’s elected officials.

“He has made billions influencing City Hall decisions regarding his business. Now, he is trying to put himself in charge of those decisions as mayor,” Leonard said in a statement.

Caruso has made ending City Hall corruption a key component of his mayoral platform. Asked how Caruso would avoid conflicts of interest as mayor, Ragone referred The Times to earlier comments

made by the candidate about placing his company in a blind trust.

Times staff writer Seema Mehta contributed to this report.





The redevelopment of Television City (formerly CBS) at Beverly and Fairfax poses an unprecedented risk of gaming the system and wiping out the neighborhood.

A coalition of residents, homeowners, businesses, and community groups who live and work nearby has formed to insist on a legitimate redevelopment plan that respects the scale and character of the neighborhood.

We support development that helps communities thrive and change in positive ways.

This is the biggest risk to our neighborhood in decades.

~~We have to get it right.~~

Get in touch

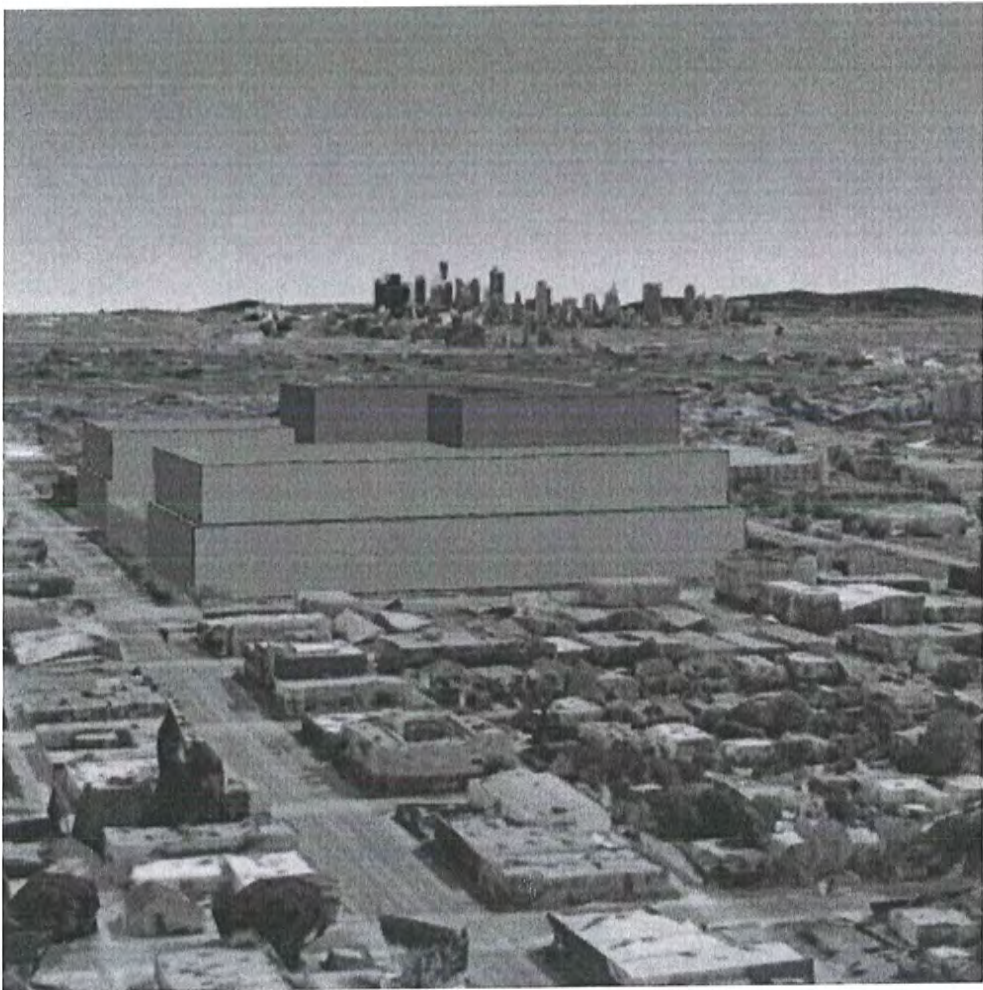
Sign the petition!

See the Undisclosed TVC Specific Plan

Download the presentation from the 9/13/23 community meeting

OUR CONCERNS

- Hackman Capital Partners bought what used to be CBS Television City at Beverly and Fairfax.
- They are talking about a studio redevelopment “concept” but *asking for the right to build nearly any kind of commercial space they want.*
- They want the right to build 20-story office towers in nearly 2 million sq ft of space – *2x the size of the old Staples Center.*
- They want *the same zoning as Downtown LA* but right in the middle of residential neighborhoods where aging infrastructure is already overloaded and streets are choked with traffic.
- They want *20 years for construction.*
- They want a big blank check.



OUR GOALS

- Redevelopment that generates high-skill, high-wage jobs and keeps our city the entertainment capital of the world.
- A project downsized to be compatible with the scale and character of the neighborhood.
- A concrete proposal that the city and the community get time to review thoroughly.
- A process that is transparent.
- Commitments that are enforceable.

HERE ARE SOME SPECIFIC CONCERNS

Heavy equipment, dump trucks, construction crews by the busload, thousands

Whether they build a studio, opt for something else, or flip the property, we're looking at a traffic nightmare. For starters, a huge fleet of big rigs hauling dirt out and heavy construction equipment in, plus busloads of construction workers in and out of the site.

Hackman is planning on-site parking based on the fantasy that most employees would take public transportation.

But use of L.A.'s public transit is down 30% since 2019. In reality, employees would be clogging major streets and cutting through residential neighborhoods looking for shortcuts and parking.

staggering

Picture something twice
the size of Staples Center

It's hard to even picture 2 million square feet.

Start with the old Staples Center: 960,000 square feet. Now double it:

1,920,000 square feet.

Now cram into a spot between LA's beloved Original Farmer's Market and the small businesses and cherished residential neighborhoods around it.

Just imagine the impact on utilities and roads and street life.

It's not a studio, it's a "development scenario"

Hackman's PR campaign describes a glamorous studio project. But their official filing makes no promises or commitments. They call the studio a "development scenario."

If they get the entitlements they want, instead of a studio they could build a stadium, arena, auditorium, amusement park, or you-name-it.

Most of these projects would get no further public input or review.

Hackman's "concept" calls for 20-ton trucks making more than a hundred thousand trips in and out of the Beverly-Fairfax neighborhood, hauling over a half-million tons of dirt, waste, and hazardous materials.

Add to that tens of thousands of truck trips hauling construction materials. All spewing exhaust every inch of the way.

Emergency response gridlock

The Fire Department says
they can't support a

Police and fire departments are already dangerously short-staffed. Response times are longer than ever. Streets around Television City are already some of the most congested in the city.

Now add thousands more big rigs and vehicles of every kind every day. Ambulances, fire trucks, and police vehicles will be brought to a standstill.

Ignoring seismic risks

Pumping out huge amounts of water in a

Hackman's "concept" calls for permission to pump vast amounts of water out of the ground just yards away from the beloved Farmer's Market, blocks from homes and apartments, and less than a mile-and-a-half from the LA County Museum of Art. Removing that much groundwater from a sensitive seismic area sounds like an ecological nightmare and a recipe for disaster.

The Domino effect

Other developers will follow

The entitlements that Hackman is asking for would set a dangerous precedent. Once Hackman changes the General Plan and sidesteps the

zoning code, other developers will follow right behind.

After Hackman's mega-development, other developers' proposals will sound reasonable by comparison. In no time, a flood of reckless development will obliterate any trace of the neighborhood we know and love.

The big picture

How much can one neighborhood take?

Nearby Purple Line construction will continue for a couple more years at least. The new development at Town & Country will be 50 percent bigger. A 243-foot residential tower with ground-floor retail is going in on Wilshire near Sweetzer.

The 238-foot medical office tower planned for San Vicente Bl at 6th Street is expected to generate over 3,500 car trips per day.

We will reach the saturation point well before Hackman adds another 2 million sq ft with construction that could take 20 years.

WHAT OUR NEIGHBORS ARE SAYING

pecified

e of our

Scherffius
arly Fairfax

s already

el's back,

Michelle Menna

Broker Associate & Realtor, Keller Williams Realty

“Hackman is asking for nothing less than carte blanche to do as they please over a 20-year timeline without public input or review.

What they have in mind promises irreversible damage to public health, quality of life, and the environment.”

Greg Goldin

President, Miracle Mile Residential Association

IN THE PRESS



Larchmont Chronicle
HANCOCK PARK • WINDSOR SQUARE • FREMONT PLACE • PARK LABREA • LARCHMONT VILLAGE • MIRACLE MILE

HOME NEWS PEOPLE ENTERTAINMENT REAL ESTATE ADVERTISE IN THE CHRONICLE SEARCH

Neighbors oppose 'regional center' and question entitlements
Suzan Filipak | March 2, 2023 | 0 Comments

Not too far from the Miracle Mile, on Crescent Heights and Sunset boulevards, is an empty lot that now is for sale. It had been planned to be home to a residential-and-retail complex designed by famed architect Frank Gehry.


The backstory to this vacant piece of land is a cautionary tale that includes preservationists pitted against developers, the California Supreme Court and the mid-century modern Lytton Savings building designed by the late Los Angeles architect Kurt Meyer.

In the end, the historic bank was demolished, and the much-touted Gehry project has been abandoned.


But the entitlements and the property are now available to the highest bidder.

"Who is to say that won't happen here?" a caller to the **Chronicle** asked in regard to a project closer to home, the TVC 2050 Project at the historic Television City studio on Fairfax Avenue and Beverly Boulevard.

TVC 2050 developer Hackman Capital Partners now seeks City of Los Angeles adoption of a Specific Plan for the property that it purchased from CBS Corporation in late 2018. The request includes allowing buildings with heights up to approximately 20 stories on the 25-acre site. The request would allow 1.9 million square feet of sound stage, office and other uses, plus 1.6 million square feet of additional development.



EXISTING television city property at the southeast corner of Beverly and Fairfax is the subject of great controversy because of a developer's "TVC 2050" up-zoning proposal.



The developer says the project will create jobs and modernize and expand the aging TV studio, originally developed in 1952.

"We know that the TVC Project will benefit not only studio workers...but local businesses and neighbors..." Zach Sokoloff, senior vice president, Hackman Capital Partners, told us in an earlier statement.

BEVERLY PRESS
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Helping the Park Labrea Area with Real Estate, Dining, Arts and Entertainment News

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Neighbors Scrutinize TV City Project



Approximately 70 people attended a meeting held by Neighbors for Responsible TVC Development on Jan. 29 at the Gilmore Adobe. (photo courtesy of Neighbors for TVC Development)

LATEST PRESS RELEASE

For Immediate Release

September 6, 2023

Contact: info@fixtvc.org

Undisclosed Document Sheds Harsh Light on TVC Redevelopment

City and Developer did not disclose plans for Nightclubs,

Alcohol sales until 2 am, and active helipad for the Television City site

Los Angeles - *The community group Neighbors for Responsible TVC Development has uncovered a previously undisclosed Specific Plan for the redevelopment of Television City, the former CBS Studios. The Plan reveals something much different from what Television City has been promoting to the community.*

This Specific Plan, seen only days ago for the first time, has major elements missing from the Draft Environmental Impact Report (DEIR). Among other things, it includes a plan to obtain permission for 10 liquor licenses allowing alcohol service until 2 am, indoor/outdoor nightclubs, and concerts with sound, lighting, and special effects. The Plan also includes a helipad for unlimited helicopter takeoffs and landings (not just related to studio uses).

As drafted, the Specific Plan would block any member of the community from challenging decisions of the Director of the Planning Department regarding the development. The Specific Plan for TVC 2050 says, "Only an Applicant [in this case, Hackman Capital Partners] .. may appeal the Director's

Determination to the Area Planning Commission. The Director's Determination is otherwise not appealable."

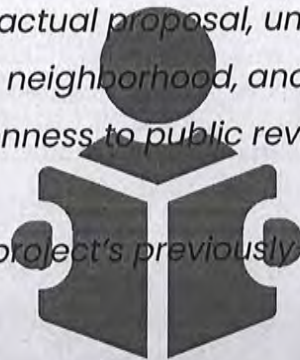
The Specific Plan was quietly submitted by the developer in 2021, was excluded from the Draft Environmental Impact Report for the project published last summer, and remained unavailable on City Planning and Hackman Capital Partners' websites for the project.

"Neither the developer nor City Planning Department ever disclosed or published the current Specific Plan for TVC 2050, leaving the community in the dark about the developer's full intentions for the site," said Danielle Peters, co-chair of Neighbors for Responsible TVC Development. "The City released its draft Environmental Impact Report more than a year ago, but the Specific Plan was never made public. We finally got our hands on the developer's plan, and it does pack some ugly surprises."

Shelley Wagers, co-chair of Neighbors for Responsible TVC Development, said, "Now we see that the TVC Specific Plan includes uses that have nothing to do with the developer's stated purpose of expanding studio and production space. Worse yet, the Specific Plan robs the community of the right to appeal. We are entitled to review the actual proposal, understand fully how this project and zoning would impact our neighborhood, and appeal if necessary. The lack of transparency and openness to public review breed deep mistrust."

The community can find the project's previously-undisclosed plan at our website www.fixtvc.org

WHAT CAN WE DO?



Stay informed.

What happens at City Hall doesn't stay at City Hall — it turns up on our streets and in our neighborhoods. We'll do our best to keep you up to speed.



Talk to our new Councilmember

Get word to Katy Yaroslavsky that we support responsible development, not smoke and mirrors.

Development compatible with the neighborhood? Yes.

A grandiose "concept" that amounts to a blank check? No.

Well-defined commitments? Yes.

A huge Trojan Horse? No.

Absolutely not.

(213) 473-7005 councilmember.yaroslavsky@lacity.org



Talk to our neighbors

We can help our neighbors see through Hackman's fairy tale.

We don't need to stand on a soapbox, we just need to talk sense whenever we get the chance.



Push back

Projects like these involve community outreach meetings and multiple hearings with the Planning Department, Planning Commission, Planning & Land Use Committee, and City Council.

Hackman has deep pockets and an army of union guys to plug their project. We will need to speak up again and again.

And again.

A community that pulls together is a powerful force.

We can't let them wear us down and destroy our vibrant, diverse community.

READY TO GET INVOLVED?

Name (required)

First Name

Last Name

Email (required)

Phone

Message (required)

Submit





READ THE FACTS:

FACT: CBS sold the property to Hackman Capital

FACT: Construction is planned for 20 years

FACT: Construction alone will bring tens of thousands of more trucks and vehicles into our neighborhoods

FACT: Tons of additional pollutants to our community

If you thought traffic was bad now, imagine:

- New development the size of more than two Beverly Centers, and twice as tall
- 2 million sq ft and 20 stories tall
- A caravan of 5,000 or more cars daily plus thousands of audience members
- Construction would move 770,000 cubic yards of dirt with 60,000 massive dump truck trips throughout neighborhood
- 6,000-8,000 employees commuting here daily

Why is the City and the Developer **RUSHING** This Project Through Now?

- Councilman Paul Koretz is Termed-Out and the Developer wants to start the approval process BEFORE we elect a new Councilmember
- The Developer is attempting to get approval prior to the overdue Wilshire Community Plan Update
- Traffic and Neighborhood Impacts have not been appropriately studied

**ADD YOUR NAME TO OPPOSE THIS
DEVELOPMENT**



Add your name along with your neighbors who oppose this massive development.

9/28/23, 3:26 PM

READ THE FACTS

ADD YOUR NAME

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HOME

READ THE FACTS

ADD YOUR NAME



My wife and I have lived
in a block from Te...

Hertz, North Ogden



TOO BIG!

"Please don't ruin the
quality of life in our neig..."

Liv O'Brien, South Ogden



STOP THIS!

"Traffic was already bad.
Do not make it worse."

Vinh Lan, North Fairfax

YOUR VOICE MATTERS!

CLICK HERE TO ADD YOUR NAME

**STOP the approval of this
Massive Development Project NOW!**

**VISIT: BEVERLY FAIRFAX COMMUNITY
ALLIANCE WEBPAGE FOR MORE INFO**

WHAT YOUR NEIGHBORS ARE SAYING

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HOME
READ THE FACTS
ADD YOUR NAME



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Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ? begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

Login

Business UCC

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Home

Results: 1

Search

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Entity Information	Initial Filing Date	Status	Entity Type	Formed In	Agent
TVC DEVELOPMENT MANAGEMENT LLC (200719710220)	07/13/2007	Active	Limited Liability Company - Out of State	DELAWARE	CT CORPORATION SYSTEM

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Business Search

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Entity Information

Initial Filing Date

Status

Entity Type

Formed In

Agent

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UNITED NEIGHBORS FOR RESPONSIBLE DEVELOPMENT (3766978)



03/12/2015


Terminated

Nonprofit Corporation - CA - Public Benefit

CALIFORNIA

CYNTHIA J BLATT

Tax Exempt Organization Search

Select Database 

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Search By 

Organization Name 


Search Term 

tvc development 

City

Enter City

State

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Need Help? See [Search Tips](#) for guidance on effective searching, search criteria and logic, and selecting search terms.

Tax Exempt Organization Search


Select Database 

Search All 

Search By 

Organization Name 


Search Term 

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City

Enter City

State

All States 

Country

United States 

RESET

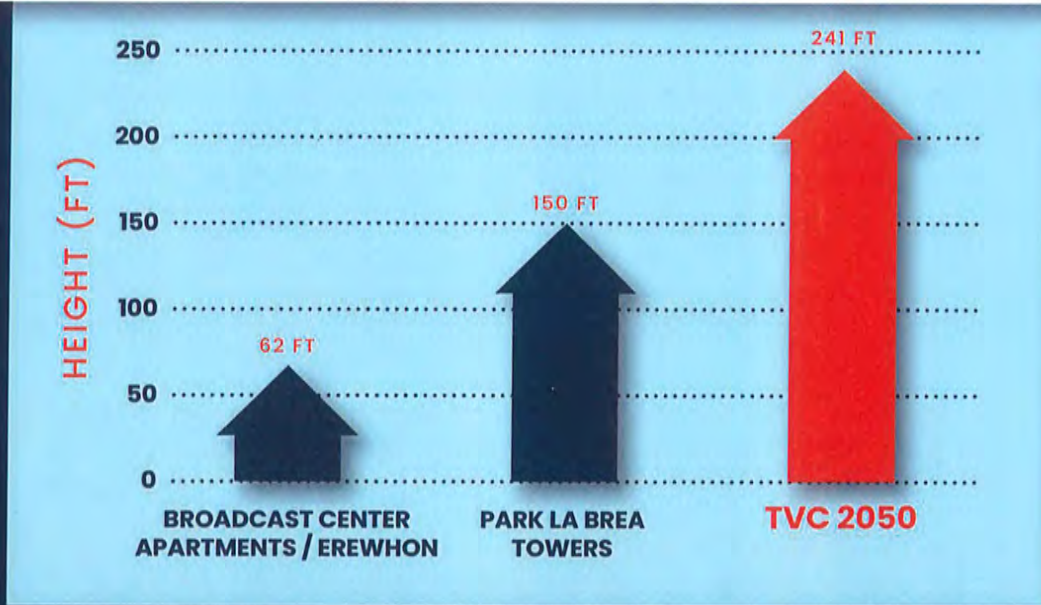
SEARCH

[Search Tips](#)

 **Your search did not return any results. Try again.**

Need Help? See [Search Tips](#) for guidance on effective searching, search criteria and logic, and selecting search terms.

TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



TOO BIG FOR OUR COMMUNITY!

2X THE SIZE AND HEIGHT OF THE BEVERLY CENTER

MORE GRIDLOCK!

8,000 WORKERS/DAY AND 5,300 PARKING SPACES PLANNED

DUMP TRUCKS FOR YEARS!

120,000 DUMP TRUCK TRIPS, JUST FOR EXCAVATION

DECADES OF DISRUPTION TO OUR DAILY LIVES

CONSTRUCTION TO LAST FOR UP TO 20 YEARS



BEVERLY FAIRFAX

COMMUNITY ALLIANCE

URGENT: ACTION IS NEEDED NOW!

Call or email **Councilmember Yaroslavsky** and tell her the project is just too big and must be downsized!

(213)473-7005 | Councilmember.Yaroslavsky@LACity.org

Visit WWW.FIXTVC.ORG to learn more.



A LETTER TO The Beverly Fairfax Community

To our Neighbors and Friends:

Some of you already know that a coalition of neighbors and local groups formed to represent the community's interests as the city considers the proposed expansion of CBS Television City at Beverly and Fairfax. We support a studio redevelopment that keeps L.A. the entertainment capital of the world. But this project is WAY TOO BIG for the neighborhood. It needs to be cut down to size.

"TVC 2050" would be **TWICE the size of the Beverly Center** and MUCH taller than the Park La Brea towers. It would dwarf everything around it.

By adding 8,000 commuters daily, it would choke major streets and push **cut-through traffic** into residential neighborhoods.

Babies now in diapers would graduate high school before Hackman's **20-year "construction window"** finally closed and all the bulldozers, dump trucks, and cement mixers left the scene.

As proposed, TVC 2050 would wipe out one of the most vibrant, diverse, livable neighborhoods in Los Angeles.

We met several times recently with the developer, and last week met face-to-face with our City Councilmember, Katy Yaroslavsky. She gets it – and she can make a much stronger case for downsizing TVC if the community takes a stand.

We URGENTLY need your voice.

Please tell Councilmember Yaroslavsky: "TVC IS TOO BIG."

(213) 473-7005 or councilmember.yaroslavsky@lacity.org

COMMENTS? QUESTIONS?

We're hosting a zoom to update you, get your views, and map out next steps.

THURSDAY, MARCH 7 AT 7:00 PM

Zoom Link: www.bit.ly/FixTVC

We hope you can join us then.

Danielle Peters & Shelley Wagers, Co-chairs

To learn more and get involved, visit: www.fixtvc.org



Revised Plan for Television City Studio Still **FAILS** to Resolve Major Community Issues

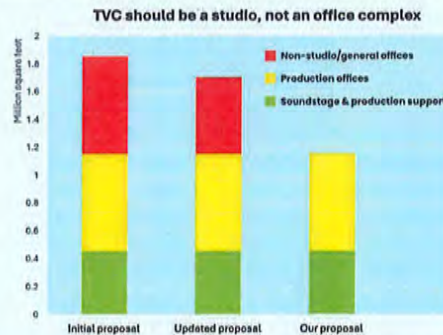
On April 5, the developers of the proposed Television City studio expansion announced that they have revised plans for their 1.724 million square foot project.

Notwithstanding some positive changes, the developers kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and quality of life.

- 】 The proposed complex is still roughly twice the size of the Staples Center.
- 】 It still includes a 225-foot tall office tower – about 100 feet taller than the tallest building in the area – and structures that loom more than 100 feet above the sidewalk on Fairfax Avenue.
- 】 Massive construction traffic followed by 8,000 new commuters promise to bring already-congested streets to standstill and push cut-through traffic into residential neighborhoods.
- 】 It still devotes almost 75% of its space to high-density offices that generate much more traffic than production facilities. 550,000 square feet of that office space has nothing to do with production.
- 】 It fails to address concerns raised by the Fire Department regarding their ability to adequately serve local homes, schools, and businesses.
- 】 It still allows stop-and-start construction over 20 years.
- 】 It still places no limits on “special events” or helipad use.

Neighbors for Responsible TVC Development supports the project, provided it is modified to address community concerns. We propose a win-win solution that allows for a viable studio without undue burden on the community.

Eliminating the surplus 550,000 square feet of office space unrelated to studio use would honor the developer’s stated intention to revitalize the studio and also their commitment to “being a good neighbor for the long-term.”



We’ve had positive conversations with LA City Councilmember Katy Yaroslavsky and her staff in recent months. With your help, she can make a much stronger case for downsizing TVC.

Please call/email CM Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space.

**Email Councilmember.Yaroslavsky@lacity.org
Call (213) 473-7005**

And please visit www.fixtvc.org for more details and regular updates.

Thank You!

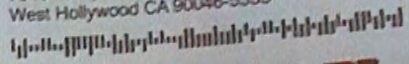
Danielle Peters & Shelley Wagers, Co-chairs

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BEVERLY FAIRFAX NEIGHBORHOOD ALERT!!!

HACKMAN CAPITAL
PROPOSES GIGANTIC PROJECT

~~TELEVISION
CITY~~

FORMERLY CBS

If you thought traffic was bad now, imagine:

- New development the size of more than two Beverly Centers, and twice as tall
- 2 million sq ft and 20 stories tall
- A caravan of 5,000 or more cars daily plus thousands of audience members
- Construction would move 770,000 cubic yards of dirt with 60,000 massive dump truck trips throughout neighborhood
- 6,000-8,000 employees commuting here daily



READ THE FACTS:

- FACT:** CBS sold the property to Hackman Capital
- FACT:** Construction is planned for 20 years
- FACT:** Construction alone will bring tens of thousands of more trucks and vehicles into our neighborhoods
- FACT:** Tons of additional pollutants to our community

Why is the City and the Developer RUSHING This Project Through Now?

- Councilman Paul Koretz is Termed-Out and the Developer wants to start the approval process BEFORE we elect a new Councilmember
- The Developer is attempting to get approval prior to the overdue Wilshire Community Plan Update
- Traffic and Neighborhood Impacts have not been appropriately studied

YOUR VOICE COUNTS!

Tell the City to STOP the approval of this Massive Development Project Now!

Visit: ProtectBeverlyFairfax.org



SCAN HERE











USED
STEINWAYS
PIANOS

TV CITY PROJECT IS NOT FOR BEVERLY FAIRFAX
TOO BIG FOR OUR COMMUNITY
MORE GRIDLOCK
DUMP TRUCKS FOR YEARS
20 YEARS OF CONSTRUCTION
BEVERLYFAIRFAXCOMMUNITYALLIANCE.ORG
PAYMENT BY THE CITY OF FAIRFAX COMMUNITY ALLIANCE
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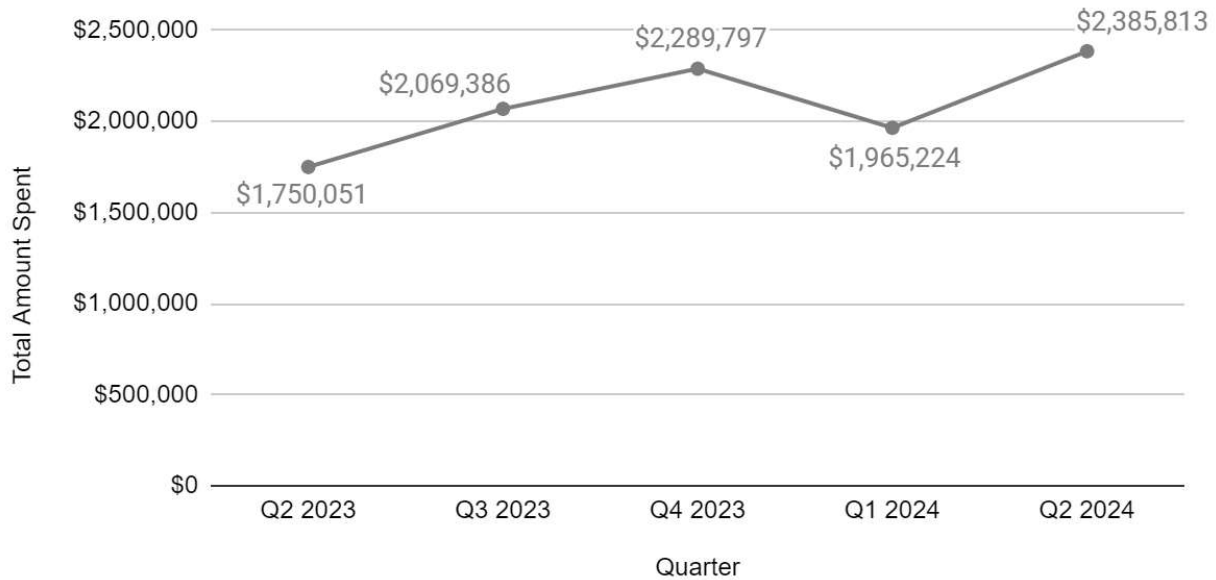
SUN 5PM
SEP 1 2014
KDOC
CHABAD

Chaco Martini & Daycare



Other Expenditures

Q2 2023 to Q2 2024



G. Lobbyist Employers

A lobbyist employer is an entity that lobbies for itself through an in-house lobbyist. Lobbyist employers who were registered as of the second quarter of 2024 are identified in Attachment C. The City matters that lobbyist employers attempted to influence during the quarter are also identified, along with the descriptions that were provided by the lobbyist employers. Of the 116 registered lobbyist employers, 44 reported no lobbying activity for the second quarter.

H. Major Filers

A major filer is an entity or individual who makes or incurs expenses totaling \$5,000 or more in a calendar quarter to influence one or more City matters but does not qualify as a lobbying entity. As detailed in the following table, six major filers reported spending a total of \$380,485 in the second quarter of 2024. This is 737 percent more spending than was reported for the last quarter and 272 percent more than was reported for the same quarter last year.

Major Filer Activity Q2 2024			
Total Spent	Major Filer	City Matter	Amount
1. \$224,500	American Beverage Association	Comprehensive Plastics Reduction Draft PEIR (City Reference Number: None)	\$224,500
2. \$56,699	Beverly Fairfax Community Alliance	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS (City Reference Number: ENV-2021-4091-EIR)	\$56,700
3. \$49,097	California Calls Education Fund	Los Angeles Rent Stabilization Ordinance Annual Rent Increase Formula (City Reference Number: CF 21-0042-S3; CF 23-1134; CF 20-0407-S1)	\$49,097

Flawed Plan for Television City Studio Expansion Will Get First City Hearing on May 15 - Urgent Action Needed!

The Core Problem

TVC is almost twice the size of Staples Center and 76% offices. This is not a studio with some offices. It's a giant office complex with some studio.

A Clean Solution

Build a studio, not an office park. Eliminate the surplus 550,000 square feet of office space unrelated to studio use.

What You Can Do

Contact city councilmembers and attend upcoming public hearings and city council meetings to **make your voice heard!**

[Take Action](#)



We Need Your Help!

Virtual Public Hearing
May 15 @ 9:30 AM
[Learn More](#)

The city needs to hear from you on May 15!

Our Concerns

This project will have irreversible, permanent impacts on surrounding communities

TRAFFIC NIGHTMARE

Angelenos driving or living along every route that leads to Beverly and Fairfax would feel the impact. [Learn more](#)

20 YEARS OF STOP AND START CONSTRUCTION

Hackman is asking for 20 years of "phased" construction. [Learn more](#)

EMERGENCY RESPONSE DELAYS

The Fire Department says they can't handle this. [Learn more](#)

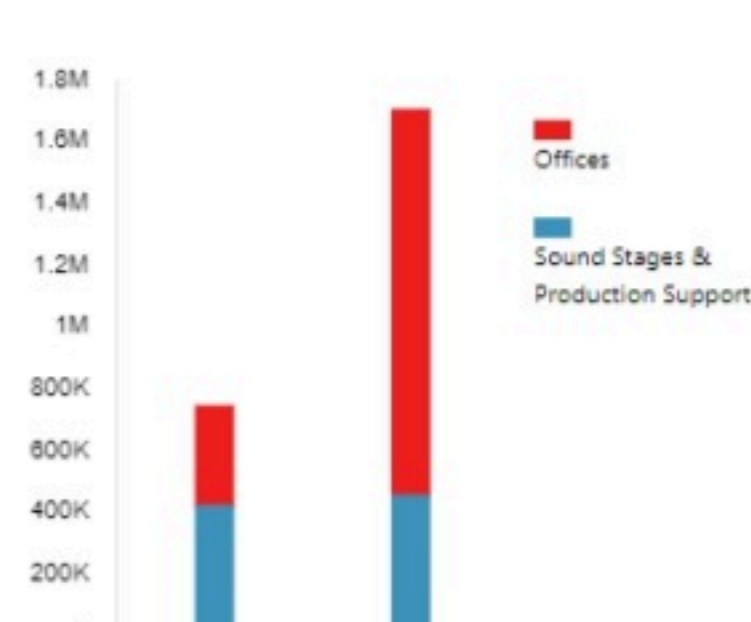
DOMINO EFFECT FOR DEVELOPMENT

This opens the floodgates to over-development. [Learn more](#)

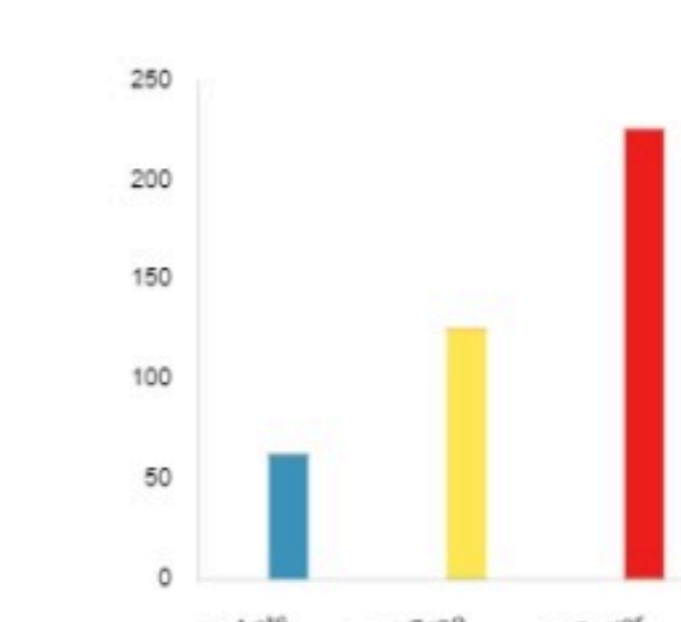
CRUSHING QUALITY OF LIFE

No limits on special events or helipad. [Learn more](#)

Core Problem



It's hard to even picture 1,724,000 square feet. Start with the old Staples Center. Now double it. Crammed onto a site designed for a modest 1950s studio. Right in the middle of residential neighborhoods. IT'S TOO BIG! It would have a devastating impact on the businesses and communities around it.



Like pretty much everything about development, the core issue is the context, the neighborhood. Hackman's April 2024 revised plan still includes a 225-foot tall office tower – about 100 feet taller than the tallest building in the area – and structures that loom more than 100 feet above the sidewalk on Fairfax Avenue.

STUDIO LAND USE	PERMITTED FLOOR AREA
SOUND STAGE	238,560 SF
PRODUCTION SUPPORT	215,440 SF
PRODUCTION OFFICE	700,000 SF
GENERAL OFFICE	550,000 SF
RETAIL	20,000 SF
TOTAL	1,724,000 SF

SF = Square Feet

The revised April 2024 plan still devotes almost 75% of its space to high-density offices that generate much more traffic than production facilities. 550,000 square feet of that office space has nothing to do with production.

A Clean Solution

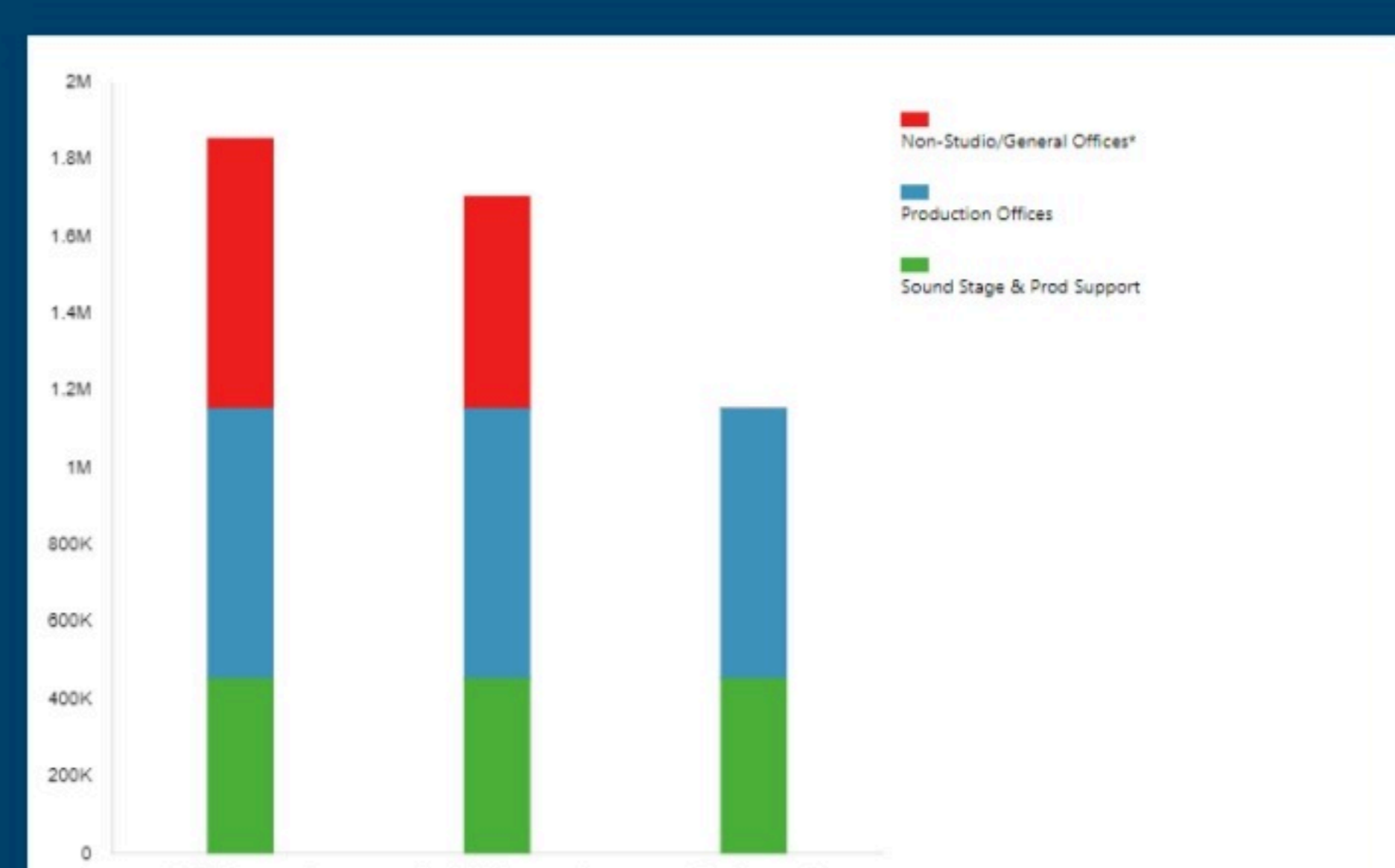
Build a studio, not an office park

Neighbors for Responsible TVC Development (a coalition of residents, homeowners, businesses, and community groups) supports the project, provided it is modified to address community concerns. We propose a win-win solution that allows for a viable studio without undue burden on the community.

Eliminate the surplus 550,000 square feet of office space unrelated to studio use. This would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long term."

What about the April 2024 Plan Update? Didn't Hackman address our concerns?

No. The developer made some positive changes but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and our cherished historic neighborhoods.



*As at Hackman's other studios, general offices can be leased to commercial tenants with no relation to production

Neighbors Speak Out

I am concerned about the TVC 2050 project, with a massive increase in traffic and construction interruptions for YEARS and YEARS to come. Reasonable renovation and construction are one thing – this is something else entirely.

Matt D.
Park La Brea Resident

I'm concerned about many unanswered questions around this project including an unspecified construction timeline, increased traffic, and environmental impacts. I welcome a project that brings responsible growth and good jobs but not at the expense of our neighborhood.

Matt Scherffus
4-year resident of Beverly Fairfax

We feel this project should be moved to a more open space that is in closer proximity to freeway access. The project, as proposed, will create further traffic congestion that will destroy our neighborhood with gridlock & intolerable pollution for decades.

Hayworth S Neighborhood Association

We have an overburdened infrastructure of roads, parking, and utilities. Local residents already suffer traffic gridlock and brownouts on a regular basis. Hackman's current proposal for Television City would be the straw that breaks the camel's back, and it would impact neighborhoods far beyond Beverly-Fairfax.

Michelle Menna
Keller Williams Realty

[submit your quote](#)



Media Coverage



TV City Expansion Reduces Size a Bit, But Not Controversy
LARCHMONT CHRONICLE
April 25, 2024



Why Homelessness and Traffic Get Steadily Worse in Los Angeles
CITYWATCH LA
March 14, 2024



Community Outcry Grows as Hackman Capital Partners Pushes Forward with Controversial TVC 2050 Project
LARCHMONT CHRONICLE
March 14, 2024



Neighbors Oppose 'Regional Center' and Question Entitlements
LARCHMONT CHRONICLE
March 2, 2023

[Read More](#)

Contact City Council

We're asking the City Council to cut the 550,000 sq ft of General Office space. We need your help to make this happen. You can call, email, and attend events.

Sample Email - use copy button then paste into email; send to addresses listed.

Dear Councilmember Yaroslavsky,

I am very concerned about the impacts the proposed Television City expansion project will have on our community. It is way too big for this neighborhood and will generate unbearable traffic.

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. They've been calling it a world class studio, but in reality, the new development would be a massive office complex with a minor studio attached. And they want to shove it in the middle of established residential neighborhoods.

While some of the TVC office space is designated for studio use, 550,000 square feet is general

01

Call

Contact Councilwoman Katy Yaroslavsky and tell her to cut the 550,000 sq ft of the General Office in Hackman's proposal.

City Hall: (213) 473-7005

District office: (323) 866-1828

02

Email

Please direct emails to both Councilmember Yaroslavsky and Vivian Rescalvo, her point person on the project.

councilmember.yaroslavsky@lacity.org, vrescalvo@gmail.com

03

Attend

Attend upcoming city council meetings to express your concerns.

Upcoming Events

May 15 @ 09:30 AM

Virtual Public Hearing

Join the virtual hearing and share your concern about the project's size and impact via Zoom or Phone.

[Zoom Webinar](#)
Passcode Required: 139966

Call 1-213-338-8477
Meeting ID: 873 7140 6111#

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.

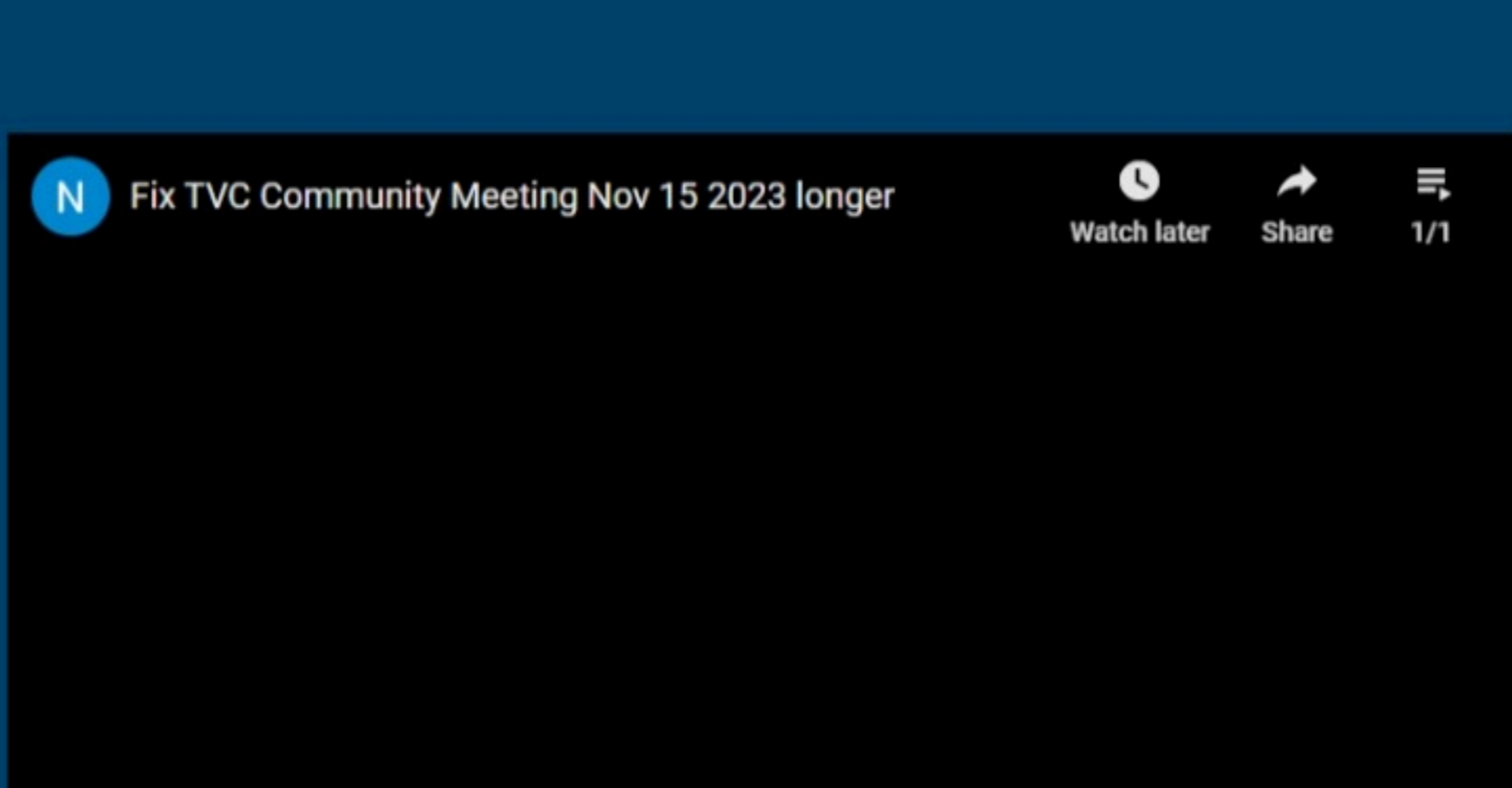
Resources

Our Presentations

- Fix TVC Town Hall with Developers (YouTube Highlights) Nov 15, 2023
- Fix TVC Town Hall with Developers (YouTube Full) Nov 15, 2023
- Neighbors Zoom meeting Mar 7, 2024
- Greenway Theatre Presentation (Slides) Sept 13, 2023

City Project Documents

- Draft TVC 2050 Specific Plan for Modified Project April 2024
- Appendices, Sign District, and Erratum to EIR April 2024
- Final Environmental Impact Report Nov 21, 2023
- Draft Specific Plan Oct 13, 2023
- Draft Environmental Impact Report July 2022





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BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Miracle Mile, Hancock Park, Beverly Hills and West Hollywood communities since 1946.

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THE TELEVISION CITY EXPANSION IS TOO BIG!
2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
CALL IN & EXPRESS YOUR CONCERNS.



[CLICK FOR MEETING LINK](#)



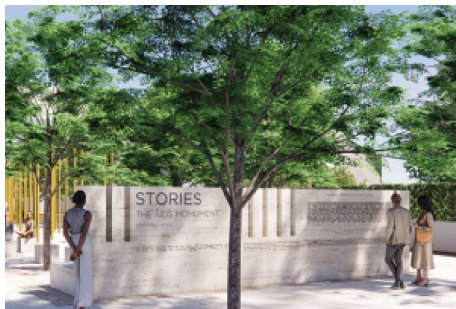
BEVERLY HILLS ABANDONS METRO PORTAL PLAN



CITY EMAILS LIKELY TO BE
RELEASED IN DUPONT CASE



UPTICK IN GRAFFITI PAINTS A
BLEAK PICTURE



Contractor for WeHo AIDS Monument set in stone

It's been over 10 years since the West Hollywood City Council first directed staff to explore the...



La Cienega Community Center stays closed due to foul odor

The La Cienega Park Community Center is closed indefinitely, according to the city of Beverly Hills. The recreation...

Mother's DAY BRUNCH
All-Day Brunch Special
 served Wednesday, May 8 through Sunday, May 12
 ~ Entrées ~
 Grilled Salmon with Mango Pico de Gallo
 with Grilled Asparagus and Creamy Mashed Potatoes
 OR
 Mango Waldorf Salad with choice of
 Grilled Steak, Chicken Breast or Salmon
 ~ Dessert ~
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Beverly Hills housing element approved by state

After three years of rejections, the California Department of Housing and Community Development officially approved the Beverly...



Trees at Carthay school back on the chopping block

The Los Angeles Unified School District held a meeting on May 7 to inform the community about plans...



Hollywood Media District BID focuses on beautifying streets

Landscaping and trees on the Highland Avenue medians north of Melrose Avenue were trimmed last week by the...



This may hurt a little. WHAAAP!

"Do not grow old," cautioned Einstein. "And never get in line behind a disheveled woman buying 150 cans..."

News

[View More...](#)



Hearing on Television City project planned on May 15

The Los Angeles Department of City Planning will hold a virtual public hearing on the Television City project on Wednesday, May 15, beginning at 9:30...

MAY 08, 2024



Developer plans to redesign affordable housing project on Larchmont



'Hot Pastrami' podcast cuts the mustard at Canter's

WeHo adopts language on Ellis Act

MAY 08, 2024

WeHo passes ordinance to help cannabis businesses

MAY 08, 2024

Sterling Building project tabled for now

MAY 08, 2024

LAFD, BHFD open doors for Fire Service Day

MAY 08, 2024

Beautification Conference planned in May at Pan Pacific Park

MAY 08, 2024

Notable Quotes

Sir Arthur Ignatius Conan Doyle

"Mediocrity knows nothing higher than itself, but talent instantly recognizes genius." Sir Arthur...

MAY 08, 2024

Sir Winston Churchill

"The United States is a land of free speech. No where is speech freer – not even here where we sedulously..."

MAY 01, 2024

Edgar Allen Poe

"Once upon a midnight dreary, while I pondered, weak and weary, Over many a quaint and curious volume..."

APR 24, 2024

Immaculate Heart



A Summer of Discovery For Girls
Entering Grades 4-8
Summer School & Youth Sports Camps
Register at
immaculateheart.org

Dining & Entertainment

[View More...](#)



'Taste' helps fight child hunger

The mission of No Kid Hungry is simple: end child hunger in the United States. The nonprofit strives to ensure every child in America gets three meals a day,...

MAY 08, 2024



'The Fall Guy' is why summer movies exist



Star Wars Day is a galactic hit with fans at Pink's Hot Dogs

Mother's Day Dining

MAY 08, 2024

Tea, brunch and more offered at The London

MAY 08, 2024

Italian-inspired meal for mamma

MAY 08, 2024

Dinners support brain cancer research in Pasadena

MAY 08, 2024

Beverly Hills hosts second annual Rugelach contest

MAY 08, 2024

School News

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State leaders explore challenges with youth mental health



Allen honors Emily Shane Foundation for work in education

U.S. Department of Education launches next phase of FAFSA support strategy

MAY 09, 2024

Celebrities turn out for arts education at 'Express Yourself'

MAY 02, 2024



Music Center recognizes teen winners of

State leader honored for furthering Holocaust education

MAY 02, 2024

BHUSD leaders honored as 'Administrators of the Year'

APR 25, 2024

California First Partner Jennifer Siebel Newsom visited Hollywood High School on May 6 to participate in a discussion with students, parents and educators about...

MAY 09, 2024

[Spotlight arts contest](#)

[Jerry Herman nominations announced](#)

APR 25, 2024

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2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
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Crime

[View More...](#)



Man arrested for violent assault in Hollywood

Detectives have arrested a 27-year-old man for a violent assault on Hollywood Boulevard on May 6 that left a victim severely injured. The assault was captured...

MAY 09, 2024



LAPD and community join together at inaugural Chicken With a Cop

MAY 09, 2024

Beverly Grove residents on edge after home burglaries

Concern grows over custody of Melrose murder suspect

MAY 01, 2024

LAFD quickly extinguishes house fire on Alta Vista

MAY 01, 2024



Beverly Hills Police Department holds inspection ceremony

MAY 01, 2024

Dordick wins case against officers who shot man

BH man convicted of tax evasion

MAY 01, 2024

THE TELEVISION CITY EXPANSION IS TOO BIG!
2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
CALL IN & EXPRESS YOUR CONCERNS.



Life, Style & Art

[View More...](#)



Beastly Ball is a wildly good time

The Greater Los Angeles Zoo Association presents the return of the Beastly Ball, its annual fundraising event on Saturday, June 1. Actor, comedian and television...

MAY 08, 2024



The Ebell offers a variety of fun events in May



All Saints' Beverly Hills welcomes community to Ascension Day service

Getty acquires 17 drawings

MAY 09, 2024

Celebrities raise awareness in May about mental health care

MAY 09, 2024

Waldorf Astoria Beverly Hills welcomes Martins as sales and marketing director

MAY 09, 2024

May tells new 'Stories of Cinema' at Academy Museum

MAY 09, 2024

Low-riders motor into Petersen

MAY 09, 2024

Our People Our Places

[View More...](#)



Frank Gehry: The architectural virtuoso continues to inspire and enrich lives

With its sweeping silver façade dancing like musical notes on the Los Angeles skyline, the Walt Disney Concert Hall is perhaps the most recognizable...

SEP 28, 2023



Speed and poetry in motion

What's Cooking with Nancy Silverton

SEP 28, 2023

The ghosts of Greystone

SEP 28, 2023

Conservancy builds a bridge to L.A.'s past

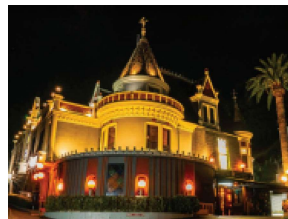
FEB 12, 2024

Postcards from The Beverly Wilshire Hotel

FEB 12, 2024

Witch's House brings a bit of magic to Beverly Hills

FEB 12, 2024



Do you believe in magic?



Letters to the Editor

[View More...](#)

Support Taiwan's role in global health governance

The COVID-19 crisis has highlighted flaws in global health systems, but Taiwan has demonstrated remarkable resilience and efficacy in pandemic management, sharing...

MAY 08, 2024

8850 Sunset and TV City developments will bring more traffic gridlock

Project will bring NYC to Beverly Hills

Traffic calming measures make neighborhoods safer

APR 03, 2024

One-year minimum lease for all properties in WeHo is a setback

MAR 27, 2024

Changes on Willoughby will add traffic congestion elsewhere

MAR 27, 2024

WeHo should look deeper into ways to address housing crisis

FEB 28, 2024

Beware of fake voter guides

FEB 28, 2024



Calendar

[View More...](#)

Piano Spheres

Piano Spheres' Emerging Artist series begins on Tuesday, May 14, at 8 p.m. with Shaoai Ashley Zhang performing...

MAY 14, 2024 8:00PM

Writers Bloc

Writers Bloc welcomes former White House press secretary and current MSNBC anchor Jen Psaki in conversation with Crooked...

MAY 14, 2024 8:00PM

Mural talk at LACMA

Hear from artists Tania Godoroja Pearse, Johanna Poethig and Kim Martinez during "Muralist to Muralist: Stories from the..."

MAY 15, 2024 7:00PM

Dillon Francis

The Gammy Museum is holding "A Conversation with Dillon Francis" on Wednesday, May 15, at 7:30 p.m. in...

MAY 15, 2024 7:30PM

Brain health webinar

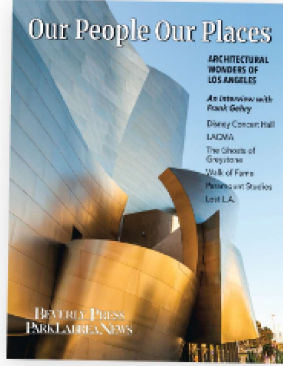
Join Belmont Village Senior Living for an educational webinar on Thursday, May 16, at 11 a.m. on how...

MAY 16, 2024 11:00AM

BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Miracle Mile, Hancock Park, Beverly Hills and West Hollywood communities since 1946.

*Serving the Park Labrea, Miracle Mile,
Hancock Park and West Hollywood
communities since 1946.*



Our People Our Places

[VIEW NOW](#)



OUR PEOPLE OUR PLACES

75th Anniversary

[VIEW NOW](#)

**THE TELEVISION CITY STUDIO EXPANSION PROPOSAL:
2X THE SQUARE FOOTAGE &
2X AS TALL AS THE BEVERLY CENTER**

IT'S TOO BIG FOR OUR COMMUNITY!



**TELEVISION CITY STUDIO EXPANSION
IS NOT FOR BEVERLY FAIRFAX**

**TOO BIG
FOR OUR
COMMUNITY!**

2X THE DENSITY AND
2X AS TALL AS THE
BEVERLY CENTER

**MORE
GRIDLOCK!**

8,000 PROJECTED
DAILY WORKERS,
5,300-SPACE
PARKING STRUCTURE

**DUMP TRUCKS
FOR YEARS!**

120,000 TRIPS BY
DUMP TRUCKS, FOR
EXCAVATION ALONE

**LONG-TERM
CONSTRUCTION
IMPACTS!**

CONSTRUCTION TO
LAST FOR UP TO 20
YEARS

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

TO TAKE ACTION, CALL INTO THE CITY'S HEARING ON MAY 15 AT 9:30AM

CALL 213-338-8477, MEETING ID 873 7140 6111#

OR USE THIS ZOOM INVITE:

[HTTPS://TINYURL.COM/TVCMAY15](https://tinyurl.com/tvcmay15) PASSCODE 139966

TO LEARN MORE, VISIT [BEVERLYFAIRFAXCOMMUNITYALLIANCE.ORG](https://BeverlyFairfaxCommunityAlliance.org)



May 1, 2024

Dear Neighbors,

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

On Wednesday, May 15, the City will hold its first formal public hearing on this **massive, 1.724 million square-foot "TVC 2050" project.**

The developer, Hackman Capital Partners, recently made some positive changes to the plan – but they still kept 92.5% of the square footage. It's still almost twice the size of Staples Center, and the slight reduction does little to relieve major impacts on traffic, infrastructure and emergency response times in surrounding neighborhoods. As proposed, the project would still:

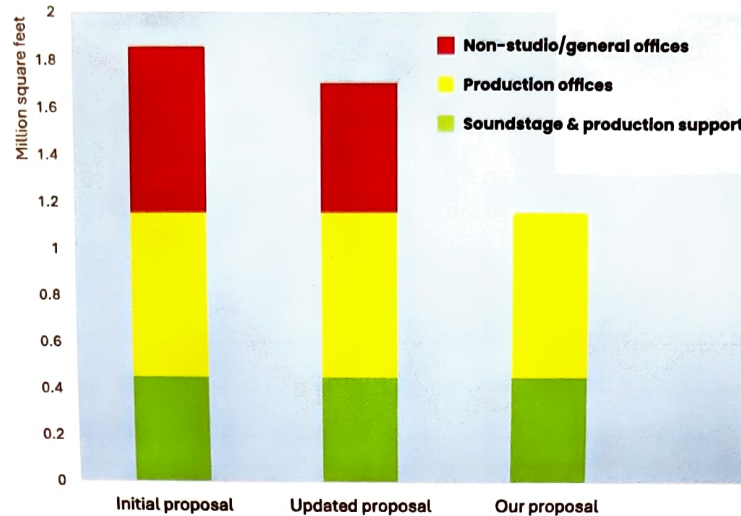
- › Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- › Disrupt the entire area with stop-and-start construction over 20 years.
- › Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- › Place no limits on "special events" or helipad use.
- › Dwarf the tallest buildings in the area with its 225 foot tall tower.
- › Set a dangerous precedent for overdevelopment in surrounding neighborhoods.

As proposed, TVC 2050 includes a whopping 550,000 square feet of office space unrelated to studio operations. **Eliminating the surplus 550,000 square feet of offices** would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long-term."

To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

(Over)

TVC should be a studio, not an office complex



We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

Here's how you can make your voice heard!

- › Call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. **Call 213-338-8477, Meeting ID 873 7140 6111#** or use this **Zoom invite: <https://tinyurl.com/TVCMay15> passcode 139966**
- › To learn more about the project before the hearing, please join our next community meeting via Zoom on **May 8 at 7:00 p.m.** We will update you on the project and get your input on making it better. **Zoom invite: <https://tinyurl.com/FixTVCZoomMay8>**
- › Please call/email Councilmember Katy Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space. Knowing that we have her back, she can be a strong advocate for responsible development.
Call (213) 473-7005 or email Councilmember.Yaroslavsky@lacity.org

This process can be overwhelming – we want to make sure your voice gets heard.

Please visit www.fixtvc.org for regular updates or email us at neighbors@fixtvc.org.

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs



Protect our community from the massive Television City studio expansion project!

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
To: [REDACTED]

Thu, May 2, 2024 at 10:00 AM

[View this email in your browser](#)

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

Important message about the massive Television City studio expansion project!

The group Neighbors for Responsible TVC Development is holding a community meeting via zoom on Wednesday, May 8 at 7PM to discuss the latest matters involving the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax, and you're invited.

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Here is their letter to the community:

Dear Neighbors,

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

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As proposed, the project would still:

- Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- Disrupt the entire area with stop-and-start construction over 20 years.
- Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- Place no limits on “special events” or helipad use.
- Dwarf the tallest buildings in the area with its 225 foot tall tower.
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To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

Here's how you can make your voice heard!

- Call in to the City's virtual public hearing on MAY 15 AT 9:30 a.m and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite:
<https://tinyurl.com/TVCMay15> passcode 139966
- To learn more about the project before the hearing, please join our next community meeting via Zoom on May 8 at 7:00 p.m. We will update you

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<https://tinyurl.com/FixTVCZoomMay8>

- Please call/email Councilmember Katy Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space. Knowing that we have her back, she can be a strong advocate for responsible development. Call (213) 473-7005 or email Councilmember.Yaroslavsky@lacity.org

This process can be overwhelming – we want to make sure your voice gets heard.

Please visit www.fixtvc.org for regular updates or email us at neighbors@fixtvc.org.

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



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Important update about the Television City expansion project

Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Thu, May 2, 2024 at 2:53 PM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Bcc: [REDACTED]

Dear Neighbors,

On **Wednesday, May 8 at 7 PM**, we are holding a community meeting on Zoom to discuss the latest matters involving the redevelopment of Television City – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Here is an excerpt from the letter we recently sent to the community, which includes information about how to call into the upcoming public hearing (May 15 at 9:30 AM) and express your concerns:

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

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To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

To make your voice heard, call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite: <https://tinyurl.com/TVCMay15> passcode 13996

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development



Important message about the massive Television City studio expansion project!

Neighbors for Responsible TVC Development <neighbors@fixtvc.org>

Sat, May 4, 2024 at 2:58 PM

To: [REDACTED]

Dear Neighbors,

On **Wednesday, May 8 at 7 PM**, we are holding a community meeting on Zoom to discuss the latest matters involving the redevelopment of Television City – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

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Dear Neighbors,

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As proposed, the project would still:

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To make your voice heard, call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite: <https://tinyurl.com/TVCMay15> passcode 13996

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development

Reminder! Join us tonight at 7 PM on Zoom

Neighbors For Responsible TVC Development <neighborsforresponsibletrvc@gmail.com>

Wed, May 8, 2024 at 12:09 PM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletrvc@gmail.com>

Bcc: 



Dear Friends and Neighbors,

REMINDER!

Tonight, our group is hosting a Zoom meeting to discuss the latest developments surrounding the proposed Television City expansion – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Date: May 8th, 2024

Time: 7 PM

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Sincerely,

Danielle Peters & Shelley Wagers
Co-Chairs, Neighbors for Responsible TVC Development

Protect our community! Join the virtual public hearing on 5/15 at 9:30AM to express your opposition to the Television City studio expansion

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>

Fri, May 10, 2024 at 2:37 PM

Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>

To: 



May 15, 9:30 AM

Join the City's virtual hearing on the Television City Studio Expansion Project

Dear Neighbors,

On Wednesday, May 15 at 9:30 AM, the City of Los Angeles Planning Department will hold a virtual public hearing about the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax.

The main purpose of the hearing is to collect feedback from the public, and we urge you to call in and speak about the impacts of this massive project on our community.

To join the meeting:

Call 1-213-338-8477
Meeting ID: 873 7140 6111#

or

Click here: [Zoom Webinar](#)
Passcode Required: 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 proposed Television City studio expansion project is way too big. It will generate more traffic gridlock and will have an enormous impact on our community

It would be twice the size of the Beverly Center!

**THE TELEVISION CITY
EXPANSION IS TOO BIG!**

2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER

URGENT: ZOOM PLANNING HEARING ON
MAY 15 AT 9:30 AM

**CALL IN AND EXPRESS YOUR CONCERNS.
THE HEARING WILL LAST SEVERAL HOURS.**

CLICK FOR MEETING LINK

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. It has been advertised as a world class studio. In reality, the new development would be a massive office complex with a small studio attached.

While some of the TVC office space is designated for studio use, 550,000 square feet is general office space that has no relation to production. This community does not need a huge office complex and should not bear the burden of the added disruption and congestion it will cause.

The developer made some positive changes in their April 2024 revision, but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response times, and our cherished historic neighborhoods.

Please join your neighbors at Wednesday's virtual hearing to express your opposition to this project and protect our community!

Thank you,

Danielle Peters & Shelley Wagers

Co-Chairs, Neighbors for Responsible TVC Development

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Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

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Protect our community! Please join Wed May 15 9:30AM virtual public hearing to express your opposition to the Television City studio expansion project

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>

Sat, May 11, 2024 at 11:49 AM

Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>

To: [REDACTED]

[View this email in your browser](#)

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

May 15, 9:30 AM - Join the City's Virtual Hearing on Television City Studio Expansion Project

Dear Neighbors,

On Wednesday, May 15 at 9:30 AM, the City of Los Angeles Planning Department will hold a virtual public hearing about the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax.

The main purpose of the hearing is to collect feedback from the public, and we urge you to call in and speak about the impacts of this project to our community.

To join the meeting:

Call 1-213-338-8477

Meeting ID: 873 7140 6111#

or

Click here: [Zoom Webinar](#)

Passcode Required: 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 proposed Television City studio expansion project is way too big, will generate more traffic gridlock, and will have an enormous impact on our community.

It would be twice the size of the Beverly Center!

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. It has been advertised as a world class studio. In reality, the new development would be a massive office complex with a small studio attached.



While some of the TVC office space is designated for studio use, 550,000 square feet is general office space that has no relation to production. This community does not need a huge office complex and should not bear the burden of the added disruption and congestion it will cause.

The developer made some positive changes in their April 2024 revision, but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and our cherished historic neighborhoods.

Please join your neighbors at Wednesday's virtual hearing to express your opposition to this project and protect our community!

Thank you

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



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Los Angeles, CA 90048-4523

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TODAY at 9:30! Join the virtual hearing on the Television City studio expansion

Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Wed, May 15, 2024 at 7:30 AM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Bcc: [REDACTED]



REMINDER: Join the City's virtual hearing on the Television City studio expansion project TODAY at 9:30 AM!

Today is the day! Join the virtual public hearing at 9:30 AM to tell the City of Los Angeles Planning Department that the Television City redevelopment project is too big for our community.

To join the meeting:

Option 1

Call 1-213-338-8477

Meeting ID: 873 7140 6111#

Option 2

Click here: [Zoom Webinar](#)

Passcode Required: 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.

See below for potential talking points and issues to address. Please voice any additional concerns you may have as well. Join us in speaking out on behalf of our community!

The Project is Too Big

- The project is simply too big
- It is twice the size of the Crypto.com arena and the Beverly Center
- The tallest building, at 225 feet, would be 100 feet taller than any other structures in the area.

Traffic Impacts for Years

- A project of this size and scope will bring severe traffic impacts to an already overburdened area
- Large construction equipment will clog roads.
- Using alternative means of transportation, like public transit, is unrealistic at this time, and employees who depend on major streets would rely on cutting through residential neighborhoods to find parking and shortcuts.
- I'm concerned about the impact this will have on our safety and quality of life.

Disruptive 20-Year Construction Timeline

- The construction window is 20 years, which will have long-term disruptive impacts.
- I'm concerned about the environmental repercussions of a project of this magnitude.

- With emission-producing trucks constantly transporting dirt, waste, and hazardous materials over a 20-year construction timeline, it's inevitable that the environment and quality of life in Beverly Fairfax will be negatively impacted.

Impacts on Emergency Response Times

- I'm concerned about the impacts this project will have on emergency response times.
- Our neighborhood is already overburdened and the existing infrastructure isn't adequate to support a development of this scale.
- Hackman has said traffic and project uses will impact response times for fire, medical and police response – and, the project will only increase the demand for these services.

Office Space vs. Studio Space

- The proposed project is 25% studio and 75% office space.
- This includes 550,000 square feet of non-studio office space.
- Eliminating the surplus 550,000 square feet of offices would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long-term."

Special Events and Helipad Use

- As proposed, there are no limits on "special events" or helipad use, which could be very disruptive to the community.

Thank you again, and we hope to hear from you soon!

Danielle Peters & Shelley Wagers
Co-Chairs, Neighbors for Responsible TVC Development

TVC 2050 - Let your voice be heard

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
To: [REDACTED]

Tue, May 21, 2024 at 10:59 AM

[View this email in your browser](#)



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

Dear Neighbors,

Upset about the massive scale of the proposed Television City redevelopment project and the traffic nightmare it will bring?

[CLICK HERE](#) to let the Council office and Planning Department know how you feel!

On Wednesday, the City of Los Angeles held its first of several hearings to consider the proposal to redevelop the Television City property at Beverly and Fairfax. We sincerely thank all those who called into the meeting and offered public comment against this enormous project.

At that meeting, Planning Department officials said they understood that not everyone in the community would be available to participate in

a daytime meeting, and so they *encourage you to send in comments about the project*. Those comments will be treated the same by the Planning Department as any comment given at the hearing.

Here's your chance to let them know how you feel about TVC 2050.

CLICK HERE to send them a letter expressing your concerns. Even if you spoke at the hearing last week, we would ask for you to also send in letter.

Thank you,

Beverly Fairfax Community Alliance

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



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TVC 2050: submit a letter to make your voice heard!

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
To: [REDACTED]

Thu, May 23, 2024 at 8:59 AM



Dear Neighbors,

Upset about the massive scale of the proposed Television City redevelopment project and the traffic nightmare it will bring?

CLICK HERE to let the Council office and Planning Department know how you feel!

On Wednesday May 15th, the City of Los Angeles held its first of several hearings to consider the proposal to redevelop the Television City property at Beverly and Fairfax. We sincerely thank all those who called into the meeting and offered public comment against this enormous project.

At that meeting, Planning Department officials said they understood that not everyone in the community would be available to participate in a daytime meeting, and they *encourage you to send in comments about the project*. Those comments will be treated the same by the Planning Department as any comment given at the hearing.

Here's your chance to let them know how you feel about TVC 2050.

CLICK HERE to send them a letter expressing your concerns. Even if you spoke at the hearing last week, it would help our cause to send in a letter as well!

Thank you,

Danielle Peters & Shelley Wagers

Co-Chairs, Neighbors for Responsible Television City Development

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Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

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Neighbors for Responsible Television City Development · [8023 Beverly Blvd Ste 1](#) · [Los Angeles, CA 90048-4523](#) · [USA](#)
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9 Community Groups and Businesses Appeal Television City (TVC 2050) Expansion

Big news!

Nine community groups and local businesses in the Beverly Fairfax neighborhood have filed appeals with the City of Los Angeles Planning Department about the Television City project, known as TVC 2050.

Since it was first proposed, this massive expansion project has raised serious concerns among local residents, businesses, and community groups.

The following community organizations filed appeals with the City opposing the project: **Beverly Wilshire Homes Association, Fix the City, Miracle Mile Residents Association, Neighbors for Responsible TVC Development, Park La Brea Impacted Residents Group, and Save Beverly Fairfax.**

The following businesses also filed appeals: **A.F. Gilmore Company (owners of The Original Farmers Market), Broadcast Center Apartments and Caruso’s The Grove shopping center.**

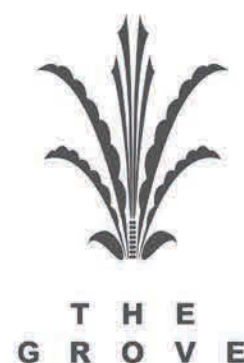
Additionally, the group Neighbors for Responsible Television City Development recently delivered to LA City Councilmember Katy Yaroslavsky more than 2,200 signed petitions, collected by hand, from local residents opposing the size and scope of the project.

Hackman Capital’s TVC 2050 proposal would make the Television City property twice the size of the Staples Center, with an office tower 100 feet taller than any other structure in the surrounding community, and would add 550,000 of general, non-studio office space on the property. The additional office workforce would also add crushing traffic to an already congested area of Los Angeles. The project has a 20-year construction timeline, with 20-ton trucks conducting more than 100,000 trips driving through and polluting the community.

Protect your community! Visit www.fixtvc.org to learn more about this project.

Take action! Email Councilmember Katy Yaroslavsky and the Planning Department sharing your concerns: Councilmember.Yaroslavsky@lacity.org

COMMUNITY GROUPS & BUSINESSES UNITED



Fix The City – Los Angeles

From: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Date: Monday, June 24, 2024 at 9:30 AM
To: <undisclosed-recipients:;>
Subject: 9 Community Groups and Businesses Appeal Television City Project

For Immediate Release

Contact: info@BeverlyFairfaxCommunityAlliance.org

9 Community Groups and Businesses Appeal Television City Project

Los Angeles – Nine community groups and local businesses in the Beverly Fairfax neighborhood have filed appeals with the City of Los Angeles Planning Department, challenging the City’s Advisory Agency’s May 28, 2024 approval of the Vesting Tentative Tract Map (“VTTM”) and related certification of the Final Environmental Impact Report (“EIR”) for the TVC 2050 Project.

Since it was first proposed, this massive expansion project has generated significant opposition from local residents, businesses, and community groups.

The following community organizations, members of the Beverly Fairfax Community Alliance, filed appeals with the City opposing the project: Beverly Wilshire Homes Association, Fix the City, Miracle Mile Residents Association, Neighbors for Responsible TVC Development, Park La Brea Impacted Residents Group, and Save Beverly Fairfax. The following businesses also filed appeals: A.F. Gilmore Company, Broadcast Center Apartments and Caruso’s The Grove shopping center.

Leading land use attorneys from Loeb & Loeb; Latham & Watkins; Carstens, Black & Minter; Sheppard, Mullin, Richter & Hampton and Collaborate prepared these appeals on behalf of several organizations and businesses.

Additionally, the group Neighbors for Responsible Television City Development recently delivered to LA City Councilmember Katy Yaroslavsky more than 2,200 signed petitions, collected by hand, from local residents opposing the project.

Hackman Capital’s TVC 2050 proposal would make the Television City property twice the size of the Staples Center arena, with an office tower that would be 100 feet taller than any other structure in the surrounding community, and add 550,000 of general, non-studio office space on the property. The additional office workforce would also add considerable traffic to an already congested area of Los Angeles. The project has a 20-

year construction timeline, with 20-ton trucks conducting more than 100,000 trips driving through and polluting the community.

The various appeals cite conflicts with the existing general and specific plan for this location; concerns with transparency, disclosure and other issues with the City's process; how the project is out of scale with the surrounding community; the addition of a massive general office complex that has no specific studio use; causing traffic gridlock; creating significant air pollution; impacts to emergency response; a 20-year construction timeline that will disrupt the neighborhood; and violations of the California Environmental Quality Act.

Commenting on the significant community opposition to the TVC 2050 project, Neighbors for Responsible TVC co-chairs Danielle Peters and Shelley Wagers said: "Despite our support for revitalizing the historic studio, the TVC 2050 project remains deeply unpopular in the Beverly Fairfax community. It would be twice as big as the Staples Center arena, with over 500,000 square feet of general office space, creating endless traffic gridlock. Its Specific Plan and 20-year construction timeline are a blank check. TVC needs to be refocused and downsized, and the City needs to review it properly."

Diana Plotkin, President of the Beverly Wilshire Homes Association, said: "The community has filed nine compelling appeals about the many negative impacts the Television City project will bring to the Beverly Fairfax neighborhood. It is our hope that the Developer, City Staff and our Council Member will support us in making the needed reductions to the project to make it compatible with the historic Beverly Fairfax neighborhood. If not, we will need to consider other options including litigation, action at the ballot box, or even a possible referendum."

All nine appeals are available for download here:

https://drive.google.com/drive/folders/1x0BZg3ruQl6wFB0QScPfYNp7MAuBqTy8?usp=share_link

In the months ahead, these community organizations and businesses, among others, will continue to advocate for the City to amend this massive development that will bring many negative impacts to the Beverly Fairfax community.

—

Excerpts from the appeals below:

In its [appeal](#), Neighbors for Responsible Television City Development states: “Many of the objections we have regarding this Project stem from size, Project Description, and the lack of required transparency in the administrative processes.”

In addition, Neighbors for Responsible Television City Development states: “The residential neighborhoods surrounding TVC are unsuitable for a project with the density of a studio PLUS an office park. An Office Park component *in addition to* an updated, modern, and efficient operational studio is just too much. Of course, we are assuming that the Applicant is actually proposing a Studio. Project uses in the Project Description are interchangeable throughout the site in the EIR ...”

In its [appeal](#), the Miracle Mile Residents Association wrote that “The EIR conceded that the Fire Department would be unable to service TVC2050, so the Applicant responded that the buildings on-site would have extra fire suppression systems. But emergencies aren’t just fires, and they are not confined to the lot. Emergencies are accidents, injuries, and 911 calls in a very dense neighborhood. Increased fire suppression equipment on the lot itself doesn’t resuscitate neighbors or get them to the hospital in an emergency. Ambulances and Paramedics — operated by the Fire Department — get caught in gridlocked traffic just like the rest of us, and can’t access side streets, either, thanks to the prevalence of driving software. The Applicant’s solution to traffic just doesn’t work and isn’t safe.”

In its [appeal](#), Park La Brea Impacted Residents Group, representing residents in the Park La Brea apartment community, wrote that they “remain concerned that the development of the Project authorized by the VTTM will have adverse impacts on the community. These impacts were obscured by an impermissibly opaque administrative process that prevented the full disclosure of Project details and intentions and their likely impacts, thereby preventing full environmental analysis and the mitigation of those likely impacts.”

In its [appeal](#), the Beverly Wilshire Homes Association wrote that it “appreciates the goal of modernizing Television City’s production facilities but asserts that the City’s administrative process has lacked the transparency required for full community understanding and the mitigation of impacts on that community. Notably, the Specific Plan was not even available for public review until nearly two years after the completion of the draft EIR. The EIR claimed impacts of the Project would be mitigated by the design and other standards included in the Specific Plan, but those standards were not made public during the EIR comment period.”

In its [appeal](#), Fix the City wrote: “The City has provided no stable information as to what the project is in the EIR or as part of the tract map, has changed the project multiple times, releasing modified plans and documents, yet still fails to provide enough detail on the project for the community and the Advisory Agency to know whether the site is physically suitable for the proposed development – or even what the proposed development is.”

In its [appeal](#), Save Beverly Fairfax wrote: “Many of the objections we have regarding this Project stem from the lack of required transparency in the administrative processes, with a project that has been a moving target that does not disclose the full costs of this development on the surrounding community....Further, what has been disclosed regarding this Project shows that it is far oversized for the site and for the surrounding residential community.”

In its [appeal](#), AIR Communities, which owns the adjacent Broadcast Center Apartments and nearby Palazzo West, Palazzo East and the Villas at Park La Brea apartments, wrote that the project’s Final EIR is unlawful. “Specifically, (a) the project description continues to be neither accurate, finite nor stable, (b) even if the revised project description was accurate, finite and stable, the Draft EIR must be fully revised and recirculated, (c) the FEIR failed to adequately respond, or in some cases respond at all, to many of the technical issues raised in the DEIR Comment Letter, and (d) the text of the current draft of the Specific Plan is problematic in numerous respects.”

In its [appeal](#), Caruso’s The Grove shopping center located adjacent to the TVC 2050 project wrote: “An EIR must inform the public of what the Project actually is, the Project’s significant impacts, and the feasible mitigation measures or alternatives that avoid or reduce these impacts. The Final EIR falls short of those mandates, failing even to meet the most basic requirement of describing the Project. The Final EIR lacks crucial data, analyses, and mitigation measures that should have been included across all technical sections. These errors are compounded by the alleged approval of a map that is not consistent with the ‘project’ the EIR assessed.”

In its [appeal](#), The A.F. Gilmore Company, which owns and operates The Original Farmers Market adjacent to the TVC 2050 project, wrote that the City’s Deputy Advisory Agency improperly “evaluated the Project against the Applicant’s requested – but not adopted – proposed planning and zoning amendments rather than against ‘applicable’ General and Specific Plans as required by Government Code Section 66474.... Because of the Project’s numerous inconsistencies with applicable general and specific plans, California Government Code Section 66474 mandates that the tentative map be disapproved.”

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

###

SAVE THE DATE - City Planning Commission Hearing on Television City is September 12!

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
To: [REDACTED]

Tue, Aug 20, 2024 at 10:29 AM



Dear Neighbor,

Thank you for your support over the past two years in the campaign to right-size the proposed Television City redevelopment at Beverly and Fairfax. Our work is not done. As it stands, this massive project will devastate traffic, infrastructure and emergency response for decades to come.

The "revised" project would still create a development twice the size of the Beverly Center and the Crypto.com arena. **The project must be scaled back – and we need your help to make this happen.**

On Thursday, September 12 the Los Angeles City Planning Commission will hold a hearing on the Television City project. **Everything we've done has been building up to this day.** We hope you will join us at City Hall to make your voice heard and stand up for our community. See below for additional details and please invite any family, friends and neighbors who would be willing to spend the day helping to get the City to right-size this project.

City Planning Commission Hearing Information

Thursday, September 12, 2024

8:30 AM

Los Angeles City Hall, Room 304

[200 North Spring Street](#)

[Los Angeles, CA 90012](#)

We will meet at The Original Farmers Market at 7 AM on the 12th and will provide transportation to and from downtown on air-conditioned motor coaches, along with breakfast and lunch.

Please make every effort to join us! It's crucial that we show the City that our concerns are widely shared by the community. Please [click here](#) to RSVP for the hearing, so that we can keep you updated on any changes and provide specifics on parking (validation will be provided by the Farmers Market) and the day's agenda.

Thank you,

Neighbors for Responsible TVC Development

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Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

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Partly cloudy, with temps around 80

BEVERLY PRESS

INSIDE

• Beverly Hills free speech zones questioned pg. 5

• Jimmy McHugh doc premieres pg. 9

Volume 34 No. 35

Serving Beverly Hills, West Hollywood, Hancock Park and Miracle Mile

August 29, 2024

Housing department says Beverly Hills violated law

■ Project appears to be ‘barreling toward litigation’

BY TABOR BREWSTER

After the Beverly Hills City Council denied a 19-story mixed-use development with affordable housing from moving forward with its application, the city received a notice from the California Department of Housing and Community Development that its denial violated state housing laws. Additionally, developer Leo Pustilnikov’s attorney Dave Rand said the developer is now strongly considering litigation against the city.

“HCD hereby notifies the city that its failure to accept the application for processing is in violation of state housing law,” the state wrote on Aug. 22.

The letter also urged the city to allow the project to move forward with its application “without further delay.”

The city has until Sept. 20 to submit a response to the state.

“HCD will consider any written



rendering courtesy of Ottinger Architects

The city may be forced to allow a 19-story mixed-use building at 125-129 S. Linden Drive.

response before taking further action authorized by Government Code section 65585, subdivision

See **Beverly Hills** page 25

8850 Sunset project narrowly OK’d in WeHo

■ Council approves Viper Room development

BY RANCE COLLINS

After more than four hours of public input and deliberation, the West Hollywood City Council approved the controversial 8850 Sunset Blvd. project in a 3-2 vote on Aug. 26. The development will replace the block of one-and-two story storefronts, which includes the famed Viper Room, with a mixed-used hotel, residential units, restaurant and retail space.

“We have a development team that is game to help beautify what is frankly dilapidated buildings and a rundown historic music venue and bring it back to life,” Mayor John Erickson said.

“This area of Sunset has long been ready for improvements and the approved project will energize this area for decades to come,” Vice Mayor Chelsea Byers said.

“New affordable housing units and opportunities for the entire community to benefit are ample and there are enough flexible spaces in the design to meet ongo-



photo by Rance Collins

The current Viper Room will be leveled, and a new Viper Room will be included in the 8850 Sunset Blvd. development.

ing market demands. As a neighbor to the area, I am excited to see the way the Sunset Strip continues to evolve with the times and dream up new ways to excite our

imaginations and support our city.”

The project has been in the planning stages for years, and var-

See **Viper Room** page 25

Bike lane controversies plague WeHo street plan

■ Residents object to potential loss of parking

BY RANCE COLLINS

Proposed bike lanes are causing consternation among some West Hollywood residents. On Aug. 22, the city hosted a meeting to review parking considerations for a planned streetscape redesign for

Vista and Gardner streets. The loss of 56% of street parking spaces was of specific concern to residents.

Attempts to reduce vehicular traffic and encourage alternative transportation has been an uphill battle for the West Hollywood City Council, which has approved various programs that would increase bike lanes and pedestrian-friendly spaces. But while the approved redesign of Vista and Gardner streets, as well as Willoughby

Avenue, would widen sidewalks, some community members take issue with other implementations for a “people friendly” redesign – particularly the e-scooter sharing program and parking reductions.

“About 100 residents filled the [meeting] and made it very clear that now they understand the project, they care and they are overwhelmingly against the plans,” resident George Nickle said.

Mayor John Erickson said that he wanted “to know what the residents of Gardner think, and not individuals who are trying to turn this into a political issue.”

“Sadly, it is election season, and there are a few candidates and individuals that would like to rile up the neighbors with mistruths,” he said.

Erickson added that new redesigns are in the works to help minimize parking loss.

“The city will be able to give a dedicated parking district to the residents of Gardner, so they don’t have to worry about losing parking at night,” Erickson said. “Anyone that would like to know what’s actually happening can give me a call and I’ll talk to them one on one, and we’ll make sure that their needs are heard.”

See **WeHo** page 26



photo by Jon Viscott

Roughly 100 residents attended an Aug. 22 meeting regarding parking changes for the Gardner/Vista/Willoughby bike lane project.



photo courtesy of the 2nd District council office

Authorities displayed photos of stolen copper wire that thieves turned in as scrap metal.

Copper wire theft energizes city’s search for solutions

■ Council examines more use of solar power in streetlights

BY EDWIN FOLVEN

The Los Angeles City Council approved a motion on Aug. 27 seeking information on potentially converting streetlights to solar power as a response to copper wire thefts, which are becoming

more frequent.

The motion put forth by Councilmembers Heather Hutt, 10th District, and Katy Yaroslavsky, 5th District, was approved on the same day that City Council President Paul Krekorian joined LAPD officials at a press conference to announce a crackdown on copper wire thieves and a series of arrests. Krekorian said copper wire theft

See **Wire theft** page 26

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photo by Tabor Brewster

Water rushed down South Hamilton Drive near La Cienega Boulevard on Aug. 21 as crews worked to locate and repair the pipe.

Metro work identified as cause of Beverly Hills street flooding

BY TABOR BREWSTER

After a water main below the surface of the 100-200 block of South Hamilton Drive burst on the morning of Aug. 21, the city of Beverly Hills said this week that Metro construction accidentally caused the leak.

"The cause of the leak was a [Metro] construction defect and the city is working with Metro's contractor to resolve the issue so it does not occur in the future," Beverly Hills Public Information Manager Lauren Santillana said.

The leak caused water to inundate South Hamilton Drive for approximately two hours. Residents rushed to their cars to relocate them as water reached as far as some ground-floor entryways. Crews from the Beverly Hills Department of Public Works and Metro arrived on the scene quickly to locate the leak. BHPD traffic officers shut down the street between Wilshire Boulevard and Gregory Way as

crews stopped the leak and excavated a large portion of the street to make a repair.

"While working to restore utilities at the future Wilshire/La Cienega Station on the first section of Metro's D Line Subway Extension Project, a contractor reported a waterline leak while tying in the existing waterline to the newly constructed waterline," Metro spokesman Dave Sotero said. "The construction team was successful in resolving the issue by using multiple pumps to divert water into the city of Beverly Hills' storm drain system. There was no threat to public safety or other station construction impacts as a result of this incident."

Nearby, Metro continued work on the Wilshire/La Cienega subway station, as part of the D Line Extension Project. The contractor for the portion of the project is Skanska-Traylor-Shea, a Joint Venture. The station is expected to open in late 2025.

BHPD gala to be held on Sept. 26

The Beverly Hills Police Gala is set for Thursday, Sept. 26, honoring officers from the city. Cocktails and hors d'oeuvres will kick off the event, followed by dinner, awards and a live auction. Individual tickets start at \$500. Proceeds benefit the Beverly Hills Officers

Benevolent Fund. For information about the nonprofit, visit bhpoa.org or call (310)550-4551.

The gala will be held at Espelette in the Waldorf Astoria Beverly Hills, 9850 Wilshire Blvd. For tickets and information, visit e.givesmart.com/events/t17.

'A Woman Named Gloria'

Josefina López's "A Woman Named Gloria" runs from Friday, Aug. 30, through Sunday, Oct. 6, at the CASA 0101 Theater. The production tells the story of the late Gloria Molina, who served in President Jimmy Carter's White House administration as Deputy for Presidential Personnel and was the first Latina woman to be elected as a member of the California State Assembly. Molina was also the first Latina elected to the Los Angeles City Council and Los Angeles County Board of Supervisors. Showtimes are at 8 p.m., Friday and Saturday; 3 p.m., Sunday. Tickets are \$25. 2102 E. First St. (323)263-7684, casa0101.org.



Jennifer Holliday

Catalina Jazz Club welcomes Grammy and Tony Award-winner Jennifer Holliday to the stage from Friday, Aug. 30, through Sunday, Sept. 1. Star of "Dreamgirls, the Musical," Holliday marks her first performances at the Catalina Jazz Club. The intimate concerts follow her two-week residency at Café Carlisle in New York City, which showcased her sentimental side.

The Broadway icon interprets the Great American Songbook with passion and soulful flair. Showtimes are 8:30 p.m., Friday and Saturday, 7:30 p.m., Sunday. Dinner service begins at 7 p.m. on Friday and Saturday, 6 p.m. on Sunday. Tickets start at \$65. 6725 W Sunset Blvd. CatalinaJazzClub.com.



'God Will Do The Rest'

Artists at Play joins the Latino Theater Company to present "God Will Do The Rest" running from Saturday,

CALENDAR

Aug. 31, through Sunday, Sept. 29, at the Los Angeles Theatre Center. A follow-up collaboration to last year's production of "This Is Not a True Story," the world premiere of "God Will Do The Rest," written by Nicholas Pilapil and directed by Fran de Leon, is a warm, funny new play about a multigenerational Filipino American household. Two \$10 previews take place on Aug. 29-30 at 8 p.m. Regular showtimes are at 8 p.m., Thursday through Saturday, 4 p.m., Sunday. Tickets start at \$10 except opening night, which is \$75 and includes a reception. 514 S. Spring St. (213)489-0994, latinotheaterco.org.

Japanese Car Cruise-In

The Petersen Automotive Museum is holding the annual Japanese Car Cruise-In on Sunday, Sept. 1, from 8-11 a.m. Immerse yourself in the ultimate celebration of Japanese automotive culture and enjoy a stunning collection of vehicles including rare classics and the latest innovations. Talk to owners about their experiences and learn about the cars. Coffee and bagels are complementary to all attendees. General admission is \$25. 6060 Wilshire Blvd. petersen.org/events/japanese-car-cruise-in-2024.

Holocaust talk

Holocaust Museum Los Angeles is holding an online Survivor Talk with Jacob Eisenbach on Sunday, Sept. 1, at 3 p.m. Eisenbach and his brother spent the first four years of the war in the Łódź Ghetto until they were deported in 1944. They were then forced to work for the Germans in munitions factories. holocaustmuseumla.org/event-details/virtual-sunday-survivor-talk-with-jacob-eisenbach.

Classical concert

Conductor Gustavo Dudamel leads the LA Phil in "Carmen and Carnival" on Tuesday, Sept. 3, and Thursday, Sept. 5, at 8 p.m. at the Hollywood Bowl. Experience two nights of pure whimsy as Dudamel leads "Carnival of the Animals." Brother-sister piano

duo Sergio Tiempo and Karin Lechner march with lions and waltz with elephants in the playful and imaginative suites by Saint-Saëns. Operalia prize-winner Rihab Chaieb transports the audience to Seville's sensuous town square between two enchanting showcases of symphonic Spanish dances by Roberto Sierra. Tickets start at \$61. 2301 Highland Ave. laphil.org.

'Freedom at the Moulin Rouge'

MUSE/IQUE presents "Freedom at the Moulin Rouge: A Las Vegas Civil Rights Story" led by artistic and music director Rachael Worby on Wednesday, Sept. 4, and Thursday, Sept. 5, at 7:30 p.m. at the Skirball Cultural Center. Featuring Kenton Chen, LaVance Colley, Ashley Faatoalia, Jabu Graybeal and Crystal Starr, the production is an incredible story about the first fully integrated hotel and casino in the country. 2701 N. Sepulveda Blvd. muse-ique.com/freedom-at-the-moulin-rouge.

Music at the Bowl

Don't miss Trombone Shorty, Big Boi and Danielle Ponder performing on Wednesday, Sept. 4, at 8 p.m. at the Hollywood Bowl. Grammy-winning horn player Trombone Shorty puts a New Orleans spin on everything he plays, delivering an explosive performance blurring the lines between funk, jazz and R&B. Big Boi made history as half of OutKast. Opener Danielle Ponder mixes pop, R&B, blues and rock. Tickets start at \$72. 2301 Highland Ave. laphil.org.

Open-Door Playhouse

Open-Door Playhouse will debut the new play "He/She/Us" starting on Wednesday, Sept. 4. The production is part of a series of short plays in podcast form. The cast includes Ivy Jane and Matthew Scott Montgomery. Astrid meets Paolo for the first time in almost a year after they have broken up. Listening is free, donations requested. opendoorplayhouse.org.

THE MUSIC MINUTE

Chinese Acrobats of Hebei

The Chinese Acrobats of Hebei are a multi-talented troupe that features such unique acts as Chinese Poles, Foot Juggling, Towering Chair Balance, and more - All paired with unbelievable martial arts. A beautiful oriental soundtrack drives each jaw-dropping act. This sets an exotic tone for the production. With stunning costumes and props that create a kaleidoscope of color, the Chinese Acrobats of Hebei create a definite "wow" factor for the audience.

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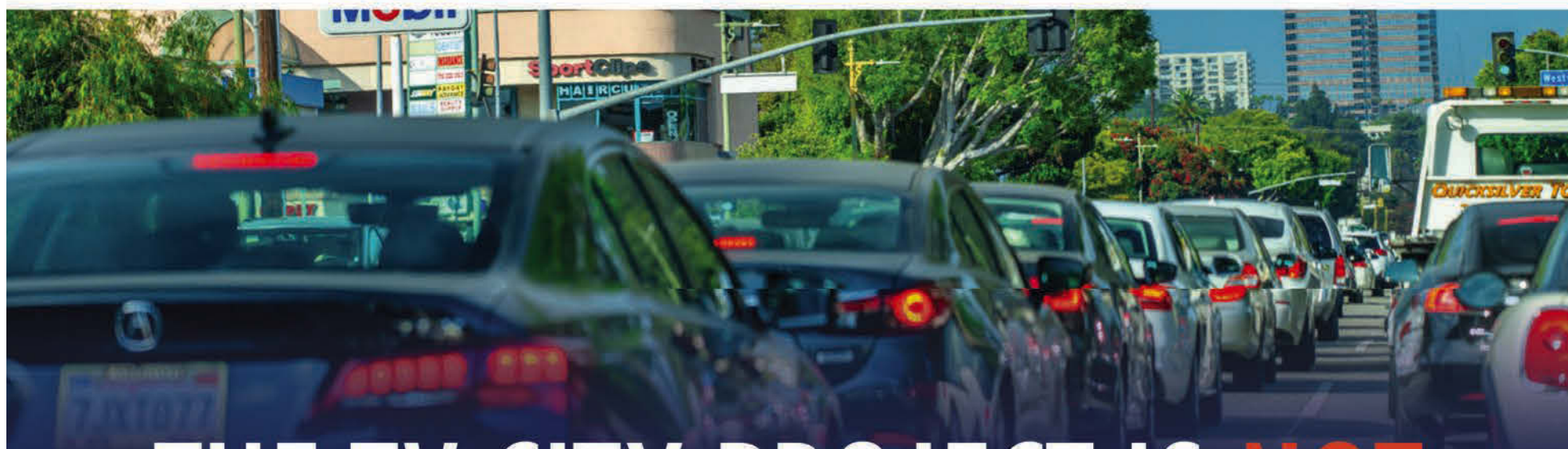
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IMPORTANT CITY HEARING
SEPTEMBER 12, 8:30 AM
ON THE MASSIVE TELEVISION CITY PROJECT



**THE TV CITY PROJECT IS NOT
 FOR BEVERLY FAIRFAX**

**TOO BIG
 FOR OUR
 COMMUNITY!**
 2X THE DENSITY AND
 2X AS TALL AS THE
 BEVERLY CENTER

**MORE
 GRIDLOCK!**
 8,000 PROJECTED
 DAILY WORKERS,
 5,300-SPACE
 PARKING STRUCTURE

**DUMP TRUCKS
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**LONG-TERM
 CONSTRUCTION
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 CONSTRUCTION TO
 LAST FOR UP TO 20
 YEARS

ATTEND THE LA CITY PLANNING COMMISSION HEARING

LA CITY HALL, ROOM 304
 200 N SPRING STREET, LOS ANGELES, CA 90012

RSVP AT **[HTTPS://TINYURL.COM/SEPT12TVCMEETING](https://tinyurl.com/sept12tvcmeeting)**
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TELL THE CITY TO FIX THE TVC 2050 REDEVELOPMENT
 (FORMER CBS STUDIOS AT BEVERLY & FAIRFAX)



SCAN TO LEARN MORE
 OR VISIT **www.beverlyfairfaxcommunityalliance.org**

PAID FOR BY THE BEVERLY FAIRFAX COMMUNITY ALLIANCE



photo by Edwin Folven

The robbery occurred shortly after 4 a.m. near Lexington and Cherokee avenues.

Victim shot during robbery attempt in Hollywood

BY EDWIN FOLVEN

A man was shot and injured around 4:10 a.m. on Aug. 22 in Hollywood in what police described as a robbery attempt.

The victim was walking in the 1200 block of North Cherokee Avenue near Lexington Avenue when he was approached by three men. A resident called police after hearing people arguing followed by a gunshot, Los Angeles Police Department spokesman Charles Miller said.

Officers from the Hollywood Division arrived and found the injured victim. Miller did not

know if anything was stolen. The victim was taken to a hospital and treated for non-life-threatening injuries.

The suspects fled by the time officers arrived. The victim described the assailants as two Black men and one Hispanic man. One of the men was armed with a semi-automatic pistol, Miller said. They fled in a gray sedan.

The case is being investigated by the LAPD's Robbery-Homicide Division. Anyone with information is urged to call detectives at (213)486-6840. During weekends and off-hours, call the LAPD's hotline at (877)LAPD247.

Worker dies in construction site accident in Bel-Air

A construction worker was killed on Aug. 27 in a work-related accident on a residential property in Bel-Air, authorities said.

The Los Angeles Fire Department was called to a job site at 10663 W. Chalon Road at 10:10 a.m. and located the male victim on a dirt lot near a piece of construction equipment, described by the fire department as a skip loader and auger. The man was pronounced

dead at the scene.

The exact cause of the accident is undetermined. The Los Angeles County Office of Medical Examiner, which is investigating the death, identified the victim as Walter Lopez Gonzalez, 42, of Los Angeles. The California Division of Occupational Safety and Health is also investigating because the death occurred at a workplace, authorities said.

Suspect receives lengthy prison sentence for extortion scheme

A defendant was sentenced on Aug. 16 to 22.5 years in federal prison for extorting Koreatown karaoke businesses and physically attacking victims who refused to pay, including carjacking one victim after striking him with a baseball bat.

Daekun Cho, 39, was sentenced by United States District Judge Fernando L. Aenlle-Rocha, who also ordered Cho to pay \$240,167 in restitution and a special assessment of \$5,700. At the conclusion of a five-day trial, a jury on March 26 found Cho guilty of 55 counts of interference with commerce by extortion, one count of attempted interference with commerce by extortion and one count of carjacking.

From at least 2018 through his arrest in March 2023, Cho demanded "protection" money from karaoke businesses in Koreatown, as well as from drivers of "doumis" – or hostesses – employed by patrons of the karaoke establishments, authorities said. For example, in May 2021, when one of Cho's victims – a doumi driver – refused to pay him more

money, Cho and his accomplice waited for him in a parking lot and struck the victim with metal baseball bats. The suspects then stole the victim's minivan.

During a separate incident in July 2022, a different victim was dropping two doumis off at a karaoke bar in Koreatown when Cho – who appeared to have something in his pocket – approached the victim's car, opened the door with his sleeve so as to not leave fingerprints, got halfway inside the vehicle and told the victim that the company was not permitted to drop off doumis. As the victim drove away, the suspect fired gunshots, breaking the car's back window and injuring a doumi.

In January 2023, Cho assaulted another karaoke driver who for years had paid him in cash and then via Venmo. Cho began accepting electronic extortion payments during the COVID-19 pandemic. When the victim stopped paying, Cho assaulted the man, stole \$1,000 and threatened to kill him, authorities said.

Suspects sought for Rolex robbery on La Cienega

BY EDWIN FOLVEN

Detectives from the Los Angeles Police Department's Wilshire Division are investigating a robbery on Aug. 24 that occurred in the 400 block of North La Cienega Boulevard.

The robbery occurred around 2:25 p.m. in a parking lot. Two victims, one male and the other female, were returning to their vehicle when a group of suspects emerged from a vehicle parked next to them. One of the suspects pointed a handgun at the male victim and demanded his Rolex watch. The victim refused and the suspects shoved him to the ground and forcibly stole his watch. One of the suspects also pointed a gun at the female victim and stole a designer purse, police said. The male victim sustained a laceration and black eye during the robbery.

The suspects fled in a black Volkswagen Tiguan. Police determined it was a stolen car after the victims gave them the license plate. No description of the men was provided by police.



photo by Edwin Folven

The victims were robbed in a parking lot near La Cienega Boulevard and Rosewood Avenue.

Lt. Mark Ro, with the LAPD's Wilshire Division, said groups of suspects are actively driving around looking for people wearing Rolex watches and luxury jewelry and targeting them for robberies. He warned people to take caution when

wearing expensive jewelry in public. Anyone with information about the robbery is urged to call detectives at (213)922-8205 or (213)473-0476. During weekends and off-hours, call the LAPD's hotline at (877)LAPD247.

BHPD reminds drivers to stay sober or get pulled over

The Beverly Hills Police Department's Traffic Bureau will conduct a sobriety and driver's license checkpoint on Friday, Aug. 30, from 7 p.m.-2 a.m. near North Santa Monica Boulevard and Crescent Drive.

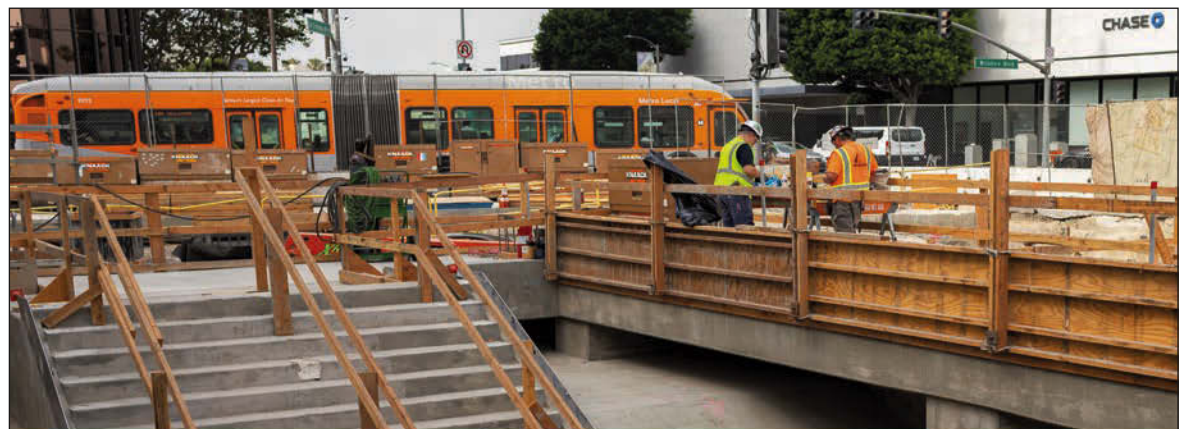
All traffic will pass through the checkpoint. Motorists will be stopped and contacted by uniformed officers, who check for alcohol and drug-impairment. Officers will also check to make sure all drivers have a valid license.

DUI checkpoint locations are determined based on data showing locations of impaired driving-related collisions. DUI checkpoints promote public safety by taking impaired drivers off the road, authorities said.

"Impaired drivers put others on the road at significant risk," BHPD Chief Mark G. Stainbrook said. "Any prevention measures that reduce the number of impaired drivers on our roads significantly improve traffic safety."

The BHPD reminds the public

that impaired driving is not just caused by alcohol. Some prescription medications and over-the-counter drugs may interfere with driving, and operating a motor vehicle under the influence of marijuana is illegal. Drivers charged with a first-time DUI face an average of \$13,500 in fines and a suspended license. Funding for the checkpoint comes from a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration.



D LINE SUBWAY EXTENSION PROJECT
Section 1 – Beverly Hills

We're building better transit from DTLA to the Westside.

August Updates

Civil restoration for the Wilshire/La Cienega Station continues with a work zone in the middle lanes of Wilshire Bl. Two lanes in each direction will be maintained during peak hours, but left turns are restricted at Tower Dr, Gale Dr and Hamilton Dr. This traffic control will be in place for 2 to 3 months.

Join us for the next community meeting.

WHEN

Wednesday, September 18, 2024, at 6pm

WHERE

Municipal Gallery at Beverly Hills City Hall
455 N Rexford Dr, Beverly Hills, CA 90210



213.922.6934
purplelineext@metro.net
metro.net/dline

First Amendment expert responds to free speech zones

■ Beverly Hills considers controversial approach

BY TABOR BREWSTER

At its Aug. 21 City Council meeting, the city of Beverly Hills considered adopting “free speech zones” – areas near city-hosted events where protestors and demonstrators would be able to express themselves on a first-come-first-serve basis.

According to a city staff report, the space would be limited and individuals would only be able to utilize the zone once per month. While the city has yet to implement or approve any such policy, the possibility has raised questions from residents and First Amendment experts.

“In America, every place is a free speech zone. You get to speak everywhere. Free speech is not something that is supposed to be separated off from everyone else and limited to certain times and places,” Loyola Law School professor Aaron Caplan said.

Caplan teaches constitutional law and civil procedure at Loyola Marymount. He was a staff attorney for the American Civil Liberties Union, where he litigated First Amendment cases. He said free speech zones are an exceptionally rare idea in the United States, where freedom of speech is federally protected by the First Amendment of the Constitution.

However, some universities have attempted to create free speech zones to mitigate the effects of student protestors. Free speech zones on college campuses have often resulted in law-

suits from groups like the ACLU and the Foundation for Individual Rights and Expression. According to FIRE, as of December 2018, 11 states have passed legislation that outlaws free speech zones on college campuses. California currently does not have any laws barring free speech zones at universities. Free speech zones have

“A free speech zone – it’s obviously about place, and it’s obviously about time and manner. But the question is, is it really neutral with regard to your speech?”

*-Aaron Caplan
professor
Loyola Law School*

also occasionally been put in place at political rallies and conventions in years past, such as both the Democratic and Republican National Conventions.

Free speech zones have been used outside the U.S. In 2008, the Chinese Communist Party established three free speech zones to allow protests during the 2008 Olympic Games in Beijing, where speech is usually heavily restricted.

However, it is unclear if any

municipality in the United States has ever enacted a similar policy on free speech zones, or whether it would be legal for Beverly Hills to do so. Caplan explained that the government is allowed to impose “time, place or manner” restrictions on speech, but not restrictions on content of speech.

“A great example is a noise ordinance,” Caplan said. “You can say whatever you want, but it can’t be over 75 decibels. Or it can’t be a certain distance of a school that’s in session, or a hospital. These are things about the time, place or manner of the speech and not about the substance of the speech.”

However, he said that to enforce a free speech zone during a city-hosted event, the city may run into many issues surrounding the content of the speech.

“A free speech zone – it’s obviously about place, and it’s obviously about time and manner. But the question is, is it really neutral with regard to your speech?” Caplan said. “Let’s say I am walking through the [Concours d’Elegance] car show and I have a button on my shirt that says ‘vote for Harris’ or ‘vote for Trump,’ and they’re going to say, ‘if you you’re going to wear that button you have to go stand in the free speech zone.’ They’re going to have to have some kind of definition. They’re saying you can’t demonstrate unless you’re in the free speech zone. Well what does demonstrate mean, if the only way you can tell the difference between someone who’s demonstrating and someone who’s not demon-

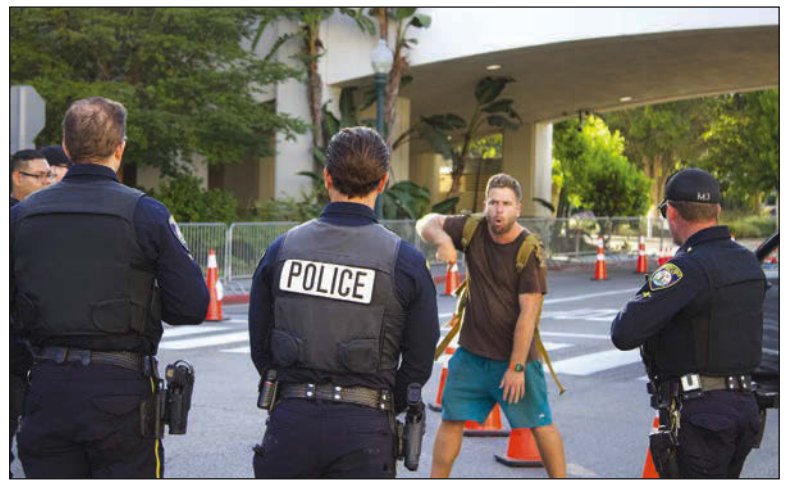


photo by Tabor Brewster

A man shouted at BHPD officers as he walked through the National Night Out Against Crime celebration on Aug. 6 in Beverly Hills. The city is considering creating a designated area for demonstrators at its events.

strating is to think about what their words are? If I have a shirt that says ‘have a nice day,’ I’m not demonstrating. If I have a shirt that says ‘free Gaza,’ I am demonstrating. Well now you’re limiting my speech, you’re not just limiting the time place and manner. It’s like saying ‘oh, if your speech is demonstration-type speech, then you have to go stand in a corner.’ So that’s a big problem... If it hinges on the content of the speech, they can’t do it.”

In a statement, the ACLU of Southern California echoed Caplan’s concerns over the potential free speech zones.

“Governments may impose some restrictions on when, where and how people can speak in public spaces, but only if the rules are clearly defined, narrowly tailored to important government interests and allow for other ways for people to get their messages

out,” said Jonathan Markovitz, a senior staff attorney for ACLU of Southern California. “However, any attempt by Beverly Hills to declare broad swaths of public space off limits to protest would be unconstitutional and would needlessly expose the city to the risk of costly litigation that it would surely lose.”

A proposal for free speech zones has not been approved, and city staff will return before the City Council with an additional staff report on the subject.

Beverly Hills Deputy City Manager Keith Sterling emphasized the preliminary nature of the discussion, stating that the idea will need to undergo further examination before anything is approved. He said the issue crosses multiple departments that work on events, including Community Services, Public Works and the BHPD.

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Hollywood Sign gets captured in time

Public can share what sign means to them in digital time capsule

BY EDWIN FOLVEN

A project to capture the timeless nature of the Hollywood Sign in a time capsule has begun, and the public is invited to get involved.

The Hollywood Sign Trust started the effort in early August with what is being called a “digital” time capsule, which will go live online in coming weeks and will feature a collection of photographs, information and personal testimonials about the Hollywood Sign and its impact on Los Angeles. The goal is to create an online space where people can upload digital photographs and share “fan mail” stories about what the sign means to them. The digital time capsule will give people around the world a way to virtually visit the sign and feel close to the landmark, said Jeff Zarrinam, Hollywood Sign Trust chairman.

“We know people have a lot of memories, so we are asking them to give us what they have, anything on any significant thing that has hap-

pened with the Hollywood Sign,” Zarrinam said. “It will give people a chance to see what other people have shared and it will show how much it means to Hollywood.”

The trust is also organizing a “treasure trove” of photographs and historic information in its archives for inclusion in the digital time capsule. The sign debuted in 1923 as an advertisement for real estate sales in the Hollywood Hills, and was only supposed to last for a few years. It stood the test of time, however, and was designated a cultural-historic landmark in 1973.

The Hollywood Sign trust was established in 1978 to renovate the Hollywood Sign, which had fallen into disrepair. The trust continues today as the sign’s caretaker, overseeing maintenance and leading efforts to promote it as an attraction. The sign celebrated its 100th anniversary in 2023, and Zarrinam said the digital time capsule project is the “cap” on the celebration.

The trust plans to eventually create a visitors center for the Hollywood Sign and will add some of the items in the online version to a real time capsule. Plans for the visitor’s center are still being for-

mulated.

“If we tried to take everything about the Hollywood Sign and put it in a real time capsule, we wouldn’t be able to because it would be too big,” he added. “There is nothing concrete yet [with the visitors center], but it is something I have been working on for years. If you can dream it in Hollywood, you can make it happen.”

Zarrinam said legacy businesses and Hollywood celebrities have signed on to contribute testimonials for the digital time capsule, including Carol Burnett, Jay Leno, Alice Cooper and Jimmy Kimmel. The trust will unveil them later, but offered a sneak peek at what people are saying.

“The Hollywood Sign is a great reminder that Hollywood loves us and is always watching over us,” read a testimonial from Kimmel that will be included in the digital time capsule.

“From the earliest days of the entertainment industry becoming established in Los Angeles at the turn of the last century, Musso and Frank and the Hollywood Sign – originally written as HOLLYWOODLAND – have paralleled



photo courtesy of the Hollywood Sign Trust and RD Willis. All Rights Reserved

Current photographs of the Hollywood Sign will be included in the time capsule, including this photo by RD Willis.

each other like the closest of siblings,” wrote Mark Echeverria, COO, CFO and proprietor of the Musso and Frank Grill, which opened in 1919. “As Musso’s reached our 100th milestone in 2019, so too, did our younger brother, the Hollywood Sign, shortly thereafter. Musso’s and the Hollywood Sign, now both centenarians, are today more vibrant and popular than ever. These two icons are the epitome of living history in the greatest town in the world – Hollywood.”

Zarrinam said the response has been overwhelming.

“We are getting a lot of people who are interested,” he added. “It could be an audio file, it could be a photograph, it could be a short story or a poem, an artwork, sculpture or a song.”

Visit hollywoodsign.org to learn more about the digital time capsule project, including information on uploading material.

“Anything they want to share about the sign is something we can put in our digital time capsule,” Zarrinam said.

Crisis response program expands to address homelessness on the Westside

Los Angeles Mayor Karen Bass announced on Aug. 26 that CIRCLE has expanded to more neighborhoods on the Westside, making Los Angeles safer and helping to directly confront the mental health crisis and enable officers to focus on fighting crime.

CIRCLE is a proven program that helps free up LAPD resources by sending non-violent 911 mental health calls to mental health workers and individuals with lived experience who provide help and assistance for unhoused individuals experiencing crisis. CIRCLE also operates in Hollywood, Downtown Los Angeles, South Los Angeles, Venice, the Harbor area and the San Fernando Valley.

“We are responding to the mental health crisis with solutions that are long-term and sustainable,” Bass said. “At the same time, we are freeing up our LAPD officers to fight crime. Our work does not stop here. We will continue working on this important issue and continue to make our city safer. I want to thank Councilwoman Yaroslavsky, Councilwoman Park for their partnership, as well as Senator Alex Padilla and Representative Ted Lieu for securing funding to help make this expansion possible.”

“I’m pleased to join Mayor Bass and members of the Los Angeles City Council in celebrating the expansion of the CIRCLE program into West Los Angeles,” Lieu said. “Since its inception, CIRCLE has strengthened public safety response across Los Angeles County by providing intervention and care services for non-violent individuals in crisis. I was honored to secure \$1.5 million for this critical program expansion through the federal appropriations process in 2022. I look forward to continued work with Mayor Bass and other local and state partners to keep our communities safe and work towards our goal of ensuring all our neighbors have access to care and resources they need.”

“The expansion of the CIRCLE program to additional neighborhoods on the Westside is a crucial step in our effort to provide effective, compassionate crisis response,” said Councilwoman Katy Yaroslavsky, 5th District. “By deploying mental health professionals to handle non-violent incidents, we not only offer immediate support to our unhoused neighbors but also allow our police officers to focus on fighting crime. This tailored approach enhances safety and

builds lasting trust in our communities.”

The program was expanded to

Oakwood, Mar Vista, Palms, Playa Vista, Playa Del Rey, Westchester, Manchester Square and Dockweiler Beach. In the last fiscal year, more than 14,000 incidents were diverted to CIRCLE, and teams from the organization placed hundreds of individuals into interim housing, reconnected them with their fami-

lies, obtained permanent supportive housing placements and assisted more than 1,600 individuals in obtaining vital documents such as social security cards and IDs. CIRCLE providers also referred more than 1,000 individuals to mental and behavioral health services. For information, visit mayor.lacity.gov.



photo courtesy of Mayor Karen Bass' office

Mayor Karen Bass was joined by Councilwomen Katy Yaroslavsky, left, and Traci Park to announce the expansion of the CIRCLE program on the Westside.



Open House

A free community event and celebration of arts. All are welcome.
September 15, 11:00 am - 4:00 pm



RSVP encouraged but not necessary.
Enter at: 4400 Wilshire Boulevard Los Angeles, California 90005
☎ 323-931-1277 x 125 ✉ tickets@ebellofLA.org 🌐 EbellofLA.org

Scan to learn more 



Blood donations sought after Hurricane Debby

The American Red Cross continues to experience a national blood emergency as remnants of Hurricane Debby and other severe weather events across the country have further complicated efforts to rebuild the nation's blood supply. Those in unaffected areas are urged to make an appointment to donate.

Weather in recent weeks has added to the summer shortfall in donations by forcing the cancellation of nearly 60 blood drives throughout the country, many of which were caused by Debby, causing approximately 1,500 life-saving blood products to go uncollected. Annually, severe weather – such as blizzards, tornadoes, floods and hurricanes – impacts about 90,000 blood donations made to the Red Cross. In California, blood drives have been canceled due to weather, including 14 so far this year.

First-time donors and those who give regularly are critical to blood supply recovery. To make an appointment, download the Red Cross blood donor app, visit redcrossblood.org or call 1-(800)RED-CROSS (1-800-733-2767). As a thank you, all who give through Aug. 31 will get a \$20 Amazon gift card by email. See redcrossblood.org/help for details.

Those who give from Sept. 1-15 will receive an exclusive Red Cross raglan T-shirt, while supplies last.



CITY OF WEST HOLLYWOOD

NOTICE INVITING SEALED BIDS FOR MELROSE AVE. AND NORWICH DR. WEAVER'S WALK PROJECT CIP 2501 IN THE CITY OF WEST HOLLYWOOD

PUBLIC NOTICE IS HEREBY GIVEN that the City of West Hollywood as AGENCY, invites sealed bids to be received only by submitting electronically at <https://www.weho.org/city-government/city-departments/public-works/bids> or <http://www.planetbids.com/portal/portal.cfm?CompanyID=22761>

for the above stated project and will only receive such bids no later than the hour of **5:00 P.M. on OCTOBER 17, 2024**, at which time or thereafter said bids will be electronically opened and available online. Bids received after this time will be considered to be non-responsive.

No pre-bid meeting is scheduled.

The work to be done consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Specifications, and Contract Documents for the above stated project.

Bids must be submitted electronically for the exact item(s) requested in the bid specifications. Copies of the plans, specifications, and contract documents are available for free from the City of West Hollywood website: <https://www.weho.org/city-government/city-departments/public-works/bids> or <http://www.planetbids.com/portal/portal.cfm?CompanyID=22761>

Each bid submitted electronically is required to be accompanied by the Proposal Documents; Proposal, Bidder's Information, Proposal Bid Schedule (enter online), List of Subcontractors (enter online), Registration with the Calif. Dept. of Industrial Relations Form, References, Designator of Sureties, Bid Bond, Bidder's Violation of Law/Safety Questionnaire, Non-Collusion Declaration, Certificate of Non-Discrimination by Contractors, Statement Acknowledging Penal & Civil Penalties Concerning Contractors' Licensing Laws, Addendum Acknowledgement, and all additional documentation required by the Instructions to Bidders. Bids must be submitted on the Agency's bid forms.

The bid must be accompanied by certified or cashier's check, or bidder's bond, made payable to the AGENCY for an amount no less than ten percent (10%) of the total bid price. Any proposal not accompanied by such a guarantee will not be considered.

Any contract entered into pursuant to this notice will incorporate the provisions of the State Labor Code. Pursuant to the provisions of Section 1773.2 of the Labor Code of the State of California, the minimum prevailing rate of per diem wages for each craft, classification, or type of workman needed to execute the contract shall be those determined by the Director of Industrial Relations of the State of California, which are on file at the City Hall, City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, California 90069, and are available to any interested party on request.

Attention is directed to the provisions of Section 1777.5 (Chapter 1411, Statutes of 1968) and 1777.5 of the Labor Code concerning the employment of apprentices by the Contractor or any such subcontractor under him. Affirmative action to ensure against discrimination in em-

ployment practices on the basis of race, color, national origin, ancestry, sex, religion, sexual orientation, or handicap will also be required.

The AGENCY will deduct five (5) percent retention from all progress payments as specified in Subsection 7-3.2 of the standard specifications. The Contractor may substitute an escrow holder surety of equal value to the retention. The Contractor shall be beneficial owner of the surety and shall receive any interest thereon.

The AGENCY hereby affirmatively ensures that minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

In entering into a public works contract, or a subcontract, to supply goods, services, or materials pursuant to a public works contract, the Contractor, or subcontractor, offers and agrees to assign to the awarding body all rights, title, and interest in, and to, all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the Contractor, without further acknowledgement by the parties.

The successful bidder shall be licensed in accordance with the provisions of the Business and Professions Code and shall possess a valid **California State Contractor's License Class A** at the time of bid submittal.

THE SUCCESSFULL BIDDER WHO ENTERS INTO CONTRACT WITH THE CITY SHALL BE BOUND BY ALL TERMS AND CONDITIONS INCLUDED IN THE PROJECT LABOR AGREEMENT LOCATED IN THE APPENDIX.

The City of West Hollywood reserves the right to reject any and all proposals or bids or to waive any irregularities or informalities in any bids or in the bidding should it deem this necessary for the public good, and also the bid of any Bidder who has been delinquent or unfaithful in any former contract with the City of West Hollywood and to take all bids under advisement for a period of ninety (90) days. No bidder may withdraw its bid for a period of ninety (90) days after the date of the opening thereof. The award of the contract, if made, will be to the lowest responsible Bidder as determined solely by the City of West Hollywood.

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-roaddiesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 *et seq.* throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors the most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

BY ORDER OF the City of West Hollywood,
Melissa Crowder
City Clerk

BEVERLY PRESS PARK LABREA NEWS

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The Beverly Press and Park Labrea News are weekly newspapers, published on Thursdays. Mail subscription is \$120 annually. Deceased newspapers of general circulation, entitled to publish legal advertising, Feb. 10, 1960 by Superior Court Order No 736637. Deceased newspapers of general circulation, entitled to publish legal advertising in the City of Beverly Hills and the County of Los Angeles, Dec. 22, 2020 by Superior Court Case Number 19STCP04891. Government Code 6008.

Details emerge after Christopher Dorner's gun found in BHPD raid

■ LAPD Chief says gun was not a department weapon

BY TABOR BREWSTER

After the Beverly Hills Police Department found a weapon belonging to Christopher Dorner – a former LAPD officer who killed four people and injured three during a series of targeted attacks in 2013 – in a raid of an Airbnb in connection with a watch robbery, Los Angeles Police Department Chief Dominic Choi confirmed that the gun was not Dorner's department-issued weapon.

The gun – a Glock 21 .45 caliber handgun, according to a federal criminal complaint – was found by law enforcement on Aug. 10 in a South Los Angeles Airbnb that had been rented by two men allegedly part of a "crime tourism" group. Days earlier, on Aug. 7, the two suspects robbed a man at gunpoint on the patio of THE Blvd restaurant outside the Beverly Wilshire

Hotel at 9500 Wilshire Blvd. According to the police report, the man was eating dinner with his wife and two daughters when a suspect approached him at approximately 6:41 p.m. and pointed a semi-automatic handgun at him. A second suspect approached and took his silver Patek Philippe watch, which according to the victim is valued \$1 million. Both suspects fled the scene and were later arrested. It is unclear if the gun recovered in the Airbnb is the same firearm used in the watch robbery.



photo by Edwin Folven

Authorities found the weapon in an Airbnb after two men allegedly stole a \$1 million watch in Beverly Hills.

Authorities identified the two suspects as Jamer Mauricio Sepulveda Salazar, 21, of Colombia, and Jesus Eduardo Padron Rojas, 19, of Venezuela. The two were allegedly part of a "crime tourism" group that had visited the U.S. to carry out high-stakes robberies before returning to their home countries. The suspects were also linked to a separate watch robbery on Aug. 5, in which a \$30,000 Rolex was stolen at gunpoint from a person in the 400 block of Doheny Road.

It is unclear how the weapon ended up in the suspects' possession. However, according to Los Angeles Magazine, the firearm was reported stolen by Dorner while he was an LAPD officer, before he went on the 2013 rampage.

Beverly Hills recognizes Deputy Consul General of Israel



photo courtesy of the city of Beverly Hills

The Beverly Hills City Council recognized Deputy Consul General of Israel, Amit Mekel for his term in office during the Aug. 20 formal meeting. Councilman Craig Corman, left, Vice Mayor Sharona Nazarian, Mayor Lester Friedman, Mekel, Councilman John Mirisch and Councilwoman Mary Wells stood together in solidarity at the meeting.



NOTICE OF PUBLIC HEARING

DATE: Thursday, September 12, 2024
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held in person at:

Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

Members of the public may also participate via teleconference;
 Details provided below

PROJECT ADDRESS: Citywide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **September 12, 2024**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A DRAFT ORDINANCE AMENDING BEVERLY HILLS MUNICIPAL CODE TO UPDATE OCCUPANCY PRIORITY STANDARDS FOR ELIGIBLE AFFORDABLE HOUSING UNITS AS RELATED TO THE CITY'S INCLUSIONARY HOUSING ORDINANCE AND STATE LAW REPLACEMENT UNITS, AND ADD A DEFINITION OF DISPLACEMENT; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed Ordinance would amend the Beverly Hills Municipal Code (BHMC) to:

1. Update the Occupancy Priority List for income-qualified households seeking occupancy in affordable housing units built under, and not limited to, the City's Residential Density Bonus regulations (Article 15.2 in Title 10, Chapter 3 (Zoning) of the BHMC), Inclusionary Housing Ordinance (BHMC Article 48 in Title 10, Chapter 3 (Zoning) of the BHMC), and State Law (California Government Code Section 66300 et seq.).
2. Include a definition of "displacement" under BHMC §10-3-1528 to mean persons who have been permanently or are at risk of being permanently displaced from their residences within the City of Beverly Hills under certain circumstances.

Once the Planning Commission reviews the draft ordinance and provides a recommendation, the draft ordinance will be reviewed and considered by the City Council at a future meeting.

ENVIRONMENTAL REVIEW

The draft ordinance was assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15305 of the State CEQA Guidelines for Minor Alterations in Land Use Limitations. The draft ordinance is also exempt from Section 15061(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does

not extend to projects with no significant environmental effect. As a result, staff recommends the Planning Commission find that the draft ordinance is exempt under these provisions from any further review under CEQA.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Wednesday, September 4, 2024 will be attached to the agenda report regarding this item. Any comments received after Wednesday, September 4, 2024, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Christine Delostrinos, Associate Planner** in the Planning Division at **(310) 285-1125**, or by email at cdeostrinos@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
 Christine Delostrinos, Associate Planner



Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

New documentary cements Jimmy McHugh's place in music history

BY RANCE COLLINS

Jimmy McHugh is a name some may not know, but the man was one of the most consequential composers of the 20th century, penning hits that rivaled the output of Irving Berlin and the Gershwins.

"I Can't Give You Anything But Love," "I'm in the Mood for Love" and "On the Sunny Side of the Street" are among his most popular tunes. His work is largely considered to be part of the Great American Songbook, with songs recorded by the likes of Judy Garland, Frank Sinatra, Bing Crosby, Peggy Lee, the Everly Brothers and even Lady Gaga.

"He is really one of the founding fathers of the popular song," said Lee Newman, managing director of Jimmy McHugh Music and the songwriter's nephew.

In September, a new documentary short, "I Can't Give You Anything But Love: The Jimmy McHugh Story," will be making its Academy Award-qualifying run in Los Angeles, giving the long unsung hero of song his due.

"He wrote for five decades. That's the 1920s, '30s, '40s, '50s and '60s. What the film does is it takes a look at the songs, the stories behind the songs, how they came about, and also what was going on during those decades," said Newman, who also served as a producer on the film.

McHugh started writing songs at Culver City's famed Cotton Club, which was the most prominent jazz venue of its time.

"He was responsible while at the Cotton Club for bringing and introducing Duke Ellington and his orchestra," Newman related.

McHugh met and teamed up with teacher-and-poet-turned-lyricist Dorothy Fields, becoming the first male-female songwriting duo in popular music. They wrote for Broadway musicals together, including the successful "Blackbirds of 1928," which helped kick their respective careers into overdrive. But the stock market crash of 1929 hit McHugh hard.

"He was completely wiped out, and one day he was walking on Riverside Drive in New York City on the Upper West Side. He bumped into his friend, George Gershwin," Newman said. "Gershwin asked him how things were going. And McHugh said, 'Not too well. I haven't got a quarter in my pocket.' And Gershwin said, 'Well, that shouldn't happen to you. Is there anything I can do to help?' And McHugh said, 'Yeah, if you happen to have a piano lying around, I could use that.' So the

next week, Gershwin sent in this gray upright piano, which we still have in the family ... and the first song Jimmy McHugh wrote on that piano was, 'I'm in the Mood for Love.'"

McHugh and Fields returned to Hollywood and started writing songs for films during the early heyday of musicals in the 1930s. When this partnership ended – watch the documentary to find out why – McHugh paired with other esteemed lyricists, including Al Dubin, Harold Adamson and Frank Loesser.

In the 1950s and '60s, he spent time in Las Vegas. He became friends with the Kennedys, writing a song for Jackie Kennedy called "The First Lady Waltz."

"Working on this project was a delightful journey into a purer and more innocent past, and now I find myself playing McHugh's songs over and over again along with other standards from the Great American Songbook."

Susan Morgan Cooper
Director

"But something changed in 1964, and that was the Beatles appearing on 'The Ed Sullivan Show.' That changed things for songwriters like Jimmy McHugh, because Jimmy McHugh wrote songs for singers. The Beatles wrote their own songs. This kind of led to the demise of his career, and in 1969, he passed away," Newman explained. "But what's interesting is that, having written for five decades, his songs live on. They're still being used in movies. They're still being used in television shows. There are new recordings of the songs."

Some of hits are used on stage in "Jersey Boys" and the forthcoming "A Wonderful World: The Louis Armstrong Musical." Even just a few years after his passing, a revival of sorts began thanks to the hit Broadway show "Sugar Babies," a revue that included his tunes and starred Mickey Rooney and Ann Miller.

Susan Morgan Cooper, who also helmed movies like "To the Moon

and Back" and "Fatal Distraction," directed the short.

"I made this documentary to illustrate the scope of McHugh's legacy," Cooper said. "It was an honor to interview Johnny Mathis and Michael Feinstein ... Working on this project was a delightful journey into a purer and more innocent past, and now I find myself playing McHugh's songs over and over again along with other standards from the Great American Songbook."

"You may not know him by name, but here's his story," Newman said.

The film will open at the Lumiere Music Hall in Beverly Hills, located at 9036 Wilshire Blvd., on Sept. 12 and run for one week. For information, visit lumierecinemala.com.



photo courtesy of Lee Newman

Songwriter Jimmy McHugh was a power player in Hollywood's Golden Age, mingling with legends like Marilyn Monroe.



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Notable Quotes

"If there is anybody here I have not offended, I apologize."

Johannes Brahms (1833-1897)

Upon leaving a party.
Brahms was a German composer, virtuoso pianist, and conductor of the mid-Romantic period.
And apparently somewhat of a comedian, as well.

*Source: Bartlett's Familiar Quotations

Good times and brush strokes in Laguna Beach

LAGUNA BEACH – Some men get old, they get cranky. Some men get old, they become gentle old troubadours. I am both those old men.

I'm not old in the sense that Boston is old, or the Dead Sea Scrolls. I still feel 50 on some days, 40 on others, some days 10. I'm like weather that fluctuates. Or that show "The Bear" – good only sometimes.

Usually what makes me cranky is stop-and-go traffic, plus other cranky people. So when I run across a cranky driver, I become cranky in sort of a closed loop of crank. Seriously, I'm striving to do better with that.

What keeps me young is my son, Smartacus.

The other day, we went to the driving range to launch golf balls to the moon.

For the record, my son hits his 7-iron 220 yards. Every club, 220 yards. Even his putter, 220 yards.



by
Chris
Erskine

My drives? They sound like a rib roast splatting onto pavement. His have the sweet whoosh-ping of a future 14-handicapper.

Life isn't all brute force, I keep telling him. There's some finesse to it, you see – some poetry, some touch. Michael Jordan and Willie Mays were both splendid athletes, as was I for about two weeks my sophomore year, when I couldn't miss a jump shot in PE. Could. Not. Miss. Then it suddenly went away. For the record, I blame Betsy Dorzweiler and that yellow sundress she used to wear to Algebra.



photo by Christopher Allwine

Historical figures are brought to life with amazing costumes, major make-up.

My point: When necessary, Mays and Jordan (and Dorzweiler) could unleash a godlike lightning. What set them apart from a thousand others was the artistry, the finesse, the brush strokes.

"You didn't come this far to only come this far," I keep telling Smartacus (quoting Matthew Reilly, the Australian scribe).

Speaking of journeys, took a date to Laguna Beach the other day, along with her sis (Lynda) and brother-in-law (Blaine).

Our goal: to bring Laguna to its knees with wit, wine and tourist spending.

For a while, we succeeded. You should've seen the meatballs we ordered for lunch, honkin' bowling balls of ground beef swimming in marinara. Shouldn't we all, at some point, swim naked in marinara?

Then the ladies shopped. There are many targets for that in Laguna ... purses, shoes, mint candy. After that, gelato, which (to me) is pure frozen pleasure, only better.

Of course, Laguna is an unusual town, so much money, so much of an artsy vibe. Rarely do those two things co-exist. Billionaires aren't normally Bohemians. Normally, they do not possess a rakish, disarming, minstrel spirit. They do not possess life's pretty brush strokes.

Now, I often find Laguna too buzzy by half, too full of tourists and parking kiosks. If there's one development that has set society back, like 2,000 centuries, it's the parking kiosk, tilted toward the mid-day sun so you cannot in any way read it.

Or, sometimes, you need an app to park, but you're not really connected so you can't download the app.

Now you see where some of the crankiness comes in? It's legit and often appropriate to our times. I can justify it on primary and secondary levels.

Somehow, we power through all

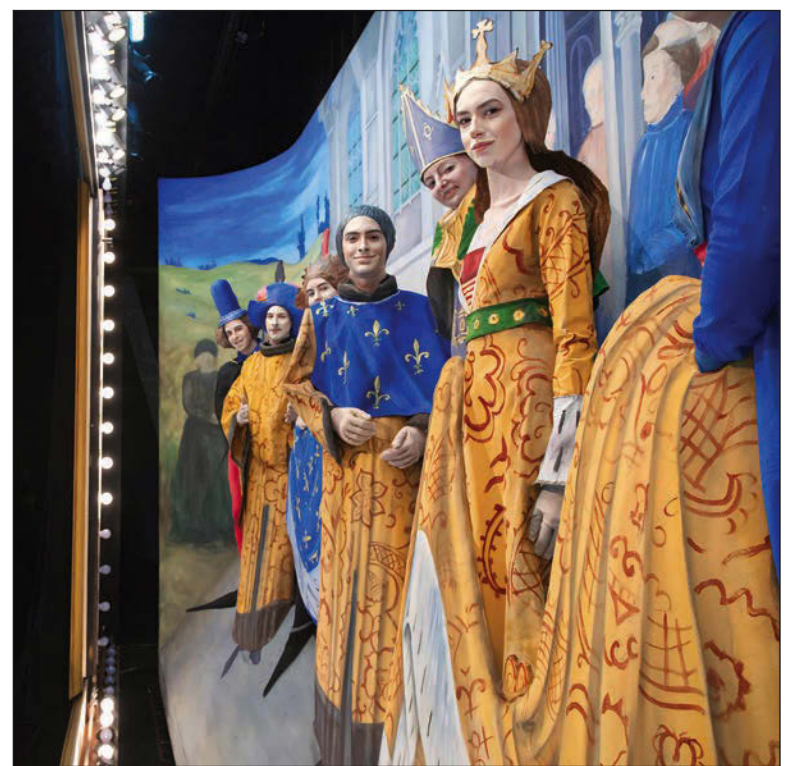


photo courtesy of Pageant of the Masters

Actors wait backstage for a Parisian wedding in Laguna Beach.

that parking stuff ... somehow.

When the sun begins to fade, the four of us hike over to the famed "Pageant of the Masters." This is my first experience with performance art at this level (I'm more drawn to Dodger games and zoos).

As we wait for it to begin, I tell Suzanne that they could use some peanut vendors working the aisles, and dudes in little paper hats selling churros.

And I'm still not sure how you get a bet down on something like Pageant of the Masters. Do you take the over on the length of the show? Or, whether someone will sneeze during the "The Last Supper?"

Small concerns.

At Pageant of the Masters, they recreate amazing artworks, using the locals as their medium, which seems perfect for what is largely a

tourist town, the mining of human flesh as a way to make a few bucks.

Sure, the whole spectacle is a tad pretentious, like a big glitzy meatball. And the script could've used a little work. It possessed sort of a puckish humor and some cringy puns. Otherwise, it is a marvelous piece of literature, top to bottom.

Bravo this whole thing.

The attention to detail, the artistry, the whole colossal and audacious conceit of this volunteer pageant makes for a truly memorable California evening.

Weird and lovely.

Like Laguna itself.

Thanks to all those who made it out to the Gin & Tonic Society bash on Saturday. More ahead in October. Keep an eye on this space for info. For more posts, please go to ChrisErskineLA.com

WeHo maintains trees with annual pruning

The city of West Hollywood will begin its annual tree pruning and tree maintenance program on Tuesday, Sept. 3. The work is expected to continue through February.

West Hollywood has thousands of trees that require regular maintenance and care. The city's contractor, West Coast Arborists, is beginning pruning work along Sunset Boulevard, taking care not to disrupt westbound lanes until after 10 a.m. to minimize the impact on traffic during morning commutes. During the following weeks, crews

will move to other commercial areas on Santa Monica Boulevard, Beverly Boulevard and major streets. Following commercial trimming, work will commence on residential streets. On smaller streets, trimming will start at 8 a.m. and will be finished by 3 p.m.

The city will notify residents, business owners and motorists in advance of pruning work using several methods. "No parking" signs will be placed a minimum of 24 hours in advance of work. Parking spaces will be reopened as soon as possible after the work is complet-

ed. Door hangers and notices on trees will be posted at least 72 hours

before residential tree trimming. Electronic message boards may be placed at strategic locations several days before trimming, as well as during trimming activities, to provide commuters with advance

notice. Notification of trimming activity will also be posted on the city's website and on social media pages @WeHoCity.

For information, call (323)848-6867, or visit weho.org.



photo courtesy of the city of West Hollywood

Tree pruning will begin along Sunset Boulevard in West Hollywood on Sept. 3.

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Officer takes lead in Hancock Park, Larchmont and Wilshire areas

BY EDWIN FOLVEN

Los Angeles Police Department Officer Tyler Shuck from the Wilshire Division has been assigned as acting senior lead officer for the Hancock Park, Larchmont and Greater Wilshire areas. He is filling the position on a temporary basis until a permanent senior lead officer is selected, likely in September or October.



photo courtesy of the LAPD
Officer Tyler Shuck

Shuck and other Wilshire Division officers will meet with community members during Coffee With a Cop on Thursday, Aug. 29, from 10 a.m.-noon at Salt & Straw, 240 S. Larchmont Blvd. Residents and business owners will have a chance to meet the police who patrol their neighborhoods in an informal setting. Residents can express concerns and learn about police programs and crime prevention.

Shuck has worked at the Wilshire Division for the past eight years and said he is very familiar with Hancock Park and Larchmont Village, serving there as a patrol and training officer. As acting senior lead officer, he is responsible for an area between La Brea Avenue to the west, Willoughby and Melrose Avenue to the north, Gower Street and Plymouth Boulevard on the east, and Wilshire Boulevard and Eighth Street on the south.

"My job is to reach out to as many people in the neighborhood that I

can, assist victims and figure out their needs and concerns. I want to learn about the community's needs and what works best to address those," Shuck said.

He said property crimes are a primary concern, and he is distributing information on crime prevention and steps to make homes less susceptible to burglaries. He encouraged residents seeking information to call him at (213)712-3715 or email him at 40740@lapd.online.

"I want to open up the lines of communication to the community," Shuck said. "If anyone wants to talk, let's talk."

WeHo crowns dodgeball champions this weekend

The city of West Hollywood will host the OutLoud Sports Festival Dodgeball Tournament as part of a Labor Day Weekend four-day multi-sport festival, which takes place at locations throughout the region.

The OutLoud Dodgeball Tournament is scheduled to take place on Saturday, Aug. 31, from 10 a.m.-5 p.m. and Sunday, Sept. 1, from 11 a.m.-5 p.m. at the West Hollywood Park Aquatic and Recreation Center, located at 8750 El Tovar Place adjacent to West Hollywood Library. The dodgeball tournament is free for all spectators; interested participants can register via the League Apps website.

Day one of the tournament will consist of seven 12-minute matches to determine seeding. There are three divisions: recreational, advanced and she/they only.

Day two of the tournament will be a single-elimination tournament concluding with a championship match. Teams can consist of a maximum of 13 players with 10 players playing on the court per team.



photo courtesy of OutLoud Sports

Fans can take in the action at the WeHo Aquatic Center.

OutLoud Sports is the nation's original queer recreational sports league, founded in 2007 and represents more than 65,000 queer and allied athletes across the United States. OutLoud offers inclusive year-round activities, games and sporting events. The Sports

Festival consists of tournaments in the following sports: kickball, dodgeball, tennis, pickleball, soccer, sand volleyball and bowling at various locations. West Hollywood co-sponsored last year's festival, which included nearly 1,000 total registered players.

'Way to go' Beverly Hills AYSO girls!



photo courtesy of the city of Beverly Hills

At the Aug. 20 Beverly Hills City Council meeting, the mayor and council members gave certificates of recognition to the Wolfpack Beverly Hills American Youth Soccer Organization Region 76 Girls Under 16 Extra Team Champions as well as the Wolfpack Beverly Hills AYSO Region 76 Girls Under 12 Team Champions.



photo courtesy of the Television Academy

Win tickets to see the Emmy Awards live.

'Bid' for exclusive TV opportunity

The Television Academy Foundation has launched its "Bid for the Stars" auction on Charitybuzz featuring once-in-a-lifetime television experiences. The unique auction features exclusive items, VIP tickets to tapings of all the top TV shows and networking opportunities with Hollywood heavyweights. Proceeds from the auction benefit the Television Academy Foundation's renowned educational programs.


Auction items include tickets to the Emmy Awards, "The Daily Show with Jon Stewart," "Night Court," a "Top Chef" dinner, the premiere of "The Walking Dead: Daryl Dixon," and meet and greets.

Online bidding is ongoing and concludes Sept. 19 at noon. To bid visit televisionacademy.com/auction.



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Subway work stays on track in late August

The Los Angeles County Metropolitan Transportation Authority is advising motorists and residents about subway work along Wilshire Boulevard on the D Line subway extension project.

Crews are working near the intersection of Wilshire Boulevard and Western Avenue, where street restoration continues in late August and September. Wilshire Boulevard is reduced to two lanes in each direction between Oxford Avenue and Saint Andrews Place.

Near the Wilshire/La Brea station, Wilshire Boulevard will be intermittently reduced to a single lane in each direction through Aug. 30 between Detroit Street and Highland Avenue, and La Brea Avenue will be reduced to a single lane in each direction between Sixth and Eighth streets. The work will run from 7 a.m.-9 p.m., Monday through Friday. Access to a mini mall on the southeast corner of Wilshire Boulevard and South Sycamore Avenue will be maintained from South Sycamore Avenue. The closure supports civil restoration and completion of antenna installation.

At the Wilshire/Fairfax station, crews are working underground and completing street restoration along Wilshire Boulevard. A K-rail work zone remains on Wilshire Boulevard between Fairfax and Spaulding avenues through October. Wilshire Boulevard is reduced to two lanes in each direction in the area.

Work near the Wilshire/La Cienega station continues in late August and September. Wilshire Boulevard will be intermittently reduced to a single lane in each direction between San Vicente and La Cienega boulevards during weekend and off-peak hours through September. Access to side streets including Hamilton, Gale and Tower drives may be reduced intermittently.

Crews are installing a bus pad on La Cienega Boulevard north of Wilshire Boulevard through Tuesday, Sept. 3. Northbound La Cienega Boulevard will be reduced to a single lane at Wilshire Boulevard to a point approximately 150 feet north of the intersection. Bus pads are concrete reinforced areas of roadway built into the

street surface near stops.

Water line utility work is occurring through Sept. 8 along Wilshire Boulevard, which will be intermittently reduced to a single lane in each direction overnight between La Cienega and San Vicente boulevards. La Cienega Boulevard will also be intermittently reduced to one lane in each direction between Clifton Way and a point just north of Wilshire Boulevard. The water line work may cause intermittent interruptions to service overnight in neighborhoods near Wilshire/La Cienega.

Work is ongoing on the Wilshire/Rodeo station, where crews have closed Cañon Drive for deck removal and street restoration. Crews are also working on Wilshire Boulevard between Beverly and Crescent drives on underground structures adjacent to the station called appendage structures. The work requires daily and nightly lane closures in both directions from 9 a.m.-4 p.m. and 8 p.m.-7 a.m. During appendage construction, Wilshire Boulevard and South Beverly Drive may be reduced to one lane in each direction in the



photo by Edwin Folven

Intermittent lane closures are in place near the Wilshire/Rodeo subway station in Beverly Hills.

immediate work zone area for station deck access. Potholing on Wilshire Boulevard for future appendage structure piling is anticipated to start as early as September.

Work is also ongoing at the Century City station, where new lane closures will be in place overnight from 8 p.m.-5:30 a.m. for approximately three weeks. The lane closures facilitate concrete

placement for the station's roof. Westbound Constellation Boulevard will be restricted west of Avenue of the Stars, and the curb lane will be intermittently restricted.

For questions and concerns about the D Line Extension project, call the 24-hour project hotline at (213)922-6934, email the project team at purplelineext@metro.net, or visit metro.net.

Metro logs steady increase in ridership

Metro continues to mark systemwide overall ridership growth, recording more than 25.4 million boardings in July on its bus and rail services and reaching 81.84 percent of its July 2019 pre-COVID ridership level.

July was the 20th consecutive month of year-over-year ridership growth for Metro. The agency had 19,873,436 boardings on weekdays, reaching 78.8 percent of its pre-pandemic July 2019 level. On weekends in July, there were 5,592,948 boardings, or 95.3 per-

cent of pre-pandemic weekend ridership from July 2019.

Bus ridership in July had more than 19.6 million rides taken for a 9.84 percent year-over-year ridership increase. Weekend bus ridership was at 93.16 percent of its pre-pandemic level in July.

Rail Ridership also increased in July, when more than 5.7 million rail boardings were recorded, or 3.23 percent more than July 2023. The busiest rail line was the B Line (between Downtown Los Angeles and North Hollywood) with nearly

1.9 million boardings.

Leisure travelers rode Metro to concerts, festivals and sporting events. July 2024 had more weekday events, which were a driver of overall ridership growth during the month, with weekday bus ridership up 7.37 percent and weekday rail ridership up 2.62 percent. Events at venues with direct Metro rail access such as Expo Park off the E Line, L.A. Historic State Park off the A Line and Dodger Stadium serviced by the Dodger Stadium Express bus from Union Station all experienced ridership increases. July events that contributed to ridership increases included the July Fourth fireworks event at Gloria Molina Grand Park, multi-day events Anime Expo, KCON and Rupaul's DragCon, which took place at the Convention Center and Crypto.com Arena, as well as L.A. Sparks, Dodgers and LAFC and Angel City FC games at Crypto.com Arena, Dodger Stadium and BMO Stadium, respectively.

Metro continues to provide programs that make riding more affordable. The reduced-price transit pass programs, such as the student GoPass program, which offers free transit passes to K-12 and community college students, and the Low-Income Fare is Easy program, which provides free rides and reduced fares to low-income customers, can reduce the cost of public transportation.

For information, visit metro.net.



photo by Edwin Folven

Bus ridership increased 9.84 percent last month compared to July 2023.

Letters to the Editor

Beverly Hills free speech zones need more review

Re "Beverly Hills considers new free speech zones," Aug. 22 issue

The constitutional gift of free speech is not well understood in our country. Any move to increase understanding of this important element of democracy should be praised.

Beverly Hills would join Boston with its 200-year-old Common and London's Hyde Park Speakers Corner [in] providing a place for open, free political oratory.

Carleton Cronin
West Hollywood

Court rules on Beverly Hills Surplus Land Act case

Re "Beverly Hills win surplus land lawsuit," Aug. 22 issue

I saw your article on the Surplus Land Act case in the paper, which although more accurate than the Weekly's article, was not totally accurate.

What is surprising and incomprehensible to me is that no one from your paper bothered to contact me for my comment on the

case or the accuracy of what you have printed, even though I had alerted you to the case several weeks ago.

Even the Weekly, which has become a much lesser paper recently due to its editorials, contacted me and requested a comment.

Darian Bojeaux
Beverly Hills

Editor's note: This was not the newspapers' original content. It was taken from a press release issued by the city of Beverly Hills.

Learn more about K Line Northern Extension at the Sept. 4 meeting

Metro is holding a community meeting on the K Line Northern Extension on Wednesday, Sept. 4, from 6-8 p.m. at the Nate Holden Performing Arts Center, 4718 W. Washington Blvd.

The K Line Northern Extension would extend between the Crenshaw area and Hollywood and would run through the city of West Hollywood. It would provide a link to the Metro C, E, D and B Lines, connecting four major rail

lines and six of the highest ridership bus lines in L.A. County. The project fills in a major gap in the Metro Rail network and creates opportunities by connecting the Crenshaw District, Mid-City, West Hollywood and Hollywood. Metro staff will provide information and answer questions at the meeting. For information, visit metro.net/calendar/k-line-northern-extension-community-meeting and metro.net/projects/kline-northern-extension.

L.A. Water and Power ranked most sustainable utility provider

The Los Angeles Department of Water and Power ranked first in the 2024 J.D. Power Sustainability Index, an evaluation that measures the nation's largest electric utilities' customer awareness, support, engagement and advocacy for their local climate sustainability programs and goals.

The index applies to 35 of the largest U.S. electric utility companies and cities serving 500,000 or more residential customers. LADWP's index score of 39 tied with Sacramento Municipal Utility District to share the top spot. LADWP's 2024 ranking is a 10-point improvement over its 2023 index score of 29.

"This result shows a major improvement for LADWP from just a year ago. It demonstrates that we are on the right track with our

climate sustainability goals," LADWP CEO and Chief Engineer Janisse Quiñones said.

The index results were based on responses from 73,255 business and residential electric utility customers from June 2023 through May 2024. The overall sustainability score for electric utilities evaluated in the 2024 study is 32 – on a 100-point scale – up five points from 2023, according to J.D. Power.

Customers can take advantage of water conservation rebates on energy-efficient household appliances, free residential energy and water upgrades to improve efficiency in single-family homes and a variety of income-qualified discount and financial assistance programs.

For information, visit ladwp.com/strategic-initiatives/clean-energy-future.



photo courtesy of LADWP

The utility provider's ranking is a 10-point increase from the previous year.

RESTAURANT NEWS

Prosperity Market concludes annual event with block party

On Sunday, Sept. 1 from 11 a.m.-3 p.m., Prosperity Market, the mobile farmers market spotlighting Black farmers, food producers, chefs and entrepreneurs in Los Angeles, will conclude its 4th annual Black business scavenger hunt with a pop-up farmers market and block party, hosted by Hilltop Coffee & Kitchen in View Park/Windsor Hills. In honor of Black Business Month, Prosperity Market founders Kara Still and Carmen Dianne created an interactive map with 100+ Black businesses, encouraging Angelenos to visit and support as many locations as possible in order to earn points and win prizes. The winners of the Black Business Scavenger Hunt will be announced and given their prizes during the pop-up market.

Prosperity Market and 50+ local vendors and farmers (including Compton Vegan, My Daddy's Recipes, Ace Naturals and chef Brandi Biggles) will take over Hilltop's parking lot, alongside a DJ, wine garden by 1010 Wine, Tammi Mac of KJLH Radio, community resources, a kids' area by Teach to Reach and photo booth. Special activations include Gin & Juice by Dre and Snoop, the award-winning ready-to-drink premium gin-based cocktail from Dr. Dre and Snoop Dogg's new spirits company, plus

Hulu will be on-site with a coffee giveaway and swag bags promoting Reasonable Doubt. Neighborhood businesses on Slauson including Supervsn, Pamper U and Mae's Skin & Body, will take part in the celebration by activating in their respective locations with music, promotions, and activities. This event is free and open to the public.

Hilltop Coffee & Kitchen is located at 4427 W. Slauson Ave. For information, visit prosperity-marketla.com.

Beverly Center burger plays 'For the Win'

Beverly Center has a new smash burger restaurant, For the Win. Located on street level, For the Win is known for its signature technique, where fresh, high-quality beef is expertly smashed onto a hot griddle to lock in flavor and create a perfect sear. To celebrate its opening, For the Win will be giving out free cheeseburgers to its first 500 customers at Beverly Center on Saturday, Sept. 7, while supplies last. At the grand opening event, guests can enjoy exclusive access to a beer garden with lawn games and music. This sizzling addition to Beverly Center's culinary landscape promises a delicious dining experience for burger aficionados and food enthusiasts alike. Aside from their beloved cheeseburger, Beverly Center patrons can expect an enticing menu from For the Win that includes its fried chicken sandwich, crispy bal-

samic brussels sprouts, and thin-cut fries, as well as smooth and creamy milkshakes. From classic cheeseburgers to gourmet creations adorned with unique toppings, there is a sandwich to suit every palate. For The Win is open daily from 11 a.m.-10 p.m. For information visit beverly-center.com/stores/for-the-win. For the Win at the Beverly Center is located at 8500 Beverly Blvd.

Holy Cow BBQ specials ring in 10th birthday

Holy Cow BBQ is turning 10 this September and they will be celebrating their anniversary with a different \$10 special each week at both their Santa Monica and Culver City locations. From Sept. 2-8 the Hog Sandwich will be \$10, from Sept. 9-15 the original BBQ chicken sandwich will be \$10, from Sept. 16-22 the house brisket sandwich will be \$10, and from Sept. 23-29 the chicken nuggets or wings will be \$10. Holy Cow is located at 264 26th St., Santa Monica, and 4130 Sepulveda Blvd, Culver City. For information, visit holycowbbq.com.

Jeni's launches fall ice creams

On Sept. 5, Jeni's Splendid Ice Cream is unveiling their brand-new fall collection. Available online, and at Jeni's scoop shops throughout L.A. for the full season, this collection introduces four deli-



photo courtesy of L.A. Loves Alex's Lemonade Stand

With more than 50 vendors, including Pink's Hot Dogs, the annual L.A. Love's Alex's Lemonade Stand cookout is scheduled for Oct. 5.

Tickets going on sale for annual cookout

L.A. Loves Alex's Lemonade Stand is rallying for its 12th annual cookout in Los Angeles, scheduled for Saturday, Oct. 5. The fundraiser has announced an impressive lineup of over 50 outstanding vintners and beverage professionals, personally invited by Caroline Styne, as well as mixologists selected by David Lentz, who will be participating.

With just under six weeks remaining until the event, the public is encouraged to secure their tickets before they sell out. Early bird pricing is available at \$250

for general admission until Sept. 1. After that date, ticket prices will increase to \$280 per person.

The 2023 event was an overwhelming success raising more than \$1.3 million for Alex's Lemonade Stand Foundation. Presented at Royce Quad on the campus of UCLA, located at 10745 Dickson Court, the cookout is always a perfect day for chefs and fans to come together to support childhood cancer research. For information and tickets, visit alexslemonade.org/event/406/register.

cious new flavors that are perfect for those cozy couch moments. Devoted to making the finest ice creams the world has ever known, Jeni's new fall edit is no different,

offering a unique blend of flavors that embody the essence of autumn while showcasing Jeni's culinary creativity – no pumpkin spice here! Jeni's new fall flavors are: Bay Leaf



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Late-night bites available at Paloma

Starting Thursday, Aug. 29, Paloma will offer a new late-night menu available from 5 p.m.-close Thursday-Saturday. Ideal for bites and drinks after a night out in Venice or surrounding neighborhoods, Paloma's late-night menu features lunch and dinner menu favorites including breads and dips (because it's never too late for Whipped Sheep's milk ricotta with

grilled laffa bread), pastas and pizzas like the Ode to Franco, the James Beard Burger and crispy calamari. Paloma will also introduce a new specialty item unique to late-night: the Israeli Fried Chicken, made with pomegranate molasses, ras al hanout and house pickles. Plus, after 10 p.m., all specialty cocktails like the Spice Girl and Summer Melon Spritz will be \$2 off.

For information, visit palamavenicebeach.com or call (310)405-6385. Paloma is located at 600 S. Venice Blvd.



photo courtesy of AC Barbeque

Anthony Anderson and Cedric the Entertainer's AC Barbeque first-ever restaurant will open at Westfield Century City this fall.

Breakfast Club pairs authors with the most important meal of the day

The Los Angeles Breakfast Club, a 99-year-old nonprofit organization based in Los Angeles, is announcing an engaging lineup of breakfast events, promising a September filled with nostalgia, history and a little something

sweet. The month of programming kicks off with the honorary initiation of legendary co-creator of H.R. Pufnstuf Sid Krofft on Wednesday, Sept. 4.

The club will celebrate 55 Years of Weird with Krofft, recognizing the anniversary of H.R. Pufnstuf's introduction to the world in 1969, and the innovation of Sid and his brother Marty Krofft in the following decades. Sid will join Vintage L.A.'s Alison Martino in a spirited conversation.

The programming continues with a series of breakfast events that are sure to have something for everyone: Explore iconic mid-century bowling alleys with Bowlarama! On Sept. 11, with architecture and culture writer/historian Chris Nichols and award-winning historian and advocate Adriene Biondo, authors of "Bowlarama: The Architecture of Mid-Century Bowling," for the

new book's first major public event. Comedian, actor, and co-host of the hit podcast "How Did This Get Made?" Paul Scheer candidly and humorously shares insights of coming to terms with childhood trauma and finding joy from his book "Joyful Recollections of Trauma" on Sept. 18. On Sept. 25, enjoy a delicious exploration of a modest California business See's Candies, which became a global confectionery icon with See's representative Andrea Blackman.

All programming will take place at Friendship Auditorium in Griffith Park, located at 3201 Riverside Drive., where the club has held weekly breakfast meetings since 1965. Friendship Auditorium, named as a nod to the club's tagline "The Shrine of Friendship," was dedicated in a ceremony on Nov. 3, 1965 after being built with club funds and donated to the city of Los Angeles. Breakfast meetings are open to the public and begin at 7 a.m. Tickets are \$28, include breakfast and can be purchased at labreakfastclub.com/events.

Westfield adds new slate of restaurant for fall and spring seasons

Westfield Century City has several highly anticipated restaurant openings for 2024-25. This includes a diverse array of popular fare from fast-casual to high-end dining, bolstering the center's current culinary experiences and offering guests an even more comprehensive selection of locally beloved and internationally famed restaurants.

Casa Dani and Katsuya will both open in the fall, bringing Mediterranean and Japanese cuisines to a flagship culinary epicenter in Los Angeles. The venue, spanning 17,000 square feet with a seating capacity for 400 guests, will play host to a trio of bars. AC Barbeque's first-ever restaurant will also launch in the fall. The lifestyle brand from "Black-ish's" Anthony Anderson and king of comedy Cedric the Entertainer, offers a premium line of barbecue rubs and sauces. MRCHOW NOW, a new casual

concept by the legendary Mr. Chow, will open in the fall, as well.

Rounding out the fall openings will be Pret A Manger, which will be serving organic coffee and freshly made food, the beloved British eatery continues expanding in Los Angeles. Since opening their first shop in London in 1986, Pret's mission has always been simple: to serve freshly made food and good organic coffee, while also trying to do the right thing. Pret offers delicious breakfast and lunch options that are made fresh throughout the day. Any unsold food is donated to local food rescue partners.

Super Peach by Momofuku and Rumi's Kitchen are set to open in 2025. For information and to stay up to date on the latest events and openings, visit westfield.com/centurycity. Westfield Century City is located at 10250 Santa Moinca Blvd.



photo courtesy of the Los Angeles Breakfast Club

The L.A. Breakfast Club has met weekly since 1965.

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LACMA, Hammer Museum and MOCA collaborate to display Mohn collection

The directors of the Hammer Museum, Los Angeles County Museum of Art and Museum of Contemporary Art, Los Angeles, announced the creation on Aug. 26 of a jointly owned and managed collection to be founded through the acquisition of 260 artworks from Los Angeles philanthropists Jarl and Pamela Mohn.

The Mohn collection, amassed over the last 19 years, is comprised of paintings, sculptures and mixed-media works by Los Angeles-based artists. The initial gift of artworks starts what will become a continually growing collection, as the Mohns will also create an endowment for annual acquisitions in addition to expenses related to

the care and storage of the collection.

The collaboration is called the Mohn Art Collective: Hammer, LACMA, MOCA – or MAC3. In addition to the Mohns' gift, the Hammer Museum will enhance the MAC3 collection with 80 works previously acquired by the museum through its "Made in L.A." biennials since 2012. Curators from the three institutions made the collection's first joint acquisitions by unanimously selecting 16 works from "Made in L.A. 2023: Acts of Living." The MAC3 collection includes 356 artworks in total.

The co-owned collection establishes a groundbreaking model for institutional collaboration and commitment to directly supporting Los Angeles artists. The gift will enable the three institutions to actively and collectively acquire works by L.A. artists on an annual basis, with acquisitions chosen jointly by curatorial teams from the three museums. Every other year, the acquisitions will come directly out of future editions of the Hammer Museum's "Made in L.A." biennial. During the alternating, non-biennial years, curators from the three institutions will identify works for acquisition by visiting studios and exhibitions. The full collection will be available to each institution for display and will prioritize a lending program to encourage the works' display at other museums around the world.

The existing Mohn Collection includes works by Aria Dean, Rafa



photo © Arthur Jafa, courtesy of the artist and Gladstone Gallery

Arthur Jafa's "Bloods II" (2020) is included in the new partnership.

Esparza, Lauren Halsey, Luchita Hurtado, Arthur Jafa, Silke Otto-Knapp, Analia Saban, Martine Syms and Kandis Williams, as well as Karon Davis, Mark Grotjahn, Rodney McMillian and Cauleen Smith. The goal is for the collection to grow through contemporary artworks gifted by other collectors and donors.

"Only in L.A., a city that champions experimentation and out-of-the-box thinking, can such an unprecedented joint acquisition be made," said Michael Govan, CEO and Wallis Annenberg Director of LACMA. "Jarl and Pamela's generous gift to local museums is a testament to the wonderful friendship and collaboration our three institutions have fostered over the decades, and, more importantly, highlights L.A.'s stature as a vital hub of artistic creativity."

"Jarl and Pamela Mohn's passion and generosity for the artists of Los Angeles is simply unparalleled," Hammer Museum director Ann Philbin said. "Their support helped to launch the 'Made in L.A.' biennial 12 years ago and continues to sustain the exhibition well into the future."

"We are deeply honored to be part of this pioneering initiative that not only celebrates but also nurtures the vibrant and diverse art communities of Los Angeles. The Mohns' extraordinary gift is a profound commitment to the artists of today and a promise to future generations," said Johanna Burton, the Maurice Marciano Director of MOCA. "The collection reflects the dynamic creativity and innovation that define our city. And this collaboration allows us to come together to continue supporting and showcasing the incredible talent within our local arts scene, ensuring that our artists' voices are heard and that their works are seen around the world."

LACMA is located at 5905 Wilshire Blvd., the Hammer Museum is located at 10899 Wilshire Blvd. and MOCA is located at 250 S. Grand Ave. For information, visit lacma.org, hammer.ucla.edu and moca.org.

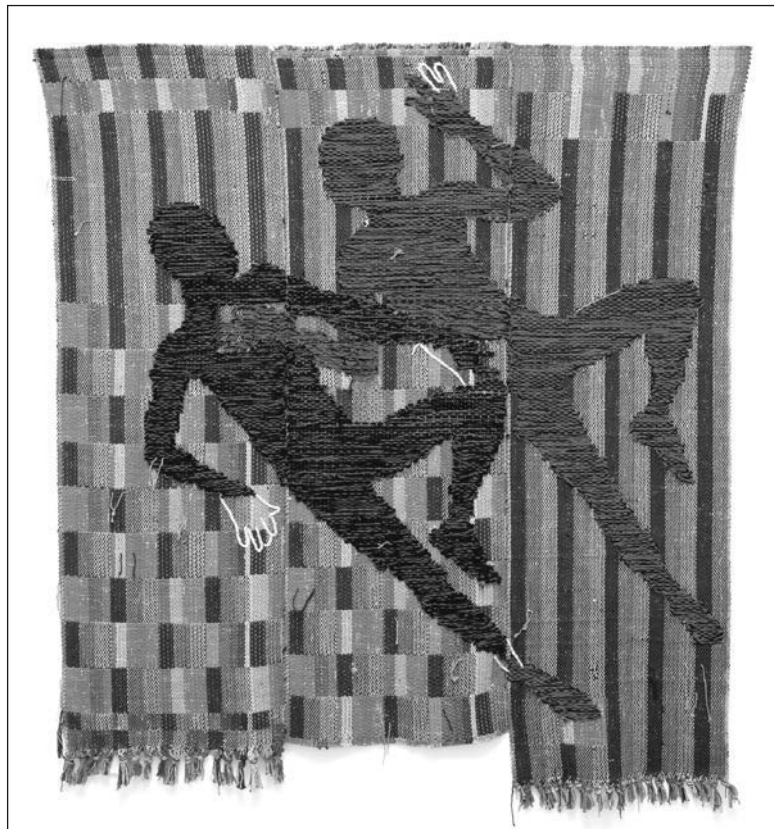


photo © Diedrick Brackens, courtesy of the artist

Diedrick Brackens' "nuclear lovers" (2020) is provided courtesy of the artist, Jack Shainman Gallery, New York, and Various Small Fires Los Angeles/Texas/Seoul.

Glass Box purrs at The Grove

Tory Burch is opening a pop-up shop in the Glass Box at The Grove in partnership with Nordstrom beginning Aug. 31. The pop-up will debut with an "Animal House" concept featuring the work of German photographer Walter Schels. His portrait "Cat" (1994) first appeared in Burch's Resort 2024 collection, inspiring a new concept store on Melrose earlier this year.

Schels is known for his tender,

yet penetrating portraits of people and animals.

"Animals don't disguise themselves," Schels said. "An animal doesn't ask itself, 'Am I beautiful?' It is just the way it is."

"There's a human element to Walter's photographs, in the way he looks at the animals and they in turn look back," Burch said. "He gives animals the same respect as humans, highlighting their unique

personalities and emotions."

The Animal House pop-up will feature limited-edition cat-printed handbags, shoes and accessories, in addition to handbags and shoes from their iconic T Monogram and Kira collections.

In October, the pop-up will highlight Sublime, a new fragrance by Burch. Sublime reflects how Burch sees women today: confident, sensual and strong. Unexpected notes create a unique, sexy dimension: the alchemy of leather blended with delicate rose, osmanthus flower, earthy vetiver and bright mandarin. The Sublime bottle is an abstract take on Burch's Double T logo in sculptural glass with a silver ball cap.

Kendall Jenner is featured in the campaign, photographed by Mert Alas and Marcus Piggott.

"Sublime is beautiful, it's sexy, it's confident," Jenner said. "I love what Tory does and what she stands for. I want to align with designers who feel genuinely right to me, and this felt natural and organic."

"Kendall has a quiet power," Burch said. "She knows who she is and she's fearless. She is an entrepreneur and a role model for so many people, and that was important to me."

For information, visit thegrove-la.com. The Grove is located at 189 The Grove Drive.



photo courtesy of Tory Burch

Cat-themed merchandise will accentuate the "Animal House" theme at The Grove.

Halloween-time lineup brings the spooks to Cinespia

Cinespia, Los Angeles' favorite cinematic experience presented by Amazon MGM Studios, has announced their lineup for October including "The Texas Chain Saw Massacre" (1974) on Oct. 5, and "Trick 'r Treat" (2007) on Oct. 19 at Hollywood Forever Cemetery, concluding the outdoor season.

There will also be a special, 15th Anniversary screening of a spooky family favorite "Coraline" (2009) on Oct. 12 at Hollywood Forever Cemetery. Cinespia will close out the month with an indoor screening of "Suspiria" (1977) on Oct. 31 at The Orpheum Theatre in Downtown Los Angeles.

"What better way to embrace the spooky season than by watching horror classics under the stars at a cemetery?" founder John Wyatt said. "We're also thrilled to return to The Orpheum for the second consecutive year, hosting our fans on Halloween night for a special screening of the original 'Suspiria.'"

Dodgers highlight opportunities for women at annual conference



photo courtesy of the Los Angeles Dodgers

The third annual Women's Conference will feature panelists and speakers on Sept. 18.

The Los Angeles Dodgers, in conjunction with the organization's Women's Opportunity Network, is holding the third annual Women's Conference on Wednesday, Sept. 18, at Dodger Stadium.

The conference will bring together over 500 local professionals to learn, network and connect with the event's keynote speakers, panelists and attendees. The program will open with a fire-side chat hosted by ESPN's Pamela Maldonado and featuring Amy Howe, CEO of FanDuel, during breakfast. Next, breakout sessions focusing on four separate areas of the work force will be held including sports and entertainment, technology, talent representation and innovation. The conference will conclude with lunch and networking.

Speakers from Major League Baseball, Los Angeles Chargers, Los Angeles Sparks, Netflix and Sony Pictures are scheduled to speak at the conference.

"We are excited to host our third annual Los Angeles Dodgers Women's Conference," said Sara Curran, vice president of accounting for the Dodgers and executive sponsor of the Women's Opportunity Network. "The goal of the conference is to inspire, educate and connect women in sports and entertainment to create a more inclusive future. We are grateful to Spectrum for joining us in hosting our conference that will also present a set of powerful panelists who are leaders in their industry."

The Women's Opportunity Network, established in 2020, is among multiple business resource groups within the Los Angeles Dodgers organization. The group creates a safe and equitable space for women to thrive and to demonstrate that women add tangible value to the organization's success.

General admission tickets for the conference are \$100 and VIP tickets are \$200. For information and tickets, visit dodgers.com/womeninsports.

'Alien: Romulus' stands alone in out of this world saga

Let's be honest. The "Alien" films peaked earlier, and dragged on for another six entries counting those "Alien vs. Predator" debacles. I admit enjoying "Prometheus" more than most, but no xenomorph terrorizes the crew. And "Covenant" was infuriating, proving Ridley Scott needed to let someone else have a turn in the sandbox.

Enter Fede Alvarez, responsible for 2013's raunch fest "Evil Dead" and "Don't Breathe," one of the most intense home-invasion films to date. A new director and new management, since 20th Century now belongs to Disney (please make this a new attraction at California Adventure), prove the winning combo. "Alien: Romulus"

is a return to form, a sequel we haven't experienced since the 1980s.

Wayland Industries suck. The saddest part of the "Alien" series isn't the monster with acid for blood. It's the faceless conglomerate that controls everything. Rain (Cailee Spaeny) knows that all too well. She finally accrues enough hours to travel off planet, leave mining behind, only to be denied thanks to Amazon's moving goalpost ... sorry, I meant to say Wayland. Really, I did.

Luckily, Rain has her best friend, synthetic human Andy (David Jonsson). Lucky indeed, for her old friends, including ex-boyfriend Tyler (Archie Renaux), who hatch a plan to escape their capitalist

ON SCREEN

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TIM POSADA

dystopia for a planet free of toxins.

An abandoned research station near the atmosphere might help them all escape, and Andy can communicate with it to gain entry. If only they knew why that station was abandoned. No worries, they'll find out soon enough when hundreds of facehuggers start chasing them. We all know what comes after that.

"Romulus" has several strengths. Most notably, the CGI of space is incredible (not so much for one eerie deep-fake sequence) and the xenomorph effects appear mostly practical: a combination of costuming, props and even remote-controlled facehuggers for a wild chase sequence (you must see what they looked like on set).

Where exactly "Romulus" fits into the "Alien" timeline is a mystery. Some answers will come, though they might invite more questions. Along the way, prepare for plenty of Easter eggs and winks to most of the previous films. The sites, the sounds and, of course, the iconic monster with a second mouth all belong on the big screen.

That said, "Romulus" stands alone, no need for nostalgia. The jump scares and performances hit hard. And while Spaeny's Rain might be the primary lead, Jonsson's performance steals the show. At first, he appears timid, the result of degrading programming. Then an upgrade presents an entirely different Andy.

Mind you, "Romulus" is hardly a



photo courtesy of 20th Century Studios

Rain (Cailee Spaeny) and Andy (David Jonsson) take on an interstellar foe in "Alien: Romulus."



photo courtesy of 20th Century Studios

The iconic monster with a second mouth is back in "Alien: Romulus."

perfect film. The timeline is confusing. Some plot points don't make sense when any explanation arrives. And the heavy degree of psych-outs in the third act – one obstacle leads directly into another – feels a bit excessive.

And the final showdown might cause spectators with trust issues to roll their eyes. Just remember: Every sequel introduces something new. "Aliens" gave us a queen, "Alien 3" birthed a xenomorph from a dog and "Resurrection" had all those jumping sharks.

Even if "Romulus" is clunky at points, it never feels dull. It's solid science fiction and horror. More importantly, it knows how an "Alien" film feels, both in set design and intensity. "Alien" isn't going away anytime soon with a prequel series called "Alien: Earth" from Noah Hawley (FX's "Fargo," "Legion") set to premiere next year. But I truly hope all surviving parties here, filmmakers included, continue the "Romulus" story. There's more to tell, and the franchise finally feels like it's in good

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Join Heal the Bay for Coastal Cleanup Day

Heal the Bay, in partnership with the California Coastal Commission, is seeking volunteers for its 35th annual Coastal Cleanup Day, which will be held on Sept. 21 at more than 50 sites throughout Los Angeles County.

Since 1990, Heal the Bay Coastal

Clean Up Day volunteers have removed more than 1.9 million pounds of trash and 101,140 pounds of recyclable materials from beaches and inland waterways. A white wedding dress, a pumpkin full of hardboiled eggs, a \$100 bill torn in half and a World

War II-era gas mask are among the unusual items found by Heal the Bay volunteers in past years.

Cleanups will be held from 9 a.m.-noon at multiple locations including coastal and inland (river/lake) areas. Volunteers can visit the site map to find a convenient location to register for a cleanup.

Cleanups are a last line of defense to prevent trash from causing harm to the ocean, wildlife communities and beaches. Plastic pollution continues to proliferate, with scientists estimating there may be more plastic in the sea than fish by mass in 2050. Volunteers will learn about the harms of plastic pollution and receive tips on how to take preventative action throughout the year.

People from all backgrounds volunteer for Coastal Cleanup Day, including families, schools, faith-based organizations, businesses, sports teams, clubs and individuals. No advanced training or equipment is needed. Heal the Bay provides instructions, safety talks and supplies. Volunteers under 18 must have a waiver signed by a legal guardian. Children 13 and younger must be supervised by an adult at cleanup events.

For information and to register, visit healthebay.org/coastalcleanup-day.



photo courtesy of Heal the Bay

Volunteers of all ages make a difference at Heal the Bay's annual Coastal Cleanup Day.



photo courtesy of Metro

The Metro Youth Council is composed of 27 members ages 14-17, each serving for one year.

Teens invited to learn about public transportation at Metro Youth Summit

Calling all high school students. Join the Metro Youth Summit for a day of food, prizes, DJs, a 360 photobooth and youth led discussions on Saturday, Sept. 21, from 9 a.m.-12:30 p.m. at the Union Station Ticketing Concourse.

The event is presented by Metro's Youth Council and the theme is "Empowering Youth: Bridging Communities through Transportation." Students can receive volunteer hours credit for

participating.

Students are encouraged to use public transportation to reach the event. Call (323)466-3876 or use Metro's Trip Planner at metro.net/riding/trip-planner. Admission is free; parking validation will not be provided. RSVP to eventbrite.com/e/metro-youth-summit-tickets-927425844667?aff=oddttdcreator.

For information on the Metro Youth Council, visit metro.net/youthcouncil.

'Madame Butterfly' premieres at Dorothy Chandler

From Sept. 21-Oct. 13, LA Opera will present one of the most beloved operas of all: Giacomo Puccini's heartbreaking "Madame Butterfly," conducted by music director James Conlon. The new-to-Los Angeles production – originally staged by Spanish-Uruguayan director Mario Gas for the Teatro Real in Madrid – features a Hollywood twist: it's reimagined as taking place at a 1930s film studio, with the opera performance cap-

tured by onstage camera operators and projected onto screens hanging above the stage.

"One of the most gratifying aspects of being an opera lover is witnessing the manner in which successive generations of opera artists imbue a work with their own indelible theatrical and musical signatures," said Christopher Koelsch, LA Opera's president and CEO. "While this production created by director Mario Gas origi-

nated in Madrid, I think that this production's Hollywood soundstage setting will have particular resonance here, in the epicenter of cinema."

Tickets begin at \$37.50 and are on sale now. Tickets can be purchased online at laopera.org, by phone at (213)972-8001, or in person at the LA Opera box office at the Dorothy Chandler Pavilion, located at 135 N. Grand Ave. For disability access, call (213)972-0777 or email laopera@laopera.org.

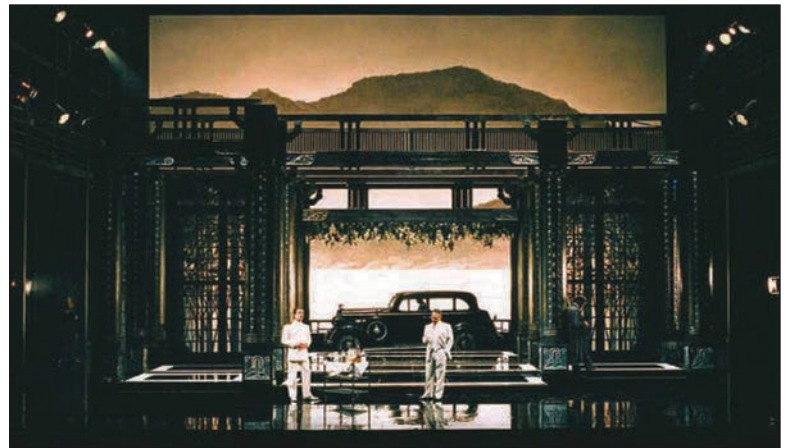


photo by Javier del Real

The classic Giacomo Puccini opera is imaginatively transposed to Hollywood in the 1930s.

School year has a new rhythm with Rosewood STEM Magnet's Music

Rosewood STEM Magnet of Urban Planning and Urban Design, located at 503 N. Croft Ave., got off to a great start of the new school year with a completely remodeled Music Lab, courtesy of Adopt the Arts. All students in UTK-5th grade have a full-time music teacher and receive vocal music, music theory, drumming, ukulele and keyboard training.

Rosewood STEM Magnet of Urban Planning and Urban Design provides a safe and enriching learn-

ing environment where the whole student is nurtured and developed. Teachers and administrators support the academic and emotional wellbeing of each student. A rigorous academic curriculum engages all learning styles. Rosewood was selected as a 2024 School of Distinction by Magnet Schools of America.

For information, call (323)651-0166, or visit rosewoodelementary.org.



photo courtesy of Rosewood

Rosewood STEM Magnet of Urban Planning and Urban Design offers music instruction for students in UTK-5th grade.

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Join us for Open House Sunday, September 29 from 1 to 4 p.m. No registration required!

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Explore the possibilities of AI at The Music Center



photo courtesy of The Music Center

Visitors will have the chance to hear an AI replication of their own voice through earbuds in The Music Center's exhibition "Voice in My Head."

Angelenos will be all ears when experiencing a new AI art installation at Jerry Moss Plaza at The Music Center. Launching Thursday, Aug. 29, and running through Sunday, Nov. 3, "The Music Center Presents: A More Than Human Tongue" will explore the fusion of ancestral practices and modern technology with a pair of innovative experiences. The first experience, "One Who Looks at the Cup," is the brainchild of author, artist and researcher Mashinka Firunts Hakopian with Atlas Acopian and Lara Sarkissian, who uncover the practice of tasseography – the fortune-telling method of reading coffee grounds, dating back as early as

the 16th century – reimagined through AI. The second experience, "Voice in My Head," created by L.A.-based artist and computer programmer Lauren Lee McCarthy and Kyle McDonald, delves into the inner workings of the mind, with guests hearing voices in their heads using earbuds. The twist in this aural experience is that the voice speaking to each participant is an AI-generated clone of the participant's own voice.

The two-part AI experience will last approximately one hour and will occur between 4:30–8 p.m. on Thursdays and Fridays as well as 1–8 p.m. on Saturdays and Sundays. Participants can reserve a time slot

online at musiccenter.org/tongue or onsite at Jerry Moss Plaza at The Music Center. To maximize the personalized AI experience, only two individuals will be able to register for each time slot. "The Music Center Presents: A More Than Human Tongue" is the latest public art installation presented by The Music Center's Digital Innovation Initiative launched in 2022 and designed to explore and create digital and virtual reality experiences on The Music Center campus and throughout Los Angeles.

"The Music Center Presents: A More Than Human Tongue" is an immersive journey into AI and human connection that has never been attempted before in The Music Center's 60-year history. The profound experience of hearing your own voice talk to yourself will be otherworldly without a doubt, yet it will reshape how we can better understand ourselves on an entirely new and extraordinary level," said Rachel S. Moore, president and CEO of The Music Center. "Moreover, the blending of AI into the centuries-old practice of tasseography will challenge our perceptions of technology influencing how we envision our future. Can artificial intelligence also replicate ancestral intelligence? I encourage Angelenos to find out for themselves in Downtown L.A.'s most unique AI experience to date."

For information, visit musiccenter.org/tongue or musiccenter.org/dii.

Jerry Moss Plaza is located at 135 N. Grand Ave.



photo courtesy of Broadway in Hollywood

"Hamilton" is one of the most successful musicals in Broadway history.

'Hamilton' lottery open

Producer Jeffrey Seller and Broadway in Hollywood are hosting a digital lottery for "Hamilton" tickets which will begin in conjunction with the show's first performance on Sept. 4 in Los Angeles at Hollywood Pantages Theatre. A limited number of tickets will be available for every performance for \$10 each. The lottery will close at noon on Thursday, Aug. 29 for tickets to performances Sept. 4-8. Subsequent digital lotteries will begin each Friday and close the following Thursday for the upcoming week's performances.

Use the official app for "Hamilton," now available for all iOS and Android devices in the Apple App Store and the Google Play Store, or by visiting hamilton-musical.com/us-tour/lottery. Winner notifications will be sent between 1-4 p.m. every Thursday for the upcoming week's performances via email and mobile push notification. Winners will have two hours to claim and pay for their ticket(s). No purchase or payment is necessary to enter or participate.

Each winning entrant may purchase up to two tickets. Only one entry per person. Repeat entries and disposable email addresses will be discarded. Lottery tickets may be picked up at will call beginning two hours prior to the performance with valid photo ID. Lottery tickets void if resold. Patrons must be 18 years or older. Ticket limits and prices displayed are at the sole discretion of the show and are subject to change without notice. Lottery prices are not valid on prior purchases. Lottery ticket offer cannot be combined with any other offers or promotions. All sales final – no refunds or exchanges. The lottery may be revoked or modified at any time without notice. A purchase will not improve the chances of winning.

Tickets for "Hamilton" are currently on sale and may be purchased at broadwayinhollywood.com/hamilton or ticketmaster.com. Tickets may also be purchased in person at the Hollywood Pantages Theatre box office located at 6233 Hollywood Blvd. Visit the official website for current

Beverly Vista PTA hosts annual back-to-school carnival



photo courtesy of the Beverly Vista Middle School PTA

On Friday, Aug. 23, Beverly Vista Middle School PTA hosted its fourth annual BVMS Back-to-School Carnival, sponsored by Michael J. Libow, in collaboration with community partners, the Beverly Hills Firefighters' Association. BVMS PTA took great pride in organizing this student-only event, which has established itself as a beginning-of-the-year tradition. It provides the students with a wonderful opportunity to have some fun, forge new friendships and kickstart their school year in grand fashion. BVMS PTA Carnival Committee, the event sponsor, BVMS Administrators and the BHUSD Board of Education celebrated together at the event.

Nonprofit hosts cancer research symposium at El Rodeo School



photo courtesy of Not Today Cancer

Cancer research nonprofit Not Today Cancer co-founders Stacey Book, left, and J.J. Duncan co-hosted a research symposium with the Leukemia and Lymphoma Society at El Rodeo Elementary School on Aug. 24. Lead investigators from across Southern California presented their work and the theories that are breaking new ground on the path to find cures for cancer.

We want to hear what you think!

On December 5, 2023, City Council approved a 6-month installation of traffic calming devices on Clifton Way between Robertson and La Cienega Boulevards, including:

Traffic Circles:

Clifton/Arnaz
Clifton/Le Doux

Curb Extensions:

Clifton/Hamel
Clifton/Willaman
Clifton/Carson
Clifton/Stanley



Example Traffic Circle



Example Curb Extensions

Take the [community survey](https://www.beverlyhills.org/cliftonledoux) about your experiences and observations by October 1, 2024. For questions, contact askBH at (310) 285-1000 or askBH@beverlyhills.org.



Visit [beverlyhills.org/cliftonledoux](https://www.beverlyhills.org/cliftonledoux) to complete the survey and learn more.



POLICE BLOTTER

The following crimes occurred in West Hollywood, Beverly Hills and the areas patrolled by the LAPD's Wilshire and Hollywood divisions between Aug. 18 and Aug. 24. The information was compiled from crimemapping.com. To report a crime, call local law enforcement agencies: Los Angeles Police Department, Wilshire Division (213)473-0476, Los Angeles County Sheriff's Department West Hollywood Station (310)855-8850, and the Beverly Hills Police Department (310)550-4951.

Beverly Hills Police Department

Aug. 18

A vandalism incident was reported in the 400 block of N. Beverly at 4:34 p.m.

At 6:04 p.m., an unknown suspect robbed a victim in the 400 block of N. Beverly.

An unknown suspect burglarized a vehicle parked near Clifton and Cañon at 7 p.m.

At 9 p.m., an unknown suspect stole auto parts in the 8300 block of Gregory.

Aug. 19

At 7:30 a.m., a vandalism incident was reported in the 200 block of S. Bedford.

An unknown suspect committed a grand theft in the 9500 block of Wilshire at 1:15 p.m.

Aug. 20

At 2:05 a.m., a vandalism incident was reported in the 300 block of N. Cañon.

A vandalism incident was reported in the 200 block of N. Doheny at 7:20 a.m.

At 8 a.m., an unknown suspect committed a grand theft in the 400 block of S. Crescent.

An unknown suspect burglarized a vehicle parked in the 200 block of Spalding at 5:30 p.m.

At 5:30 p.m., an unknown suspect committed an assault in the 200 block of N. Maple.

An unknown suspect committed a petty theft in the 600 block of Beverly at 7:27 p.m.

At 8:10 p.m., an unknown suspect committed a petty theft in the 200 block of S. Elm.

Aug. 21

At 7:39 a.m., an unknown suspect committed a petty theft in the 400 block of S. Rexford.

Aug. 22

An unknown suspect committed a petty theft in the 400 block of N.

Cañon at 10 a.m.

At 11:30 a.m., an unknown suspect burglarized a vehicle parked in the 500 block of N. Maple.

Aug. 23

At 2:47 a.m., an unknown suspect committed a commercial burglary in the 8900 block of Santa Monica.

An unknown suspect committed a burglary in the 100 block of S. Roxbury at 2:22 p.m.

At 4:15 p.m., an unknown suspect committed a petty theft in the 9100 block of Wilshire.

A vandalism incident was reported near Wilshire and Wetherly at 7:43 p.m.

At 9 p.m., an unknown suspect committed a theft in the 300 block of N. Beverly.

Aug. 24

At 1:35 a.m., an unknown suspect committed a burglary in the 9200 block of Wilshire.

An unknown suspect stole a vehicle parked in the 100 block of N. Rexford at 8:07 a.m.

West Hollywood Sheriff's Station

Aug. 18

At 12:30 a.m., an unknown suspect pickpocketed a victim in the 8900 block of Santa Monica.

An unknown suspect committed a petty theft in the 600 block of N. Robertson at 1 a.m.

At 1:45 a.m., an unknown suspect robbed a victim in the 8800 block of Santa Monica.

A suspect assaulted a victim during a domestic violence incident in the 600 block of N. Robertson at 2 a.m.

At 2:18 a.m., an unknown suspect assaulted a victim in the 9000 block of Sunset.

An unknown suspect committed a burglary in the 7100 block of Santa Monica at 5 a.m.

At 11 a.m., an unknown suspect committed a grand theft in the 8500 block of Santa Monica.

An unknown suspect assaulted a victim near the corner of Santa Monica and Formosa at 11:30 a.m.

At 2:20 p.m., an unknown suspect committed a burglary in the 9000 block of Sunset.

An unknown suspect assaulted a victim in the 9000 block of Sunset at 2:28 p.m.

At 9:30 p.m., an unknown suspect committed a grand theft in the 1200 block of Horn.

An unknown suspect committed a petty theft in the 7200 block of Fountain at 11 p.m.

At 11:15 p.m., an unknown suspect committed a petty theft in the 8900 block of Santa Monica.

An unknown suspect assaulted a victim in the 8900 block of Santa Monica at 11:59 p.m.

Aug. 19

An unknown suspect assaulted a victim in the 7300 block of Santa Monica at 12:35 a.m.

At 1:30 a.m., an unknown suspect burglarized a vehicle parked in the 1200 block of Horn.

An unknown suspect assaulted a victim near San Vicente and Santa Monica at 1:55 a.m.

At 2:16 a.m., an unknown suspect assaulted a victim in the 8800 block of Santa Monica.

An unknown suspect assaulted a victim in the 8900 block of Santa Monica at 2:20 a.m.

At 3 p.m., an unknown suspect burglarized a vehicle parked in the 1200 block of Horn.

An unknown suspect burglarized a vehicle parked in the 1100 block of Hacienda at 8 p.m.

At 8:40 p.m., an unknown suspect burglarized a vehicle parked near Sunset and Hammond.

An unknown suspect assaulted a victim in the 1100 block of Poinsettia at 11:45 p.m.

Aug. 20

At 4:40 a.m., an unknown suspect committed a burglary in the 7700 block of Santa Monica.

An unknown suspect burglarized a vehicle parked in the 1200 block of Horn at 8:50 a.m.

At 3:45 p.m., an unknown suspect committed a burglary in the 7100 block of Santa Monica.

An unknown suspect burglarized a vehicle parked in the 7100 block of Poinsettia at 7 p.m.

Aug. 21

An unknown suspect burglarized a vehicle parked in the 1200 block of

N. Detroit at 6:30 a.m.

At 10 a.m., an unknown suspect committed a burglary in the 900 block of Wetherly.

An unknown suspect committed a petty theft in the 7100 block of Santa Monica at 10:41 a.m.

Aug. 22

At 12:30 a.m., an unknown suspect committed a burglary in the 1200 block of Sweetzer.

An unknown suspect committed a petty theft in the 8500 block of Melrose at 11:18 a.m.

At 12:50 p.m., an unknown suspect burglarized a locker in the 8500 block of Sunset.

An unknown suspect robbed a victim in the 1200 block of N. La Brea at 4:18 p.m.

At 5:50 p.m., an unknown suspect committed a burglary in the 8900 block of Santa Monica.

A suspect assaulted a victim during a domestic violence incident in the 1100 block of N. Fuller at 10:55 p.m.

Aug. 23

At 2:16 a.m., an unknown suspect committed a petty theft in the 8900 block of Santa Monica.

An unknown suspect committed a burglary in the 1400 block of N. Fairfax at 4:20 a.m.

At 4:29 a.m., an unknown suspect committed a burglary in the 1400 block of N. Hayworth.

An unknown suspect assaulted a victim in the 8400 block of Santa Monica at 7:15 a.m.

At 4:33 p.m., an unknown suspect committed a burglary in the 600 block of N. Robertson.

An unknown suspect committed a burglary in the 7100 block of Santa Monica at 8 p.m.

Aug. 24

At 1:50 a.m., an unknown suspect robbed a victim near Santa Monica and San Vicente.

A suspect assaulted a victim during a domestic violence incident in the 600 block of N. Robertson at 3:20 a.m.

An unknown suspect committed a petty theft in the 1000 block of Fuller at 8:44 a.m.

Los Angeles Police Department

Aug. 16

At 1 a.m., an unknown suspect committed a grand theft in the 1500 block of N. Wilcox.

An unknown suspect committed a petty theft in the 5800 block of Santa Monica at 12:40 p.m.

Aug. 17

An unknown suspect committed a grand theft in the 6300 block of Hollywood at 12:01 a.m.

At 1:33 a.m., an unknown suspect committed a petty theft near Selma and El Centro.

An unknown suspect stole a vehicle parked in the 7200 block of Willoughby at 3 a.m.

At 8:58 a.m., an unknown suspect committed a petty theft in the 400 block of S. La Brea.

An unknown suspect burglarized a vehicle parked in the 1000 block of Seward at 10:30 a.m.

At 12:30 p.m., an unknown suspect committed a petty theft in the 100 block of N. Larchmont.

An unknown suspect committed a petty theft in the 5200 block of Wilshire at 2:49 p.m.

At 3 p.m., an unknown suspect committed a petty theft in the 7400 block of Beverly.

An unknown suspect stole a vehicle parked near Lexington and Cole at 10:30 p.m.

Aug. 18

At 12:10 a.m., an unknown suspect stole a vehicle parked near Hollywood and Schrader.

An unknown suspect committed a petty theft in the 700 block of N. Sweetzer at 2 a.m.

At 5:30 a.m., a vehicle theft occurred in the 8600 block of Pico.

An unknown suspect committed a petty theft in the 6200 block of Lexington at 2:15 p.m.

At 4 p.m., an unknown suspect burglarized a vehicle parked in the 300 block of N. Stanley.

An unknown suspect committed a petty theft in the 8400 block of Melrose Place at 4:30 p.m.

At 5:47 p.m., an unknown suspect committed a petty theft in the 5700 block of Hollywood.

Aug. 19

At 12:36 a.m., an unknown suspect burglarized a vehicle parked in the 6200 block of Wilshire.

An unknown suspect burglarized a vehicle parked in the 1200 block of N. Van Ness at 4:45 a.m.

At 8:50 a.m., an unknown suspect stole a vehicle parked in the 9300 block of Sierra Mar.

An unknown suspect burglarized a vehicle parked in the 6200 block of Wilshire at 12:26 p.m.

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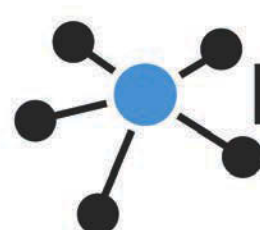
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KCCLA opens special exhibition on Hanji, past and present

The Korean Cultural Center Los Angeles, in collaboration with the Dongduk Women's University Museum, presents the special exhibition "Hanji: The Past and Present" from Thursday, Aug. 29, through Thursday, Sept. 19. An opening reception will be held on Aug. 29 from 6-8 p.m. in the Korean Cultural Center's Art Gallery, 5505 Wilshire Blvd.

The exhibition, the third in a series of traditional Korean art showcases promoting traditional Korean arts beyond popular culture, fosters a deeper understanding of

Korean art. Hanji is a traditional type of handmade Korean paper. The exhibition was specially curated to highlight the excellence and charm of Hanji, one of Korea's representative traditional heritages.

"Hanji: The Past and Present," being held for the first time in North America, results from a long-term collaboration with professor Lee Seung Chul of Dongduk Women's University, a traditional Hanji researcher and a scholar at Kansong Art Museum. Lee previously presented Hanji exhibitions in France, Italy, Austria and Hungary. The exhibi-

tion introduces the history and tradition of Hanji, showcasing its historical journey and modern art pieces. It offers a comprehensive view of Hanji's past and present through displays, including Hanji relics, bas-relief works and installation art.

The exhibition features a variety of Hanji-based relief works, including the "Moon Jar" series, "Buddha (Thousand Buddhas)," "Buddha (Manjusri Bodhisattva)," "Jesus Statue" and "Bandaji (Korean Cabinet)." The exhibit also includes Hanji relics such as clothes, woven paper bags, traditional lanterns and water bottles. On Thursday, Sept. 19, Lee will conduct a Hanji-making demonstration and workshop for students and faculty at Otis College of Art and Design.

"This exhibition, the first of its kind in North America, offers visitors a valuable opportunity to explore the past and present of Hanji through Korean relics and contemporary works that I have researched and collected over the past 30 years," Lee said. "I hope the Korean American community shows interest, encouragement and



photo courtesy of KCCLA

The "Moon Jar" series is represented in the new exhibition of Hanji works.

warm support for this special exhibition in L.A."

"Both the government and private sector are actively working towards registering Hanji as a UNESCO Cultural Heritage," KCCLA director Sangwon Jung said. "I hope that during the exhibi-

tion, many people will take the opportunity to experience the footsteps of our traditional Hanji and the infinite possibilities and diversity of Hanji art."

KCCLA is located at 5505 Wilshire Blvd. for information, visit kccla.org.

LA Phil names new board chair

The Los Angeles Philharmonic Association's board of directors has announced that Jason Subotky has been elected as the organization's new board chair, effective Oct. 1. Subotky succeeds Thomas L. Beckmen, who has served as board chair since 2019. Beckmen will continue to serve on the LA Phil Board.

Subotky joined the LA Phil's board of directors in 2019 and currently sits on the management com-

mittee.

"It is the honor of a lifetime to be elected as board chair of the LA Phil," Subotky said. "I have been an enthusiastic fan of this orchestra starting from my student days, and in the years since I was elected to the board, I have felt honored to work with and learn from our remarkable directors, our brilliant leadership and of course our incomparable music and artistic director, Gustavo Dudamel and the members of the orchestra. Now, in this exciting moment of transition for the LA Phil, I look forward to helping the organization build on the LA Phil's storied history, to achieve even greater things ahead."

A trained musician, Subotky received a bachelor's degree in piano performance from the University of Southern California before going on to earn an MBA from Brigham Young University. Having worked at a family office and as a vice president at Goldman Sachs, he joined Yacktman Asset Management in 2001 where he is a partner and portfolio manager. He is married to violinist Anne Akiko Meyers.

For information, visit laphil.org.



photo courtesy of LA Phil

Jason Subotky has been a member of the LA Phil board of directors since 2019.

MAK Center welcomes new director Beth Stryker

The MAK Center for Art and Architecture in Los Angeles has appointed Beth Stryker as its new director, effective Sept 1.

Through an intensive selection process, the visual arts expert was selected by the board of the MAK Center, the Californian branch of the MAK-Museum of Applied Arts, Vienna. Stryker has held positions in the art world for more than two decades and brings with her a wide range of experience in interdisciplinary and intercultural projects. She most recently served as executive director of Art Share L.A., an L.A.-based center for contemporary art.

Stryker is a graduate of Columbia University, Princeton University and the Whitney Museum of American Art Independent Study Program. She started her career in 1997 as cofounder and principal of the Utensil Art + Design Studio, New York. Stryker is also cofounder of CLUSTER (Cairo Laboratory for Urban Studies, Training and Environmental Research), a platform for urban research, architecture, art and design based in Cairo, in which she also served as principal from 2011-20. CLUSTER was awarded the Curry Stone Social Design Circle Prize in 2017 and represented Egypt at the Venice Architecture Biennale in 2016 and 2018.

Stryker has curated exhibitions and programs for institutions such

as the Museum of Contemporary Art Chicago and the Center for Architecture, AIA New York Chapter, where she was director of programs, as well as the Downtown Contemporary Arts Festival in Cairo. From 2018-23, she was executive and artistic director of ArteEast, a nonprofit dedicated to promoting contemporary art from Southwest Asia and North Africa.

"We extend a very warm welcome to Beth Stryker as the new director of the MAK Center and look forward to working with her. The MAK branch in Los Angeles is a special visionary, experimental location on the interface between art and architecture with an emphasis on cross-border projects," MAK general director Lilli Hollein said. "With her wide-ranging expertise in architecture and art, her cross-genre, cross-cultural approach and her many years of experience in interdisciplinary discourse, Beth Stryker is the ideal person to further the MAK Center's avantgarde program and the internationally renowned MAK Center Artists and Architects-in-Residence Scholarship Program."

The MAK Center for Art and Architecture, Los Angeles, founded in 1994, stages exhibitions and events in three architectural landmarks designed by the Austro-American architect Rudolph M.



photo by Ree Magan

Beth Stryker will lead programming at the MAK Center for Art and Architecture in Los Angeles.

Schindler: the Schindler House (1922) in West Hollywood, the Fitzpatrick-Leland House (1936) and the Mackey Apartments (1939). Activities focus on new trends and developments in art and architecture. The MAK Center's international Artists and Architects-in-Residence Scholarship Program, sponsored by the Austrian Federal Chancellery/Department of Art and Culture in cooperation with the MAK, is a key component of programming.

Schindler House is located at 835 N. Kings Road in West Hollywood.

For information, visit makcenter.org.

The Autry comes to life after hours

Fans of the American West are invited to "Autry After Hours" on Thursdays from 6-9 p.m.

Join the Autry at night and explore the galleries, grab a drink and a bite to eat and discover the diverse array of emerging and established artists, musicians, poets and writers who represent the varied and unique communities in and around Los Angeles.

On Thursday, Sept. 5, from 6-9 p.m., the Autry presents a gallery talk on "Out of Site: Survey Science and the Hidden West." The exhibit focuses on three technological revolutions to examine how visual technologies, artistic interventions and state power have evolved in tandem with the western landscape.

The exhibition features 90 artworks, archival materials and devices ranging from large plate cameras to

drones. Carleton Watkins' Nevada mining photographs, 19th-century geological reports and stereoviews, and Margaret Bourke-White's aerial surveys published in LIFE magazine in 1936, are juxtaposed with contemporary photographic and video pieces by David Maisel, Michael

Light and Steven Yazzie.

The Autry will present an in-gallery conversation with Hillary Mushkin and Brendan Threadgill, artists featured in "Out of Site: Survey Science and the Hidden West."

Registration is recommended; admission to the event is free with \$18 museum admission. The Autry Museum is located at 4800 Western Heritage Way. For information, visit theautry.org.



photo courtesy of The Autry

The Autry is holding a discussion on the exhibition "Out of Site: Survey Science and the Hidden West" on Sept. 5.

VINTAGE PARKLABREA NEWS

Figure skating champion greets fans in Beverly Hills



Olympic figure skater Tara Lipinski signed autographs at Saks Fifth Avenue in Beverly Hills in a photograph in the Aug. 27, 1998, issue of the Beverly Press and Park Labrea News. Lipinski won a gold medal in ladies singles figure skating in the 1998 Winter Olympics in Nagano, Japan, and was the 1997 world champion and U.S. national champion. Lipinski greeted fans and celebrated her competitive success at the Olympics. The accompanying article highlighted that she was the first woman to complete a triple loop-triple loop combination, her signature jump in competition.

'Coco' throws a 'Fiesta' at the El Capitan

Disney and Pixar's "Coco" makes its vibrant return to the El Capitan Theatre. See the Fiesta de Lights featuring music from the movie before each screening. Plus see the Mariachi Divas and Ballet Folklórico de Los Angeles Live on Stage. Tickets are now on sale.

The fan event screening will take place at 7 p.m. on Friday, Sept. 20. Tickets are \$35 and include a reserved seat, popcorn, fountain beverage and event credential.

A special family pack is available for \$75 and includes four tickets, four 24-ounce fountain beverages and one El Capitan collectible popcorn tin with refill. A Spanish dubbed screening will be available on Saturday, Sept. 21 at 4 p.m.

Daily showtimes for "Coco" Sept. 17-22 are 10 a.m., 1 p.m., 4 p.m. and 7 p.m.



photo courtesy of Disney/Pixar

Music and dance will help ring in a special screening of "Coco" on Sept. 20.

Tickets are on sale now at elcapitantickets.com and fandango.com/el-capitan-theatre-aacon/theater-page or by calling

1(800)Disney-6. All seats are reserved. Tickets are \$16 for all ages. The El Capitan Theatre is located 6838 Hollywood Blvd.

TV Academy is 'Giving' for the Emmys

The Television Academy Foundation has announced its official Emmy Awards Giving Suite will be open to celebrity presenters, nominees and winners Sept. 13-15 backstage on rehearsal days and during the live telecast at the Peacock Theater at L.A. LIVE. The philanthropic gifting lounge, which raises funds for the nonprofit's education programs, will be produced by RMNG Experiential Marketing Agency.

The Giving Suite is an exclusive experience where celebrities gather to celebrate the Emmys and give back. By interacting with leading brands, sponsors and donors, the stars help generate funds to support the foundation's mission to champion inclusivity in television and media. Premier products and gift bags will be given to celebrity attendees in the ultra-chic lounge, and

stars will autograph items to be auctioned off at a later date to benefit the foundation. In addition, participating sponsors donate to the nonprofit. Brand sponsors include Dooney & Bourke, The Classic T-Shirt Company, Jinx, Beekeeper's Naturals, Portillo's, Crumbl Cookies, E-Ink, Terraria and Impossible Foods. Design sponsors include Cort Events and Bia Blooms.

The theme of this year's Giving Suite will be an ode to the past with an eye toward the future, featuring an original art installation to celebrate the heritage of the Emmys while embracing its bright and vibrant future. Since its inception, the Emmy Awards Giving Suite has raised significant funds to support the Foundation.

"We're incredibly excited to work with the Television Academy Foundation to bring this year's

Giving Suite to life by crafting an experience that not only matches the prestige of the Emmys but also creates meaningful moments for the attendees," said Alyssa Mason, director of accounts at RMNG.

For information, visit emmys.org. LA LIVE is located at 800 W. Olympic Blvd.

RMNG is the sole, authorized vendor for the official Emmy Awards Giving Suite. For sponsorship/donorship opportunities, contact Alyssa Mason, RMNG Director of Accounts, at Alyssa@rmng.co.

The 76th Emmy Awards, produced by Jesse Collins Entertainment, will broadcast live on ABC on Sunday, Sept. 15, (8:00-11:00 PM EDT/5:00-8:00 PM PDT) from the Peacock Theater at L.A. LIVE and stream the next day on Hulu.

Second discussion added with Justice Jackson at Ebell

In Justice Ketanji Brown Jackson's inspiring, intimate memoir "Lovely One," the first Black woman to ever be appointed to the Supreme Court of the United States chronicles her extraordinary life story. In addition to its sold-out Sept. 17 evening event, Writers Bloc has added a 3 p.m. matinee discussion with Jackson, moderated by Angela Bassett. Both events will be held at the Wilshire Ebell Theatre.

With this unflinching account, Justice Ketanji Brown Jackson invites readers into her life and world, tracing her family's ascent from segregation to her confirmation on America's highest court within the span of one generation. Named "Ketanji Onyika," meaning "Lovely One," based on a suggestion from her aunt, a Peace Corps worker stationed in West Africa, Jackson learned from her educator parents to take pride in her heritage since birth. She describes her resolve as a young girl to honor this legacy and realize her dreams: from hearing stories of her grandparents and parents breaking barriers in the segregated south, to honing her voice in high school as an oratory champion and student body president, to graduating magna cum laude from Harvard, where she performed in musical theater and improv and participated in pivotal student organizations.

Jackson pulls back the curtain, marrying the public record of her life with what is less known. She reveals what it takes to advance in

the legal profession when most people in power don't look like you, and to reconcile a demanding career with the joys and sacrifices of marriage and motherhood.

Bassett is a celebrated actress known for her powerful performances across film, television and theater. She gained widespread acclaim for her portrayals of iconic figures and characters such as Tina Turner in "What's Love Got to Do with It," Bernadine in "Waiting To Exhale," Queen Ramonda in "Black Panther" and "Black Panther: Wakanda Forever," and the ABC hit drama, "9-1-1," to name a few. Bassett has earned numerous recognitions for her work, including DGA, BAFTA, SAG, Critics Choice, Golden Globe and NAACP Image Awards. Bassett received an Honorary Oscar in tribute to her extraordinary canon of work and she's been nominated for two Academy Awards. Beyond her acting career, she is known for her advocacy in various social and humanitarian causes and is co-founder of Bassett Vance Productions with her husband, actor Courtney B. Vance.

No bags of any kind will be allowed into the event, with the exclusion of small clear bags. A valid ID is required to attend. Tickets are \$35, or \$65 to include a copy of the memoir. To reserve, visit eventbrite.com/e/an-afternoon-with-justice-ketanji-brown-jackson-tickets-1001784062097. The Wilshire Ebell Theatre is located at 4401 W. Eighth St. Parking is limited.



photo courtesy of Writers Bloc

Justice Ketanji Brown Jackson will appear at the Wilshire Ebell Theatre at 3 p.m. and 7:30 p.m. on Sept. 17.



L.A. partners with Paris for Cultural Olympiad poetry finale

The city of Los Angeles Department of Cultural Affairs and Beyond Baroque have announced the poets who will represent the city of Los Angeles in the Paris 2024 Cultural Olympiad. Nearly 50 Los Angeles poets were selected to participate in a cultural handover from the city of Paris to the city of Los Angeles in honor of the L.A. 2028 Olympics. Eight L.A. poets will travel to Paris to perform in the finale of the Poetic Games of the Paris 2024 Cultural Olympiad, and 28 will perform in the Catch the Mic: Paris to L.A. handover in L.A. on Sept. 7. The project is made possible in part by a grant from DCA's Public Space Activation Fund with support of community partners.

"The Department of Cultural Affairs is excited to partner with Beyond Baroque to involve the participation of nearly 50 poets from Los Angeles in the Poetic Games program of the Paris Cultural Olympiad, as part of an unprecedented collaboration between the cities of Paris and Los Angeles. We congratulate the Parisian and L.A. poets as they represent the greatness of both cities as global literary arts centers, on par with the prowess of French and U.S. athletes during the Paris 2024 Olympic and Paralympic Games, as we prepare to welcome the Games to L.A. in 2028," DCA General Manager Daniel Tarica said.

This spring, the DCA partnered with Beyond Baroque, one of the leading literary arts nonprofits in

the United States, and with the city of Paris and Paris University Club, developed a project based on the theme of the Paris 2024 Cultural Olympiad: "Art+Sports." In April, Beyond Baroque and DCA posted an open call for L.A. poets. A committee then selected 49 L.A. poets and commissioned each to write a new poem on "Art+Sports." The poems will be published and performed over the next three years.

In July, eight L.A. poets were selected as the Paris Olympiad Poets, who will travel to and perform in Paris as part of the finale of the Poetic Games, a series of poetry-based activities for the city of Paris, culminating on Saturday, Sept. 7. Additionally, "Art+Sports" poems by four L.A. poets will be presented as voice recordings broadcast from a Speaking Tree in a Paris city park, and three additional L.A. poets were commissioned to write poems on iconic Olympic Moments from the 2024 Paris Olympics, which will be performed by French actors as part of the Poetic Games.

Finally, 28 additional L.A. poets, along with three Tongva artists, will perform at the public Catch the Mic: Paris to L.A. cultural handover event at the Mark Taper Auditorium at the Los Angeles Public Library, on Sat., Sept. 7, from 3-4:30 p.m.

Los Angeles Public Library is located at 630 W. 5th St.

For information, visit culture.lacity.gov.

New shows debut at Theatre West

When Theatre West was founded 62 years ago, its initial purposes included serving as a laboratory situation where writing, acting and directing could be developed and perfected. This included the development of new and exciting works, works of a non-commercial and experimental nature, with an eye to enhanced performances but presented with minimalist production design. At least once each year, Theatre West has included a festival of such works, providing audiences an opportunity to experience a wide variety of new work developed within the company. WestFest has become one of Theatre West's most enduringly popular attractions.

Upcoming shows for Aug. 30-Sept. 1 include "Aberration of Starlight," "Have a Heart," "I Can Play 32," "Leap" and "Lady M."

From Sept. 6-8, patrons can enjoy "Modern Love," "Clive and Cecily," "Unnatural Behavior" and "Stepping Down."

WestFest 2024 presents four full weekends of shows, a different presentation each week, to entice the loyal audiences who have returned for WestFest every year, as well as to introduce new audiences to the richly varied work of the city's longest running, continuously operating professional company. Performances are Fridays and Saturdays at 8 p.m., and Sundays at 2 p.m. Each week's program runs about 90 minutes, no intermission. A reception with food and beverage follows each performance. There is a suggested donation of \$15 for admission.

Theatre West is located at 3333 Cahuenga Blvd. For information, visit theatrewest.org.

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Wolves howl at NHM

The Natural History Museum of Los Angeles County announced the debut of “Wolves: Photography by Ronan Donovan” beginning Sept. 17. The traveling photography exhibit, created by National Geographic Society and the National Museum of Wildlife Art, will display Ronan Donovan’s stunning images and videos highlighting the contrast between wolves living in perceived competition with humans and those living without human intervention.

“Wolves: Photography by Ronan Donovan” will introduce visitors to wolves as seen by Donovan in the Greater Yellowstone Ecosystem and Ellesmere Island in the high Canadian Arctic. Visitors will see – in unparalleled intimacy – how the arctic wolves hunt, play, travel, rest and raise their young in one of the harshest environments on Earth. By contrast, their brethren in the greater Yellowstone ecosystem are fearful of humans, making it nearly

impossible to document their daily lives. These differences can be attributed to the fact that Arctic wolves rarely experience negative encounters with humans or view them as a threat.

Since 2014, Donovan – a National Geographic explorer and photographer of wild wolves – has examined the relationship between wild wolves and humans to better understand the animals, our shared history and what drives the persistent human-wolf conflict.

“Wolves are such a fascinating animal to me because of how complex their relationship is with humans,” Donovan said. “Wolves were the first animals humans domesticated some 30,000 years ago and they have lived alongside us ever since as guardians, workers and companions. Yet as humans moved to more sedentary lives, raising what amounts to easy prey in the form of livestock, wolves have found themselves in conflict

with humans.”

As wolves in North America are increasingly under threat due to recent extreme wolf-control laws and humans continue to impinge on the land and food sources that these animals need to survive, Donovan hopes that his photos will provide people with a better understanding of these often misunderstood animals.

“Wolves have acquired some of the most complex social behavior during their long history of evolution over several million years,” said Dr. Xiaoming Wang, NHM’s curator of vertebrate paleontology. “Such behaviors helped them become top predators in their communities. This exhibit both showcases Donovan’s unique perspectives and also illustrates how such a keystone species plays an outsized influence on the entire ecosystem.”

The visuals presented throughout “Wolves: Photography by Ronan Donovan” were captured from Donovan’s National Geographic Society-funded work and featured



photo by Ronan Donovan

The traveling photography exhibit explores the effects of human intervention on wolves and their habitat.

in National Geographic magazine’s 2016 Yellowstone issue and September 2019 issue, as well as the National Geographic WILD series “Kingdom of the White Wolf” in 2019.

The exhibition is on view at NHM through June 22, 2025, in a

newly-renovated gallery that connects to the museum’s new wing and community hub, NHM Commons.

The Natural History Museum of Los Angeles County is located at 900 Exposition Blvd.

For information, visit nhmlac.org

GMCLA announces new season

The Gay Men’s Chorus of Los Angeles has unveiled its 2024-25 season, which is now in its 46th year. Music director and conductor Ernest H. Harrison leads nearly 200 chorus members in a magical season not to be missed. The season will begin with its yuletide holiday concert “Sugarplum Fairies” in December 2024, followed by the slap-happy spring concert “Rhinstone Cowboys” in March 2025, and a GMCLA signature Pride Concert entitled “Dancing Queens” in June 2025. All concerts will be held at Beverly Hills’ premier venue, the Saban Theatre.

“Last season, our beautiful journey of song and service included three thrilling mainstage concerts and over 25 engaging community performances. It was a year made even more special with our GALA festival appearance in Minneapolis, where the chorus received awe-

inspiring standing ovations throughout our concert event,” said GMCLA executive director and producer Lou Spisto. “I’m confident GMCLA’s season 46 will continue to build on its artistic and organizational successes with a wide variety of music that we want to sing for our audiences, and that our concertgoers want to hear. And with these particularly cheeky show titles, patrons can expect great music, dance, and a whole lot of fun,” Spisto added, “We’re particularly excited that the entire season takes place at the beautiful Saban Theater, which is beloved by the chorus and our audience. GMCLA’s Season 26 is going to be a magical joining of music and community.”

Tickets for the three-concert subscription package go on sale Sept. 10, at gmcla.org. The Saban Theatre is located at 8440 Wilshire Blvd.



photo by Gregory Zabalski

GMCLA performs several concerts each year.

Get ‘Goofy’ at the El Capitan

Disney’s “A Goofy Movie” tickets are now on sale at El Capitan Theatre including a special opening night fan event. Before each screening, see Max and Goofy rock out live on stage.

The opening night fan event screening will take place at 7 p.m. on Friday, Sept. 6. Tickets are \$40 and include a reserved seat, one Power Limes Candy, popcorn, fountain beverage and event credential.

A special Max Duo is available for \$50 and includes two tickets, two Max Hair and Nose kits, two 24-ounce fountain beverages and one El Capitan collectible popcorn tin with refill.

Daily showtimes for “A Goofy Movie” Sept. 6-15 are 10 a.m., 1p.m., 4 p.m. and 7 p.m.

Tickets are on sale now at [\[tantickets.com\]\(http://tantickets.com\) and \[fandango.com/el-capitan-theatre-aacon/theaterpage\]\(http://fandango.com/el-capitan-theatre-aacon/theaterpage\) or by calling 1\(800\)Disney-6. All seats are reserved. Tickets are \\$16 for all ages. The El Capitan Theatre is located at 6838 Hollywood Blvd.](http://elcapi-</p>
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photo courtesy of Disney

“A Goofy Movie” first premiered in 1995.

L.A. Cultural Affairs explores art and science with ‘Experimentations’

The city of Los Angeles Department of Cultural Affairs and the Los Angeles Municipal Art Gallery announced “Experimentations: The Art of Controlled Procedures,” a group exhibition including Carmen Argote, John Baldessari, Merce Cunningham, Charles Gaines,

Jesper Just, Shana Lutker, Benjamin Reiss and Analia Saban.

Rooted in conceptualism and coming from an investigatory place characterized by process, “Experimentations: The Art of Controlled Procedures” is a group exhibition featuring work by artists whose approach to their practice

involves a scientific mindset. By designing and executing controlled procedures to test a hypothesis, explore relationships between variables or investigate phenomena, the artists’ ideas are materialized and aestheticized using systems, chance, technology and other unconventional means.

“Experimentations” celebrates the playful fusion of art and science and demonstrates how controlled procedures and a spirit of curiosity and inquiry can lead to profound and unexpected artistic collaborations and outcomes. The exhibition includes multi-media installation, video, painting, drawing, sculpture and performance and invites viewers to engage with the artworks not just as finished products but as manifestations and documentation of ongoing processes of discovery and exploration.

“Experimentations: The Art of Controlled Procedures” will be on display from Sept. 7 through Jan. 5, 2025.

The Los Angeles Municipal Art Gallery is located at 4800 Hollywood Blvd.

For information, visit culture.lacity.gov.



photo courtesy of the Department of Cultural Affairs

The new installations at the L.A. Municipal Art Gallery include works by Mexican American artist Carmen Argote.



10 Reasons Why I Don’t Want An Estate Plan

1. I want large sums of my hard-earned money to go to a law firm.
2. I want the government to decide who gets my life savings.
3. What for? My house is only worth a half-million dollars.
4. I really don’t care who raises our children.
5. I want a total stranger to go through all of my personal papers and financial affairs.
6. I like family fights – especially unnecessary ones.
7. I don’t care who inherits my hard earned money.
8. I’ve been messy in life; I’ll be messy in death.
9. They say you can’t take it with you, but what if you can?
10. Probate. Must be fun.

If you don’t do it for yourself, please do it for those you care about.

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WeHo lights the streets for Overdose Awareness Day

The city of West Hollywood joins the recovery community in recognizing Saturday, Aug. 31, as Overdose Awareness Day, a global event held annually to remember and memorialize the lives lost to drug overdoses and to promote awareness about the importance of overdose prevention.

West Hollywood City Hall and the city's lanterns over Santa Monica Boulevard will be lit in purple in recognition of Overdose Awareness Day. The city will also include #OverdoseAwarenessDay messaging via social media.

Originating in 2001, Overdose Awareness Day has become the world's largest annual campaign to end overdoses and prompt action and discussion about evidence-based treatment and harm reduction. Nearly 110,000 people died from overdoses in 2022, the highest number of recorded overdose deaths in a year in the United States, compared with 109,179 in 2021, according to the United States Centers for Disease Control

and Prevention. Fentanyl, a powerful synthetic opioid, has been a significant factor in the rise of deadly overdoses and accidental drug poisonings, authorities said. In 2022, the U.S. Drug Enforcement Administration issued a public safety alert on the widespread drug trafficking of fentanyl-laced fake prescription pills.

Accidental fentanyl overdose deaths in Los Angeles County increased 1,280 percent in seven years, from 109 deaths in 2016 to 1,910 deaths in 2022. Fentanyl is also mixed with illicit substances such as methamphetamine, cocaine, heroin and ecstasy. It is especially dangerous because people are often unaware of fentanyl contamination in the substances they are using and the potency of fentanyl greatly increases the risk of overdose.

The city of West Hollywood contracts with many agencies to provide services for people with substance use disorders and has taken steps to educate and raise awareness about

fentanyl. In 2019, the city began collaborating with its contracted partners to distribute fentanyl test strips. In 2023 and 2024, free fentanyl test strips and Naloxone/Narcan were available throughout the WeHo Pride Street Fair.

The Harm Reduction Center, operated by Being Alive, opened in West Hollywood in early July 2024 at 7976 Santa Monica Blvd. It is open Tuesday through Saturday from 1-5 p.m. and offers syringe exchange, free Narcan, harm reduction supplies, risk-reduction counseling and support services. For information, call (323)848-4445, or visit beingalivela.org.

The city partners with the Drug Awareness Foundation to raise awareness and end stigma about substance abuse and to provide primary prevention resources and support. The city is also continuing the renovation of the historic Log Cabin building, which houses the West Hollywood Recovery Center at 621 N. Robertson Blvd. Renovations are expected to be

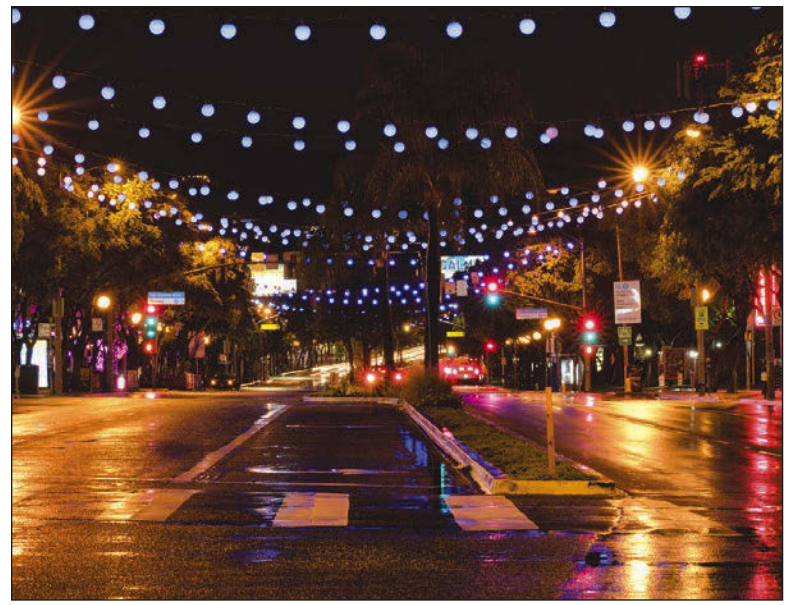


photo courtesy of the city of West Hollywood

The lanterns on Santa Monica Boulevard will be lit in purple for Overdose Awareness Day.

completed in 2026. For information, visit go.weho.org/logcabin.

Substance use and addiction recovery treatment services resources include APLA Health, which can be reached at (213)201-1600 and aplahealth.org; and

Awakening Recovery, which can be reached at (424)209-7507 and awakeningrecovery.org. For information and a full list of resources, visit weho.org/services/human-services/substance-abuse-addiction-recovery.

Michelson gives large grant for immunology center

UCLA has received a \$120 million commitment from surgeon, inventor and philanthropist Dr. Gary Michelson and his wife, Alya, to launch the California Institute for Immunology and Immunotherapy, an innovative public-private partnership aimed at spurring breakthrough discoveries that prevent and cure diseases and catalyze economic growth and innovation.

Michelson, a spine surgeon and inventor who holds nearly 1,000 individual patents, is co-founder and chair of the board of the institute, which will be housed at UCLA's state-of-the-art research park at the site of the former Westside Pavilion. Michelson is also founder of Michelson Philanthropies, based on South Robertson Boulevard.

The gift, distributed via the Michelson Medical Research

Foundation, designates \$100 million to establish two research entities within the institute, each funded by \$50 million. One will focus on rapid vaccine development and the other on harnessing the microbiome to advance human health. The microbiome research will be conducted in collaboration with the new UCLA Goodman-Luskin Microbiome Center.

The foundation, part of the Michelson Philanthropies network of foundations, is funding a \$20 million endowment to provide research grants to young scientists using novel processes to advance immunotherapy research, human immunology and vaccine discovery.

"The UCLA community owes Alya and Gary Michelson a debt of gratitude for this transformative gift," UCLA Interim Chancellor

Darnell Hunt said. "The Michelsons envisioned an institute that would leverage UCLA's strengths for maximum public good, create new knowledge leading to better medical treatments and reshape the study of immunology. The gift will change countless lives here and across the globe."

"Immunology is the mediator of nearly all human diseases, whether

we're talking about cancer or heart disease or Alzheimer's," Michelson said. "The vision for this institute is to become a 'field of dreams' – the world's leading center for the study of the immune system to develop advanced immunotherapies to prevent, treat and cure all of the diseases that afflict people and to end these diseases in our lifetime."

The institute will operate as a non-profit medical research organization governed by an independent board that includes UCLA representatives.

The recipient of the \$120 million gift from the Michelsons is the David Geffen School of Medicine at UCLA, which will use the funding to support research at the institute. The institute leverages public investment, philanthropic funding and UCLA's clinical treatment and scientific research to accelerate the development and delivery of new pharmaceuticals and treatments for patients.

For information, visit michelson-medicalresearch.org.



photo courtesy of Michelson Philanthropies

Dr. Gary Michelson and his wife, Alya, are supporting the launch of the California Institute for Immunology and Immunotherapy.

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Viper Room to be recreated in new project

From page 1

ious versions with differing sizes and scales had been proposed in the past. The version greenlit is 11-stories. With 78 residential units, 20% – 16 units – earmarked as affordable housing.

“The developer’s offer of 16 units or 20% designated ‘affordable,’ as if that’s an extraordinary public benefit when the state is demanding that 60% of new units built be ‘affordable,’ is not such a great deal for the city,” Councilwoman Lauren Meister said. “The city’s own inclusionary housing ordinance required 20% affordable units in new projects. Had the developer offered even 30 or 40% affordable, that at least would have been more than what we’re typically getting anyway [without a development agreement]. But 20%? Nothing special.”

Councilman John Heilman agreed with Meister, and added that the developers “didn’t have actual hotel operators ready to occupy the hotel portion of the project.” He noted that occupants could make “major changes to the building’s layout.”

“I’m afraid developers will simply turn around and sell the project to someone else who will need to make changes,” Heilman said. “I don’t think the project is really feasible from a financial standpoint. I’m afraid we’ve spent a lot of time and energy and we will end up with another approved proposal which won’t be built. The community deserves better.”

Silver Creek Development, the company behind the project, provided renderings and a 3D simulation of what the completed structure will look like, which were previewed during the meeting.

Many residents near the Sunset Strip have long rallied against the project, arguing that the size and scope will cause noise and traffic congestion.

“Yes, the developer has been meeting with the neighbors since 2018, but the biggest issues we’ve been asking them to do, they haven’t done,” WeHo Heights Neighborhood Association chair Elyse Eisenberg said. “We’ve been concerned about the density – there’s simply too much going on for this site. We’ve been concerned about the traffic circulation and parking ... The current plan is unmanageable and just not realistic. The city staff has spent more time analyzing the billboard revenue than it has actually the impact of what this project is going to mean for the neighborhood.”

Eisenberg added she has advocated for the project to become entirely residential units, along with the Viper Room, restaurant and retail spaces, “if the city really cared about affordable housing.”

Others pointed to the historical value of the property.

“It is a historic site in the hearts of every true Los Angeleno,” resident Brenda Campos said. “The design and scale of the project will turn the

Hollywood landmark into a tower that loses all its old entertainment charm. We don’t need this eyesore in our neighborhood, and not to mention the parking is going to be a mess.”

“These spaces cannot be replicated,” resident Caroline Nagy said. “Because when you walk into the Viper Room, you enter a lived space – a creative music [center] with storied history. This project’s investors claim they are preserving the authenticity of Viper in this new commercial development by simply repurposing the name and the green neon.”

Members of United Here 11, a hotel workers union, spoke in favor of the project at the meeting.

“I want to share my hopes in believing that I will be able to live in a complex like this, and not only work in the area but live and be an integral part of this community,” said Mavis Rodriguez, who works as a housekeeper at 1 Hotel on the Sunset Strip. “Normally, projects like these are associated with people of very grand wealth, and someone like me and other housekeepers who may have a good wage would still have to pay more than half of my wages to live here. So these projects are crucial to people like me to help mitigate our housing crisis. And allow people like me to have a better quality of life and the opportunity to work near our jobs and give us more time with our families.”

Tommy Black, general manager



photo by Jon Viscott

Numerous community members spoke at the public hearing on Aug. 26 for the controversial 8850 Sunset Blvd. project.

of the Viper Room, also spoke in favor, citing the benefits of a new, upgraded space for the historic club.

“For many reasons, I fully support the mixed-use project at 8850 Sunset. In regards to the Viper Room specifically, 8850 presents an exciting and important opportunity for my staff, our patrons and our neighbors,” Black said. “The reimaged Viper Room is a chance for us to attract a wider range of talent, accommodate a larger audience, modernize our space, showcase rock ‘n’ roll memorabilia as an additional attraction and of course generate more revenue for this city. Being in the same complex as a hotel and restaurant will certainly attract more people to the Viper. These changes will add to the neighborhood’s vibrancy and activate this

section of the Sunset Strip. I know there are people opposing this project because they don’t want to lose the Viper Room, but I believe a new life could be given to the Viper Room through the proposed 8850 project.”

Several years ago, Silver Creek Development purchased the Viper Room.

Ultimately, the council determined that the benefits would outweigh the drawbacks.

“This project is going to take years to be built, and when it’s built, I think people are going to realize that we have a better building there than, frankly, an eyesore on the historic Sunset Boulevard,” Erickson said.

No precise timeline on construction has yet been determined.

Beverly Hills faces challenge over housing project

From page 1

(j), including, but not limited to, referral to the California Office of the Attorney General,” the letter read.

The project just south of Wilshire Boulevard exceeds usual height and density requirements under city code, and relies on a California provision known as the builder’s remedy. The builder’s remedy provision is a state law that allows private developers to bypass certain code restrictions – including height and density – provided that the building reserves at least 20% of units for low-income housing. The goal of the builder’s remedy is to incentivize the creation of affordable housing to address California’s ongoing housing crisis. The builder’s remedy falls under the state’s Housing Accountability Act, which was passed in 1982 and significantly expanded in 2017.

The builder’s remedy takes effect

when a city’s housing element is out of compliance with state requirements. The housing element requires all cities in California to zone for a certain amount of affordable housing units.

Beverly Hills’ housing element for the 2021-29 cycle was out of compliance with state law from October 2021 until May 2024. Because the application for the project on South Linden Drive was initially submitted during this time, the builder’s remedy takes effect. The 200-foot-tall development would include 165 rental units, 33 of which would be reserved for low-income residents. Additionally, the building would feature a 73-room hotel and restaurant and a two-level underground parking structure.

Although the development utilizes the novel provision to bypass building requirements, the city still

required the project’s application to undergo rules that would not apply to a builder’s remedy project. City staff determined that the application was incomplete because the developer did not submit a request for the city to amend its general plan or zoning code. The developer appealed the incomplete determination, but the appeal was rejected by the Beverly Hills City Council on June 27. In the letter from HCD, the state said the city’s action violated the Housing Accountability Act and the Permit Streamlining Act.

Gov. Gavin Newsom criticized the city’s actions in a statement.

“We can’t solve homelessness without addressing our housing shortage,” Newsom said. “The state has provided \$40 billion to create new housing, and we expect locals to do their part. While I’m glad Beverly Hills has finally adopted a compliant housing plan, their attempt to block this housing project violates the law. Now is a time to build more housing, not cave to the demands of NIMBYs.”

The city responded to the state’s letter by releasing a statement accusing the state of leaking its letter – which is public information – to the media before sending a copy to the city. The city also asserted that its action to deny the project’s appeal did not constitute a project denial.

“The city wants to clarify that the project has not been denied, and that the appeal hearing was related to procedural matters,” the statement read. “What was originally submitted as a purely residential project has now morphed into a 73-room hotel and restaurant project with 35 fewer residential units,

including a reduction of seven affordable units.”

The city also indicated that it would submit “detailed reasoning” for its actions to the state by the Sept. 20 deadline, and maintained that the actions were taken in good faith.

In an interview with Beverly Press, Rand said he hopes the city will consider approving the project after receiving the letter from HCD, though Pustilnikov is “seriously” considering filing litigation if it does not. He said the developer was “emboldened” that the state appeared to agree with their legal position.

“We’re barreling towards litigation. Hopefully, there’s still plenty of time to go a different route, and we’ll see if the city is interested in doing that,” Rand said.

Litigation on the appeal denial has already been filed by housing advocacy group Californians for Homeownership, which is seeking a court order to approve the project.

“HCD’s notice of violation reiterates what HCD already told the city before the City Council’s meeting on June 27: the city’s incompleteness determination is, legally, a denial of the Linden project under the Housing Accountability Act,” Californians for Homeownership counsel Matt Gelfand said. “At the time, the City Council ignored HCD’s admonition related to the Linden project, instead focusing on a misinterpretation of an earlier letter sent by HCD on a different issue, to a different city. With this notice of violation, we are hopeful that the city will reverse course and deem the project complete. If it doesn’t, we are prepared for trial against the city in the coming months.”

If the city does not allow the project to move forward, it will likely face three similar lawsuits from different plaintiffs – Californians for Homeownership, developer Leo Pustilnikov and the state of California.

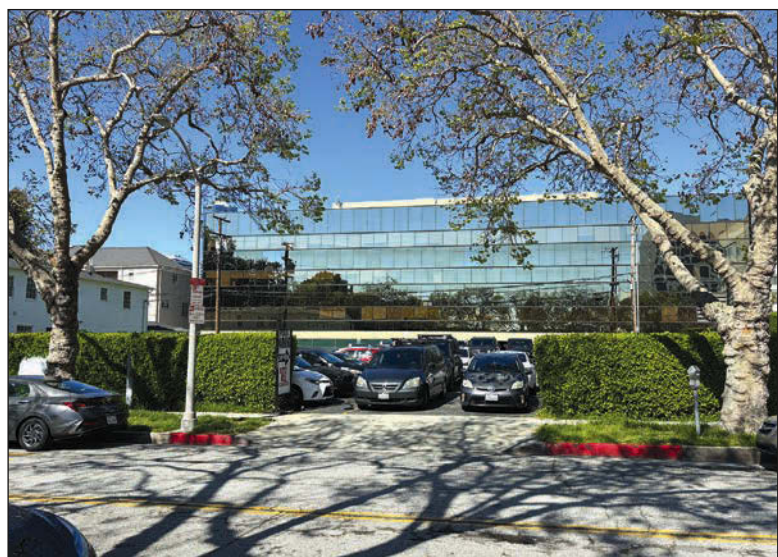


photo by Tabor Brewster

The state sent the city a notice of violation regarding its denial of an appeal for a 19-story development at 125-129 S. Linden Drive.

State extends more support to help cities end homelessness

Gov. Gavin Newsom signed two bills on Aug. 27 into law – Assembly Bill 2835 and Assembly Bill 3057 – to help create more shelter beds and build housing units faster.

“The homelessness crisis demands immediate and innovative action, not the status quo. With these new laws, local governments have even more tools to provide housing. I urge them to fully utilize the state’s unprecedented resources to address homelessness,” Newsom said.

The bills will assist local governments and housing providers

to create more shelter and more housing AB 2835, authored by Assemblyman Jesse Gabriel (D-Woodland Hills), removes the sunset date on tenancy rules that make it easier for service providers to place people experiencing homelessness into privately owned hotels and motels for more than 30 days. AB 3057, authored by Assemblywoman Lori Wilson (D-Suisun City), will streamline the process for local governments to permit and facilitate the construction of junior accessory dwelling units to create more affordable living spaces.

WeHo residents concerned over street project

From page 1

“This street was chosen because it is the widest street in the area, giving us ample opportunities to devise plans,” Vice Mayor Chelsea Byers said. “We are going to continue to listen and work with the community to find solutions that support our shared goals.”

Councilwoman Lauren Meister also supports a design that would not eliminate parking, which she noted was one of the options initially proposed to council.

“This is a quality-of-life issue,” she said. “It’s one thing to inconvenience motorists, it’s another to inconvenience our residents.”

Nickle, who is running for City Council this November, also pointed out that the council majority had bypassed a plan that would have saved parking when the redesign was initially approved in March.

“I have little hope that our current council majority will address the concerns of residents. The only way forward is compromise. That compromise was offered to council in March. It may need to wait for a new commonsense majority to make the right decision for the residents of West Hollywood,” he said.

Residents also spoke out about the issue at the Aug. 26 City Council meeting.

“While I understand and support efforts to promote cycling as an environmentally-friendly mode of transportation, I oppose the removal of valuable parking spaces to make way for new bike lanes,” resident Sam Salt said. “As a parent, safety is always my top priority.

Eliminating parking spaces will force parents to spend more time circling looking for parking in areas that are less safe for children, increasing the risk of accidents. We are not just talking about inconveniences. We are talking about real dangers to our kids and the most vulnerable members of our community. Every time we enter a crosswalk, I tell my six-year-old son to look twice, not just for cars, but for scooters and bikes because they blow through the stop signs.”

Some residents complained that the city had not adequately reached out to the community.

“Council wants community input and outreach, especially regarding the bike plan,” resident Cathy Blaivas said. “And it has been acknowledged the community was never notified [about the loss of parking on Gardner Street]. And staff has stated over and over again that they act at the direction of the council. Then who is responsible for the postcards and mailings sent to resident omitting the actual language of loss of parking – instead, euphemisms like ‘parking considerations’ [and] ‘parking reconfiguration’ was used. And at who’s direction? ... Is the object to keep us uninformed?”

“I agree with the residents on Gardner,” Councilman John Heilman said. “Unfortunately, the council majority seems more than willing to ignore the legitimate concerns raised by the neighborhood. Even some advocates for bike lanes recognize that the neighbors have valid concerns about the

loss of parking.”

But Streets for All CEO Michael Schneider said that by giving people “safe alternatives to driving,” the parking demand would be reduced, citing that 50% of trips in the region are three miles or less.

“In a region where a pedestrian is injured every five hours and killed every two days, we need to do everything possible to calm traffic down and give people safe alternatives to driving,” Schneider said.

An item was shelved during the City Council meeting that would approve grant funding from the California Air Resources Control Board for Transportation Improvements. It was tabled because of language that specified the installation of protected bike lanes on Fountain Avenue. While a streetscape project has been approved for Fountain Avenue, only a pilot program has been OK’d by council for bike lanes.

“I hope the language will be modified to reflect what council voted on – a Fountain Streetscape Plan, where we look at Fountain Avenue holistically – that means studying sidewalks for ADA compliance and pedestrian activity, parking spaces, number of automobiles versus bicyclists, car lanes, bike lanes and parkways and, importantly, getting feedback from the community,” Meister said. “A grant application must accurately represent the project for which the money is going to be spent. In addition, I hope the steering committee is expanded to include a few



photo by Jon Viscott

Vice Mayor Chelsea Byers addressed residents during a meeting on Aug. 22 to discuss parking considerations on Gardner and Vista streets in West Hollywood.

long-time residents of Fountain and an adjacent part of La Cienega. No one knows the challenges of Fountain better than people who have lived there a while. Right now, the steering committee is heavily skewed towards bicyclists.”

“I don’t want us to accept state funds to implement a project which doesn’t have full community support and may not be feasible,” Heilman added.

The \$8.2 million grant would also help improve other pedestrian and bike safety infrastructure, as well as an expansion of commuter shuttles and an investment in an EV transit vehicle fleet.

“I’ve never known a city to turn down \$8-plus million dollars of free money to invest in their streets, trees and sidewalks, but it sounds like individuals would rather be anti-bike lane than clean-

er air,” Erickson said. “We should be immensely proud that our city is leading on climate change, sustainability and street-safety issues in our region to the point that we have earned the support of statewide funding programs to accelerate the long-term plans our community has been creating,” Byers said.

Streetscape projects are costly investments and we should ensure we are maximizing the opportunity to use partner funds to meet regional goals.

The grant approval is expected to come back to council with revised language.

“It’s going to come back to the council, and we’re going to accept it, because this is free money to invest directly into our community, to clean the air and anyone that is against that should get their priorities checked,” Erickson said.

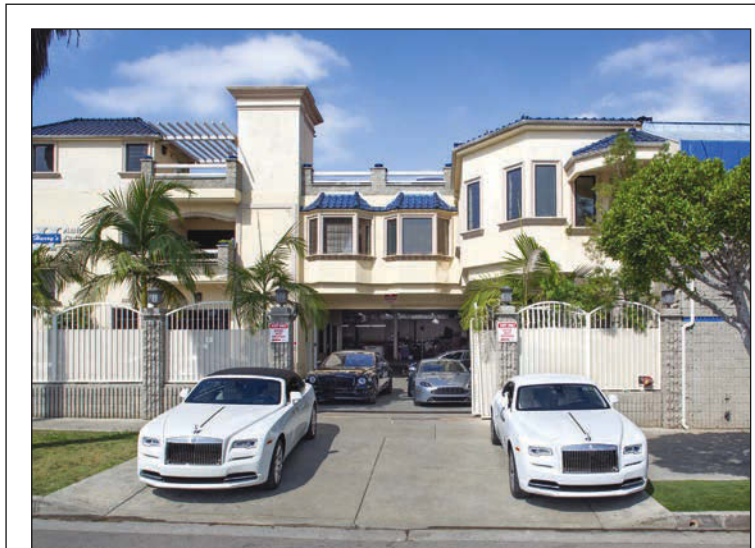


photo courtesy of Harry's Auto Collision

Harry's Auto Collision is recognizing a half-century in business with a special party on Sept. 5.

Harry's Auto Collision prepares to celebrate 50 years of service

Harry's Auto Collision, located at 1013 S. La Brea Ave., is celebrating its 50th anniversary on Thursday, Sept. 5, from 5:30-9:30 p.m. The celebratory event will include food, live entertainment and giveaways.

For half a century, Harry's Auto Collision has been a premier choice for expert collision repairs in the greater Los Angeles area. Founded by Harry Barseghian, the collision center started as a small 400-square-foot auto shop and has grown into a significant contributor to the local community.

Harry's Auto Collision has achieved significant milestones over the years, including becoming

one of the first Aston Martin factory-appointed Category A structural repair centers on the West Coast. Harry's Auto Collision was recognized as the top body shop in North America and Canada by Bentley Motors and Tesla. In 2014, Harry's Auto Collision expanded to a second location at 3608 Thousand Oaks Blvd. Harry's 50th anniversary will be celebrated as a testament to the leadership, integrity and ingenuity he has instilled in the organization.

To RSVP for the celebration, email nh@harryscollision.com. For information about Harry's Auto Collision, call (323)933-4600 or visit harryscollision.com.

Wire theft prompts aggressive tactics

From page 1

is costing the city millions of dollars.

“The individual thief may pocket \$50 for a single theft of material that the recycler sells for thousands of dollars,” Krekorian added. “But the cost to the public for repairing the damage runs into the hundreds of thousands. The copper wire recovered in the last three operations has a resale value of \$39,900 but cost the city half a million in damage and repair costs. Thefts like this have cost the city over \$24 million in a single five-year period.”

Krekorian, in conjunction with the LAPD, launched a copper wire theft task force in his 2nd District in the San Fernando Valley that has resulted in multiple arrests. At the Aug. 27 press conference, LAPD Deputy Chief Alan Hamilton sent a message directly to would-be thieves who steal copper wire from streetlights to sell as scrap, and unscrupulous recyclers who buy the metal.

“We will follow the problem wherever it goes. I just want to be very clear and direct that our reach is far,” Hamilton said. “We will surveil them and investigate wherever the case leads us, and we will take effective action against both the individual committing the crime and the crooked recycler who is taking those metals in.”

Hamilton said the county of Los Angeles and state of California have also been victims of widespread copper wire theft and are working in partnership with the LAPD. In one instance alone, thieves stole wire valued at \$150,000 from a Caltrans site in the city of Los Angeles.

“When thieves steal copper from Caltrans, electrical infrastructure for resale, it creates a safety issue for motorists who use traffic systems such as lights, signs and meters to navigate,” said Blanca Rodriguez, chief of external affairs for Caltrans’ District Seven in L.A. “Just in the past four years, Caltrans spent more than \$24 million to repair theft and vandalism to electrical infrastructure in Los Angeles and Ventura Counties alone.”

Hamilton said the LAPD is taking steps throughout the city to reduce copper wire theft and is working with the Los Angeles County District Attorney’s Office on felony prosecutions of thieves. The city is also going after recyclers with criminal charges and civil lawsuits.

“Nine months ago, I announced along with City Attorney [Hydee] Feldstein Soto, that we were going to be watching the metal dealers in Los Angeles. We sent out warning letters to every single metal dealer in the city of Los Angeles, citing the state law and letting them know that any violations of these state laws would be prosecuted,” Krekorian said.

Hutt and Yaroslavsky are trying to address the thefts from another angle, looking at the possibility of using solar power as an alternative that would eliminate the need for copper wire in streetlights. While it is unclear how much it would cost, the council members cited the use of solar lighting in some Los Angeles park facilities as an example and asked the Bureau of Street Lighting to report back on the pos-

sibility of converting the city’s 223,000 streetlights to solar power.

“Solar-powered lighting is an innovative way to brighten our streets, using cleaner energy while minimizing our carbon footprint. The rising rates of vandalism and increased power outages near existing lights is a huge public safety risk for our constituents,” Hutt said. “The city continues to find solutions to copper wire theft and the continued maintenance of our street lamps, and solar-powered lighting can give us the unique opportunity to brighten our city in a cutting-edge and sustainable way.”

“Copper wire theft and vandalism have affected too many communities for too long, and it’s time we explore smarter solutions like solar-powered streetlights,” Yaroslavsky added. “These lights are more reliable and can help us avoid the constant outages some neighborhoods in L.A. have experienced. By moving toward solar where it makes sense, we’re making sure our streets stay lit and safe for everyone.”

Answers From Page 27



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4. Eeyorean in demeanor
7. Israel's Dayan
12. Lyricist Gershwin
13. Arduous journey
15. Vendor
16. Loan figure, abbr.
17. Hybrid fruit
18. Elite groups
19. Breakfast choice
22. Sensory input
23. This and that
24. Jai alai balls
28. Big name in Formula One racing
33. Chasers
35. Taurus or Focus
36. An old-timer
42. Unquestionable
43. Snow or Canadian
44. Compact carrier
48. NBC logo
52. Runner Zatopek
54. Throb
55. Italian loaf
60. Jury, often
62. Opening
63. H.S. subject
64. Thicker
65. Not crazy
66. Formerly
67. Long-necked instrument

Down

1. Billboard genre
2. Covered way
3. CHiP's part
4. Theatergoer's souvenir
5. Jason's ship, in myth
6. Eatery
7. Shooting star
8. Russian figure skater Protopopov
9. Cinder
10. Goes with haw
11. Hosp. units
14. Fruit weight in EU
15. Miss Hawkins of Dogpatch
20. Went down in value
21. North pole pixie
25. Craggy peak
26. Do-say link
27. Prevalent ID
29. Indy entry
30. North Sea diver
31. Travellers info
32. Physicist's study
34. Taunt
36. Theoretical extreme
37. Prefix denoting mouth
38. Shining light
39. "Law & Order" role
40. Turn over

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41. O.T. book
45. Oregon State mascot
46. Jewelry material
47. 1980s supermodel
49. A whole lot
50. Swiss Alp's abode
51. Anchors
53. Former Fords
55. Piece of a buck
56. Faust in "Mission: Impossible: Rogue- Nation"
57. Frog's relative
58. First-rate
59. Moonshine
60. N.F.L. scores
61. Early Chinese dynasty

answers on page 26

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(left to right) Dylan Dordick, Esq., Taylor Dordick, Esq., Gary A. Dordick, Esq., Nava Dordick, Esq., Michelle Dordick, Esq.

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September 3, 2024

VIA PUBLIC COMMENT PORTAL

Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Re: TVC 2050 Project: Appeal of Advisory Agency’s Vesting Tentative Tract Map Approval and Certification of EIR (Case Nos. VTT-83387, ENV-2021-4091-EIR)

Dear Honorable Commissioners:

On behalf of The Grove, LLC (“Appellant”), we respectfully request that the Planning Commission vacate the Advisory Agency’s May 28, 2024 approval of Vesting Tentative Tract Map (“VTTM”) No. 83387 and certification of the Environmental Impact Report for the TVC 2050 Project (the “Project”).

As explained in Appellant’s appeal and the other eight appeals of the Advisory Agency’s approval (collectively, the “Appeals”), the Advisory Agency violated the City’s required procedures and approved a map that does not comply with the law. The appeal must be granted and the map sent back to the Advisory Agency for further review.

The Advisory Agency ignored the City’s procedures. The Advisory Agency hearing was on May 15. The Advisory Agency approved map, as reflected in the Letter of Determination, was filed on May 17, two days after the hearing. How could the Advisory Agency approve a map filed after the hearing, that is different than the one attached to the staff report, that was never made available to the public, and that was not considered at the hearing? It could not have. The Advisory Agency violated the Los Angeles Municipal Code (“LAMC”) and state law. Among those violations, the Advisory Agency approved a map that was never circulated to the Subdivision Committee. This isn’t just process for process’ sake. The Subdivision Committee provides its expert opinions to the Advisory Agency. That never happened for the approved map. This cannot be cured by the Planning Commission’s process. The Advisory Agency must start its process anew.¹

¹ Appellant incorporates by reference the other eight appeals of the Advisory Agency’s approval of the Project, submitted by Save Beverly Fairfax, Beverly Wilshire Homes Association, A.F. Gilmore, Mayer Beverly Park Limited Partnership, Neighbors for Responsible TVC

The Advisory Agency approved a map that lacks the information required for vesting tentative tract maps. The approved VTTM lacks the basic information the law requires for vesting tentative tract maps. Driveways and locations of perimeter walls and fences are missing, information regarding building heights and lot size is missing, and information regarding grading, cut/fill, and import/export quantities is missing. The LAMC requires this information on the map. It is not there. The appeal must be granted.

The map is inconsistent with the Project described in the EIR. The VTTM must be consistent with the Project analyzed in the EIR. It is not. The Advisory Agency approved VTTM shows three proposed ground lots, some building outlines, and just one driveway off of Beverly Boulevard, which is inconsistent with the Project studied in the EIR. The VTTM's approval must be set aside.

Given these failures, the approval of the VTTM is invalid on its face as is the Advisory Agency's certification of the EIR. The Planning Commission must grant the Appeals.

I. THE ADVISORY AGENCY ILLEGALLY APPROVED A MAP FILED AFTER THE ADVISORY AGENCY'S MAY 15 PUBLIC HEARING

The Advisory Agency approved a VTTM filed two days *after* the Advisory Agency's hearing that is substantially different from the map attached to and analyzed in the Advisory Agency's staff report, made available to the public and considered by the Subdivision Committee and at the hearing. This is legally indefensible. The Advisory Agency's action is void.

The Advisory Agency hearing staff report made available to the public attached a map dated March 26, 2021. *See* Attachment "A." The Advisory Agency met on May 15 to hold a hearing on the March 26, 2021 map. Yet the Advisory Agency approved a different VTTM that was filed after the hearing on May 17, 2024. *See* Attachment "B." The VTTM approved by the Advisory Agency was not made available to the public prior to the Advisory Agency hearing. This Advisory Agency approved map is different from the one attached to the staff report which was the subject of public comment and was considered at the public hearing.

Moreover, there is no indication that the Advisory Agency approved VTTM was ever circulated to the Subdivision Committee as required by LAMC Section 17.03B. Approving a map that was never circulated to the Subdivision Committee, never made available to the public, and different from the version that was the subject of the Advisory Agency's staff report and public hearing clearly violates the LAMC and is an abuse of discretion. The Advisory Agency shall not act on a tentative map until 39 days after the map is filed or reports have been received by all Subdivision Committee members. LAMC § 17.03. Every tentative map shall be considered by the Advisory Agency at a public meeting. *Ibid.* The Subdivision Committee is required to make recommendations upon all tentative maps. LAMC § 17.04. The Advisory Agency

Development, Fix the City, Park La Brea Impacted Residents Group, Miracle Mile Residents Association. Appellant also incorporates by reference the numerous public comments on the Draft EIR and the separate letter from Appellant regarding the other Project actions before the Planning Commission.

approved a map that was filed after the public hearing on a different map and only 11 days before issuance of the Letter of Determination, with no Subdivision Committee review or public meeting.

In addition, the Advisory Agency approved map is inconsistent with the Project described in the Final EIR and the latest version of the TVC 2050 Specific Plan. *Compare* Attachment "C" (project site plans from Draft EIR); *with* Attachment "D" (conceptual site plan from draft Specific Plan).

These errors cannot be cured by a Planning Commission hearing. The Advisory Agency must restart its review of the proposed VTTM, circulate the new VTTM to the Subdivision Committee, issue a new public report based on the new VTTM, and hold a new Advisory Agency hearing, all consistent with the requirements of the Subdivision Map Act, the LAMC, and the Final EIR.

These errors also violate the due process rights of affected property owners and occupants including our client, who were unable to review the May 17th map ahead of the May 15, 2024 hearing to understand how it would affect their property interests. *Community Youth Athletic Center v. City of National City* (2013) 220 Cal.App.4th 1385, 1413-14 (city's failure to timely provide maps before hearing on redevelopment plan as required by statute created unreasonable risk of erroneous deprivation and violated procedural due process); *Horn v. County of Ventura* (1979) 24 Cal.3d 605, 614-615 (procedural due process protections apply to adjoining property owners if their property interests are substantially affected by adjudicatory land use decisions on an adjacent property).

A new hearing is required to evaluate the May 17th map once the Subdivision Committee has reviewed it.²

II. THE ADVISORY AGENCY APPROVED MAP LACKS THE DETAILS LEGALLY REQUIRED FOR APPROVAL OF A VESTING TENTATIVE TRACT MAP

LAMC Sections 17.06 and 17.15 detail what must be included in a vesting map. This detail is lacking from both the March 26, 2021 dated map attached to the Advisory Agency staff report and considered at the hearing, and the Advisory Agency approved VTTM dated May 17, 2024.

The Advisory Agency approved May 17, 2024 VTTM is missing the grading, cut/fill and import/export quantities, lot size, building envelopes showing height, size, number of units, and approximate location of buildings, driveways, and perimeter walls and fences. The approved VTTM merely shows three proposed ground lots, some building outlines and one driveway off of Beverly Boulevard (all of which is inconsistent with the Final EIR and the proposed Specific

² As noted in this letter, there are other major deficiencies with the map that will necessitate revisions prior to processing and approval.

Plan). There is no information regarding these outlined buildings, no information regarding perimeter walls and fences, and no information regarding grading or cut/fill. And the driveways required by the proposed Specific Plan on Fairfax, Beverly, and The Grove Drive are not depicted on the May 17, 2024 VTTM. The Advisory Agency approved VTTM does not even completely satisfy the requirements for a tentative tract map, let alone a vesting tentative tract map.³

Because the Advisory Agency-approved VTTM lacks the information required to file and process the map, it cannot acquire vesting rights back to Applicant's initial filing even if these deficiencies are corrected. The City cannot approve a VTTM that does not comply with the requirements of the LAMC.

III. THE ADVISORY AGENCY'S DECISION VIOLATES THE SUBDIVISION MAP ACT

The Subdivision Map Act requires a public agency considering approval of a tract map to make specific findings. A map must be denied if (a) the proposed map is inconsistent with the applicable general and specific plans, (b) the design or improvement of the proposed subdivision is inconsistent with applicable general and specific plans, (c) the site is not physically suitable for the type of development, (d) the site is not physically suitable for the proposed density of development, (e) the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, (f) the design of the subdivision or type of improvements is likely to cause serious public health problems, or (g) the design of the subdivision or type of improvements will conflict with certain public access easements. Gov. Code § 66474. In addition, a subdivision for which a map is required must provide to the extent feasible for future passive or natural heating or cooling opportunities in the subdivision. Gov. Code § 66473.1.

The Advisory Agency abused its discretion in approving the VTTM because the findings under Government Code Section 66474 could not be made. The findings stated in the Letter of Determination are also inconsistent with the information in the Final EIR, providing further evidence that the Advisory Agency abused its discretion. The Project studied in the Final EIR is a different project from the VTTM, which was not even the map that was considered by the Advisory Agency during the May 15 hearing.

³ There also is confusion as to what has been approved regarding street widths. The Bureau of Engineering included a three-foot dedication along Grove Drive as a condition of approval. The Letter of Determination states that a waiver of a three-foot dedication along The Grove Drive has been requested and the waiver is shown on the VTTM. But the Letter of Determination is silent as to whether the waiver request is granted or denied. The VTTM could not have been approved without denial of the waiver, which the Advisory Agency did not include in the Letter of Determination.

A. The VTTM and Proposed Design of the Subdivision is Inconsistent with the General and Specific Plans

The Advisory Agency approved VTTM is inconsistent with the applicable General and Specific Plans, and would conflict with the objectives and policies of the General Plan. Gov. Code § 66473.5; LAMC § 17.05.C; see *Joshua Tree Downtown Business Alliance v. County of San Bernardino*, 1 Cal.App.5th 677, 695 (abuse of discretion in governing body's conclusion that project is consistent with the general plan can include not proceeding in a manner required by law or making decisions not supported by substantial evidence). The proposed TVC 2050 Specific Plan is still in draft form and has not even been considered by the City Planning Commission or City Council, and it was not possible for the Advisory Agency to determine that the approved VTTM is consistent with what may ultimately be in the proposed Specific Plan in order to make the required findings. The VTTM conditions relative to approval of the proposed Specific Plan do not specify a version of the proposed Specific Plan that must be approved. Unlike a finding of consistency with a requested zone change to an established zone, the Advisory Agency does not have a basis to confirm consistency with an unspecified Specific Plan. It's a moving target. Even worse, the approved VTTM is inconsistent with the current draft Specific Plan that was in circulation at the time of the Advisory Agency hearing. By way of one example, the proposed Specific Plan requires vehicular entries from Fairfax Avenue, Beverly Boulevard and The Grove Drive, but the VTTM includes only one access point on Beverly Boulevard.

The Advisory Agency could not find that the scale, height, density and uses of the Project are consistent with the General Plan Framework. First, as noted above, the VTTM does not even provide the scale, height, density and use information to assess consistency. Moreover, from the Project information in the proposed Specific Plan and EIR, the scale, height, density and uses would be inconsistent with the General Plan and Community Plan. For example, the General Plan Framework defines Community Commercial areas as having building heights ranging from two- to six- stories. The Project proposes heights up to 225 feet (above a defined grade that could even result in buildings taller than 225 feet.) Further, while the Advisory Agency's findings state that the proposed Specific Plan would restrict development for studio land uses, the draft TVC 2050 Specific Plan does not enumerate permitted uses or require that a studio exist on the property. Rather, the draft Specific Plan would allow any use "consistent with" the five broadly defined land use categories. Such a broad range of uses is inconsistent with the General Plan and the Advisory Agency's own findings.

The Project is also inconsistent with the General Plan's Mobility Element, Mobility Plan 2035 ("Mobility Plan"). For example, the analysis in the EIR assumes that pedestrian, bicyclist and motorist safety will be adequately addressed with basic improvements like crosswalks and signage. But this is an area the City has already identified as prone to accidents as part of the High Injury Network. And the Project has the potential to increase accidents and hazards by adding trips, increasing truck traffic, adding new driveways, and adding a fully signalized private street intersection. As explained in Appellant's comments on the Draft EIR, the Project will significantly impact pedestrians. The proposed new driveways on Beverly Boulevard and The Grove Drive would adversely affect pedestrian movement to existing residential areas,

recreational centers and schools. Further, the analysis of the Project ignores the Mobility Plan policy to limit truck movement to the arterial street network and does not include any conditions to limit truck activity to the Project's existing driveways on Beverly Boulevard and Fairfax Avenue (rather than a Collector Street, The Grove Drive). The Grove Drive is designated as a Collector Street and is designated as part of the Pedestrian Enhanced Network, with portions designated as part of the Neighborhood Enhanced Network and Bicycle Enhanced Network in the Mobility Plan, yet the Project would include two new driveways on The Grove Drive (although not shown on the Advisory Agency approved VTTM), for unlimited vehicle and truck traffic.

With the Advisory Agency approved VTTM showing just one driveway on Beverly Boulevard providing all access for the site, the Advisory Agency could not have evaluated the circulation issues associated with the various access points included in the proposed Specific Plan and EIR. The Advisory Agency failed to properly evaluate the approved VTTM's consistency with the Mobility Plan.

Contrary to the Advisory Agency's findings, the VTTM is not consistent with the design standards established by the Subdivision Map Act and LAMC regulations. The VTTM does not include, for example, the lot size, traffic access, or grading information necessary for the Advisory Agency to make such finding. The Advisory Agency's findings erroneously state that the VTTM was distributed to and reviewed by the various City agencies of the Subdivision Committee. However, as noted, the VTTM was not filed until after the Advisory Agency hearing and the Advisory Agency's determination was made only 11 days after the filing of the VTTM. There is no indication that the approved VTTM was circulated to the Subdivision Committee or the public.

In addition, the conditions of approval for the Advisory Agency approved VTTM do not include a condition requiring approval of the General Plan Amendment or compliance with applicable General Plan policies, prior to recordation of the final map. LAMC § 17.15(D).

For these and other reasons, the Advisory Agency's finding regarding General Plan consistency are unsupported by the evidence in the record.

B. The Site is Not Physically Suitable for the Type or Proposed Density of Development

The Advisory Agency's finding that site is physically suitable for the type or proposed density of development is unsupported by the evidence in the record. The basic information required by the Subdivision Map Act to evaluate the type and density of development proposed is not presented on the approved VTTM.

In addition, the proposed TVC 2050 Specific Plan does not specify the type, density or location of development within the VTTM. The proposed Specific Plan has five broad categories of land uses and would allow any permitted uses "consistent" with those broad categories. The Specific Plan would also allow a dozen ancillary uses and the permitted and ancillary uses could be located anywhere within the Specific Plan area. In addition, under the proposed Specific Plan

the floor area is grossly undercounted, and the density of development could increase. The Final EIR failed to analyze the actual Project, which is still undefined, and instead studied a conceptual envelope of impacts that the Project might include, but is not bound by. And the map (whether the original draft or the Advisory Agency approved map) is not even consistent with that conceptual Project as presented in the Draft EIR, Final EIR, Errata or the draft TVC 2050 Specific Plan. Given the missing information in the approved VTTM, the undefined nature of the Project, and undercounting of floor area, the Advisory Agency could not determine the physical suitability of the site for the development.

While the VTTM does not include the required information to determine the location, type and density of the proposed development, based on evidence in the EIR, the site is not physically suitable for the proposed type or density of development for a variety of reasons, including for example that the Project has potential to create unsafe traffic conditions, parking conditions, and other physical hazards. The Project site is located adjacent to a historic residential neighborhood, other historic structures and uses, religious institutions, a park and other sensitive uses, and is not physically suited for the massive scale and density of the Project as proposed.

The Project would create unsafe traffic conditions on the surrounding surface streets, most notably on The Grove Drive. The traffic and circulation analysis in the EIR is fundamentally flawed regarding VMT assumptions, and the traffic on The Grove Drive from new driveways that the Project proponent seeks to add would result in queueing and safety impacts for drivers, bicyclists and pedestrians. The Final EIR assumes without supporting evidence that if there is traffic congestion on The Grove Drive, drivers could enter the site through the driveways on Beverly Boulevard and Fairfax Avenue, but there is no analysis of how those drivers would then access the parking structure on the site, for example. The EIR also fails to analyze how this traffic congestion could impact emergency response times, potential safety impacts from cut through traffic in nearby residential neighborhoods, and air quality impacts and increased greenhouse gas emissions from traffic congestion.

Related to the Final EIR's flawed VMT counts, the Project also does not provide for adequate parking for all site users when taking into account the maximum potential audience guests and special events. Lack of adequate parking has potential to result in spillover parking in adjacent residential neighborhoods, and at the existing parking provided for The Grove and The Farmers Market. This lack of parking can result in air emissions and safety impacts as drivers search for parking in nearby neighborhoods and add to congestion on surrounding streets.

The Project proposes to include a helipad without restrictions on location or use. Helicopters may be flying in and out of the Project site at all times of the day and night. The Advisory Agency failed to analyze how a helipad is suitable for the Project site once redeveloped. While the Final EIR asserts that future helipad operations would be the same as the supposed past helipad use, the Specific Plan fails to include any such locational or operational restrictions. Based on this lack of evidence in the record, the Advisory Agency could not find that the site is physically suitable for the proposed helipad use as part of the Project.

While the VTTM does not include required building height information, the site is not physically suited for the proposed height of buildings in the Specific Plan, which could be as tall as 225 feet in Height Zone D and 145 feet in Height Zone C. While it is unknown where in the height zone buildings would be constructed since the Final EIR only studied an envelope of potential uses and does not settle on precise locations for buildings, these buildings have potential to block light and views from the immediately adjacent residential sensitive receptor, and result in noise and privacy impacts to residents. In addition to the impact of these buildings on the adjacent residential use, they have potential to impact historic resources including the Gilmore Adobe and The Farmers Market.

In addition, the Project site has existing recognized environmental conditions. The Project proposes to implement various as yet prepared plans to mitigate these conditions, but the plans have not been developed or reviewed by the Advisory Agency or Subdivision Committee. Therefore, the Advisory Agency could not find that the Project site is suitable for development with the known conditions.

Based on the information in the record, and the lack of a clearly defined project, it was impossible for the Advisory Agency to find that the site is physically suitable for the type or proposed density of development, and therefore the Advisory Agency abused its discretion.

C. The Design of the Subdivision and Type of Improvements are Likely to Cause Substantial Environmental Damage

The Advisory Agency was required to deny the VTTM because the Final EIR for the Project is deficient and fails to address numerous significant environmental impacts that would result from the Project, which is also not clearly defined in the Final EIR. The Responses to Comments on critical questions in the Final EIR failed to respond to comments and were incomplete, evasive, and misleading. The record evidence does not provide support for a finding under the Subdivision Map Act that the Project would not cause substantial environmental damage,⁴ or for the exemption from such a finding under Government Code Section 66474.01. Therefore, the design of the subdivision and improvements is likely to cause substantial environmental damage and the Advisory Agency's finding is unsupported by the evidence in the record.

D. The Design of the Subdivision or Type of Improvements is Likely to Cause Serious Public Health Problems

The Advisory Agency was required to deny the VTTM because there is insufficient information in the VTTM to assess the extent of the potential public health problems that may be caused by the Project. However, the information provided indicates that the subdivision and type

⁴ *Topanga Ass'n for a Scenic Community v. County of Los Angeles* (1989) 214 Cal.App.3d 1348, 1355 (finding "substantial environmental damage" is equivalent to "significant effect on the environment" as used in CEQA, and documents prepared for CEQA could provide a sufficient factual record for making Subdivision Map Act findings).

of improvements are likely to cause serious public health problems as discussed in previous comments on the Draft EIR.

For example, LADOT has conceded that it may be impossible to mitigate the effects of cut-through traffic caused by the Project in surrounding residential neighborhoods, because traffic-calming measures themselves can cause traffic diversion to other residential streets. Cut-through traffic can result in serious public safety impacts, including to the elderly, the disabled, children, and bicyclists, increasing the risk of injury and death due to collisions. In addition, the secondary environmental impacts from people circling for parking spots, including to air quality and increased greenhouse gas emissions, are well known, as discussed in comments on the Draft EIR. Yet the City has failed to analyze the full scope of impacts to residential neighborhoods, which cannot even be accurately analyzed given the lack of a stable project description.

Further, the Project site has existing recognized environmental conditions. The Project site also has naturally-occurring methane that will create a safety problem for the underground facilities proposed for the Project. As discussed in comments on the Draft EIR the proposed plans and methane mitigation systems are inadequate to address these risks, and could create other potential impacts such as venting methane and other gases towards the nearby Broadcast Center Apartments.

E. No Evidence Supports that the Subdivision Will Provide Future Passive or Natural Heating or Cooling Opportunities

The Advisory Agency abused its discretion in finding the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision pursuant to Government Code Section 66473.1. Examples of passive or natural heating opportunities in subdivision design are described in Government Code Section 66473.1, including design of lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure, and to permit orientation of a structure to take advantage of shade or prevailing breezes. While the Letter of Determination states the applicant has “prepared and submitted materials which consider the local climate, contours and configuration of the lot(s) to be subdivided and other design and improvement requirements,” there is no evidence of this in the administrative record – these documents are not included in the staff report for the VTTM, with the Letter of Determination, or in the publicly available documents for the Project, and it is unclear what these include. As discussed above, the Project is not clearly defined, and the VTTM considered by the Advisory Agency at the hearing on May 15, 2024 is not even the same map that was approved by the Advisory Agency. The Advisory Agency’s finding is unsupported by the evidence in the record.

LATHAM & WATKINS LLP

For the foregoing reasons, the Appellant respectfully requests that the Planning Commission grant the appeal and vacate the Advisory Agency's approval of the Project. Thank you for your consideration.

Sincerely,



Maria P. Hoye
of LATHAM & WATKINS LLP

Enclosures

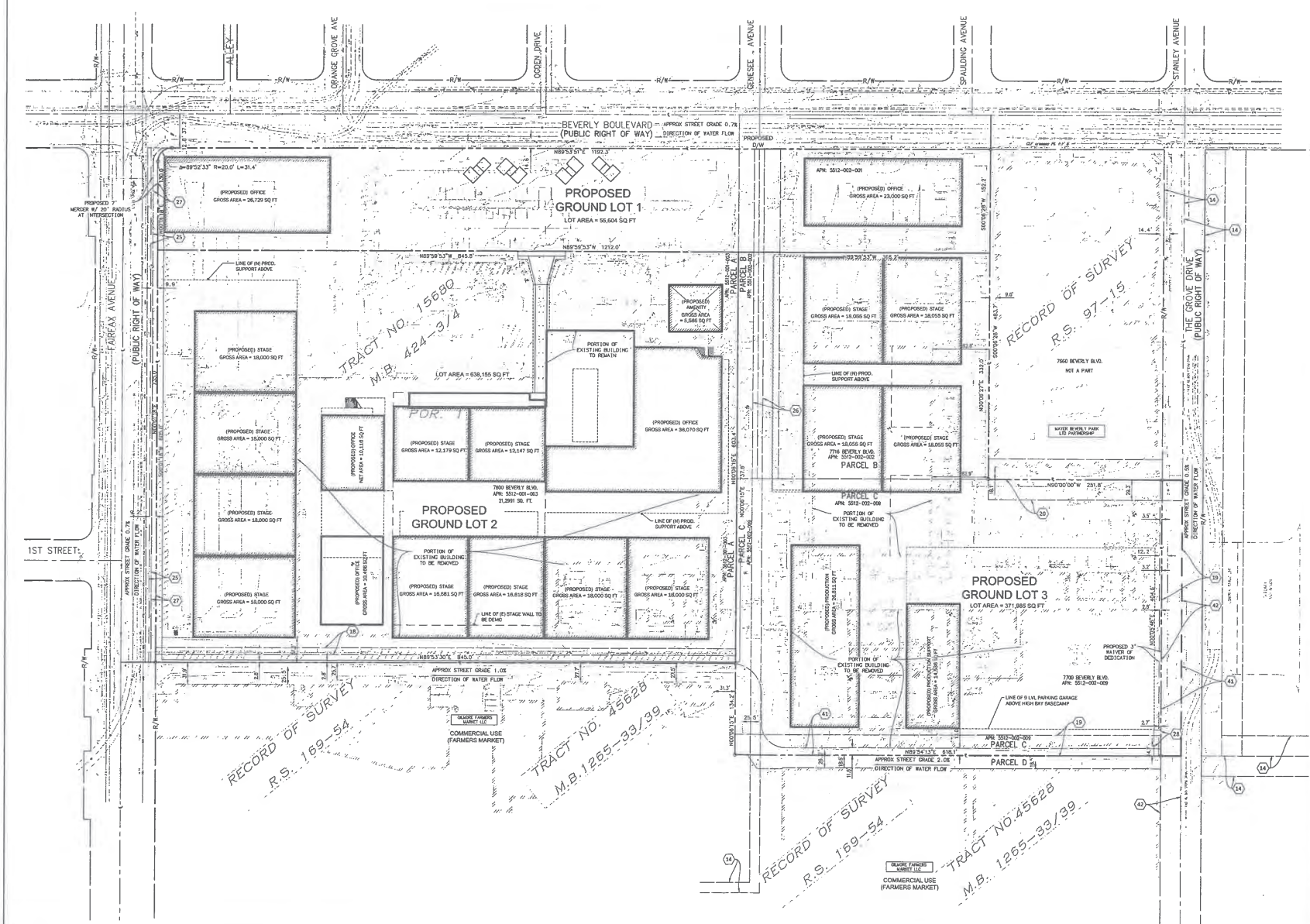
cc: Mx. Paul Caporaso, City Planner

ATTACHMENT A

VESTING TENTATIVE TRACT MAP No. 83387

kpff
 1000 Flower St., Suite 2000
 Los Angeles, CA 90015
 P: 213.291.8000
 www.kpff.com

EXHIBIT "A"
 Page No. 2 of 2
 Case No. VTT-83387



REVISION	DATE	ISSUED FOR

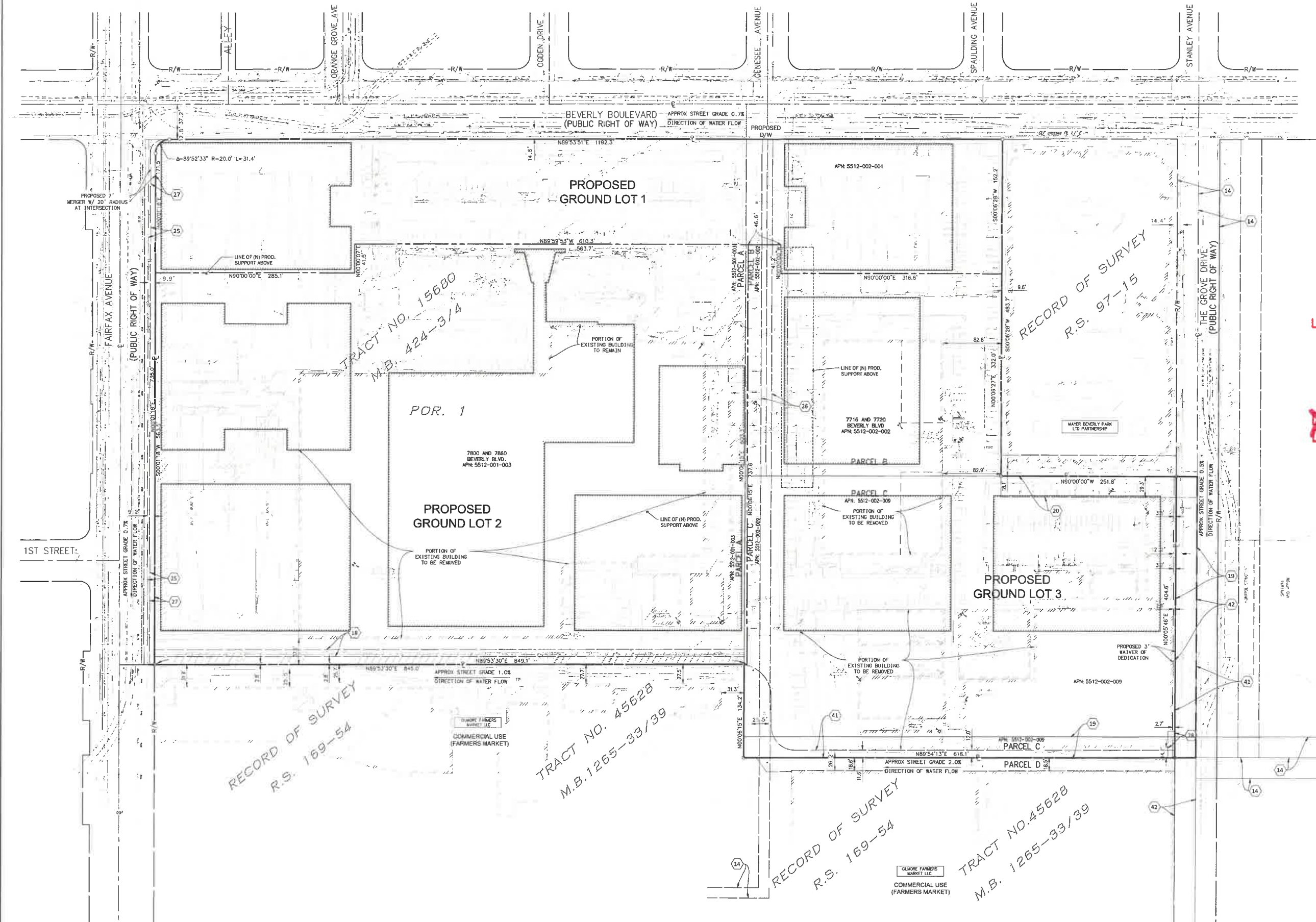
DATE	02/09/2011
PROJECT NUMBER	2000850
DRAWN BY	HL
CHECKED BY	CJ
SCALE	AS SHIPPED
PROJECT DESCRIPTION	7200, 7718, 7719, 7700 WEST BEVERLY BLVD LOS ANGELES, CA 90028
	VESTING TENTATIVE TRACT MAP NO. 83387
SHEET NUMBER	

ATTACHMENT B

VESTING TENTATIVE TRACT MAP No. 83387



780 PLOVER ST., Suite 2100
LOS ANGELES, CA 90017
310.461.2100
17.213.266.2794
www.kpff.com



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP

MAY 17 2024

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY



REVISIONS	DATE	ISSUED FOR

DATE	03/25/2024
PROJECT NUMBER	2000630
DRAWN BY	NL/MK
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	7800, 7860, 7716, 7718, 7720 WEST BEVERLY BLVD LOS ANGELES, CA 90006
VESTING TENTATIVE TRACT MAP NO.	83387

SHEET NUMBER

ATTACHMENT C



Existing Project Site



Figure II-4
Conceptual Site Plan

ATTACHMENT D

NOT FOR
CONSTRUCTION

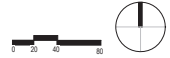


Source: Foster + Partners, 2024

A0.01-INITIAL DEVELOPMENT PLAN

Scale: 1" = 40'-0"

1



**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
KAREN MACK
MICHAEL R. NEWHOUSE

August 16, 2024

Applicant

Kaz Moghim
Persepolis Partners, LLC
12439 W. Magnolia Blvd. #300
Los Angeles, CA 91607

Owner

Marvin-Culver, LLC and
Polycomp Trust Company Custodian
Farshad Raffi IRA #300265
1064 Hillcrest Rd
Beverly Hills, CA 90210

Representative

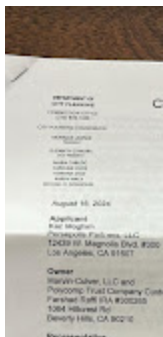


(no subject)

mary simitian <emaille1@gmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Sun, Sep 1, 2024 at 12:07 PM

Hello. There is a housing project for 1205 n mariposa la ca 90029 (see attachment). 5 story 182 units??? How can they even suggest such a big building on this street?? The street is NARROW 2 cars barely pass each other, no parking on 1/2 of street because of elementary school front, traffic every day. 200 feet from school. Street Permit parking which has limitations. Zoning for building height can't be more than 30 feet so this is illegal. There are kids on this street, you can not build such large building here and bring low income/homeless people drug addicts to house. Who is suggesting this without looking at the facts? This project must be revoked right away. If they want to build something this big they need to look into other streets. Please look into this. I've sent several messages and emails and no one is responding.



Screenshot_20240901-115617_Messenger.jpg
754K

I Support Television City Studios - Mobility

Polina Divinsky

Postal Code:

Email Address: pdivinsky@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:11

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

I am so excited to see the completion of the pedestrian focused activation of the public spaces around TVC. With the creation of a green focused state-of-the-art multimodal mobility hub, TVC will provide convenient access for studio workers with dedicated employee shuttles and improved connectivity to transit options including the Metro Purple Line. TVC is committed to getting employees out of their cars and utilizing transit, shuttles and rideshare programs, along with advancing concepts for improved bike plans that would connect to the near Metro stations along the Purple line.

TVC's commitment to go above and beyond the requirements to both beautify and shore up safety concerns by providing funds for neighborhood traffic calming measures and new trees and sidewalks is an example that all developers should follow.

The Draft Environmental Impact Report (DEIR) determined that this project would not result in significant traffic impacts during construction and operations. Based on the comprehensive mobility commitment by TVC, I trust TVCs commitment to being a responsible and considerate neighbor for the long run.

For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Mobility

Michelle Fredricks

Postal Code:

Email Address: michellemfreder@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:10

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

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For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Mobility

Heidi Quezada

Postal Code:

Email Address: heidiquezada111@gmail.com

Date of Submission: Tue, 07/23/2024 - 13:44

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

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For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Jobs

John Root

Postal Code:

Email Address: john_Root@hotmail.com

Date of Submission: Thu, 08/15/2024 - 16:15

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Jobs

Zulekha Vahed

Postal Code:

Email Address: zulekhav@gmail.com

Date of Submission: Tue, 07/23/2024 - 15:07

Submission Letter:

Dear Mr. Caporaso,

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I Support Television City Studios - Jobs

Zulekha Vahed

Postal Code:

Email Address: zulekhav@gmail.com

Date of Submission: Tue, 07/23/2024 - 15:05

Submission Letter:

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I Support Television City Studios - Jobs

Osmin Villatoro

Postal Code:

Email Address: osmin.villatoro@restla.org

Date of Submission: Tue, 07/23/2024 - 14:04

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

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I Support Television City Studios - Jobs

Scott Rockett

Postal Code:

Email Address: scott@skyyrockett.com

Date of Submission: Tue, 07/23/2024 - 14:01

Submission Letter:

Dear Mr. Caporaso,

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I Support Television City Studios - Sustainability

Evan Simon

Postal Code:

Email Address: public@curiosityrealty.com

Date of Submission: Thu, 08/15/2024 - 16:21

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

Charles Reese

Postal Code:

Email Address: TheCharlesReeseExp@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:20

Submission Letter:

Dear Mr. Caporaso,

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I Support Television City Studios - Sustainability

Kuntheary Simon

Postal Code:

Email Address: etweds@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:17

Submission Letter:

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I Support Television City Studios - Sustainability

Anna Paikow

Postal Code:

Email Address: a.paikow@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:14

Submission Letter:

Dear Mr. Caporaso,

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I Support Television City Studios - Sustainability

David Rodriguez

Postal Code:

Email Address: losangeleschicagonewyork3@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:13

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

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I Support Television City Studios - Sustainability

Ryan Schultz

Postal Code:

Email Address: sanbuenafilms@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:07

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

MBS Alum Support Letter

Emma Forthofer

Postal Code:

Email Address: eforthfilm@gmail.com

Date of Submission: Thu, 08/22/2024 - 13:50

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Ashby Arciero

Postal Code:

Email Address: awesomeashby@gmail.com

Date of Submission: Tue, 08/20/2024 - 21:24

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

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Sincerely,

MBS Alum Support Letter

Elon Townsend

Postal Code:

Email Address: elonmtownsend@gmail.com

Date of Submission: Tue, 08/20/2024 - 16:21

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Tatiana Bovia

Postal Code:

Email Address: tati.bovia@gmail.com

Date of Submission: Tue, 08/20/2024 - 15:12

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Gina Villalobos

Postal Code:

Email Address: gina.l.villalobos@gmail.com

Date of Submission: Tue, 08/20/2024 - 13:52

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

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Sincerely,

MBS Alum Support Letter

Kristen Meloche

Postal Code:

Email Address: kristen.meloche@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:58

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Jennifer Pirante

Postal Code:

Email Address: jennifer.pirante@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:49

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Robyn Coburn

Postal Code:

Email Address: deignarob@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:31

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Nicole Valencia

Postal Code:

Email Address: nicole.de.valencia@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:25

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Cassandra Giraldo

Postal Code:

Email Address: cassandrarian.giraldo@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:27

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Ruben Cebreros Jr

Postal Code:

Email Address: rubencebrerosjr@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:18

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Vickey Song

Postal Code:

Email Address: vickeysongy@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:12

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Adrian Wittenberg

Postal Code:

Email Address: knockmeakiss@gmail.com

Date of Submission: Sat, 08/17/2024 - 21:00

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Ruben Cebreros Jr

Postal Code:

Email Address: rubencebrerosjr@gmail.com

Date of Submission: Wed, 08/14/2024 - 15:00

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Christian Hernandez

Postal Code:

Email Address: Christianhernandez2169@gmail.com

Date of Submission: Tue, 08/13/2024 - 17:48

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Lesley Dike

Postal Code:

Email Address: lesleydike@gmail.com

Date of Submission: Sun, 08/11/2024 - 03:04

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Hannah Hoang

Postal Code:

Email Address: hannahkhoang@gmail.com

Date of Submission: Fri, 08/09/2024 - 09:42

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Fernando Anglero

Postal Code:

Email Address: fernando_anglero@yahoo.com

Date of Submission: Fri, 08/09/2024 - 09:30

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Alyssa Lopez

Postal Code:

Email Address: alyssamarielopez@outlook.com

Date of Submission: Thu, 08/08/2024 - 20:53

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Beth Scorzato

Postal Code:

Email Address: b.scorzato@gmail.com

Date of Submission: Thu, 08/08/2024 - 17:34

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Alishah Castillo

Postal Code:

Email Address: acastillo2025@smprep.org

Date of Submission: Thu, 08/08/2024 - 11:55

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Diego Aquino

Postal Code:

Email Address: diegoaquino513@gmail.com

Date of Submission: Thu, 08/08/2024 - 11:01

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

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I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Brandon Hopkins

Postal Code:

Email Address: brandonhopkins25@gmail.com

Date of Submission: Thu, 08/08/2024 - 10:33

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

JP Price

Postal Code:

Email Address: Judi@judiprice.com

Date of Submission: Thu, 08/08/2024 - 10:15

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Jeremy McKibbins

Postal Code:

Email Address: jeremiahmckibbins@gmail.com

Date of Submission: Thu, 08/08/2024 - 10:05

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Amahl Chekh Khalil

Postal Code:

Email Address: mahl.jmal.00@gmail.com

Date of Submission: Thu, 08/08/2024 - 09:54

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Geonni Sigl

Postal Code:

Email Address: geonni@onncreative.xyz

Date of Submission: Thu, 08/08/2024 - 09:21

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Amazon Beard

Postal Code:

Email Address: warriorfemaletime@yahoo.com

Date of Submission: Thu, 08/08/2024 - 08:50

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Jennifer Pirante

Postal Code:

Email Address: jennifer.pirante@gmail.com

Date of Submission: Thu, 08/08/2024 - 08:43

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

MBS Alum Support Letter

Maximiliano Aguilar

Postal Code:

Email Address: maxaguilar2242@gmail.com

Date of Submission: Thu, 08/08/2024 - 08:29

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

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Sincerely,

Supplement to Appeal Justification

TVC 2050

VTT No. 83387, CPC-2021-4089-AD-GPA-ZC-HD-SP-SN , ENV-2021-4091-EIR
7716-7860 W. Beverly Blvd.

Appellants: Park La Brea Impacted Residents Group (PLBIRG) is a group of multi-family residents living in the sprawling Park La Brea apartment complex located 1/2 mile due south of the TVC 2050 Project.

With its proposed TVC 2050 Specific Plan (“Specific Plan”), applicant Television Studios LLC (“TSLLC”) calls for an unprecedented amount of flexibility and ability to alter its initial “concept” about how the land will be developed over the course of (an equally unprecedented) twenty year lifespan.

The Specific Plan cites the need to be able to adapt to the “evolving needs of the entertainment and media industries” and “support Los Angeles as the global capital of media and entertainment.”

It claims a need to more than double the density on the TVC property to fulfill “the unmet and anticipated future demands of movie, TV, and streaming” content production.

The entertainment and media industries ARE evolving, but not in the way implied by the Specific Plan. LA is still the leading hub for film, tv and streaming production but that lead has steadily shrunk since Hackman Capital (“Hackman”) acquired the Television City property in 2018.

In fact, unlike the William Pereira and Charles Luckman’s “original vision” for Television City cited in the Specific Plan preamble, Hackman is not a major studio headquarters, not an entity or company in the business of creating and distributing TV, movies, or similar entertainment content. Hackman is akin to an Air n B that leases space to a revolving door of production companies. They are passively dependent on rather than a driver what happens in the production landscape, and what is happening in that landscape is that U.S. production has declined and production in Los Angeles has declined even more.

Hackman is intentionally misleading the public about its intentions for redevelopment of Television City, and that in fact it is bringing a Trojan Horse in the form of a Specific Plan that if approved would allow it to REDUCE or even potentially eliminate film and TV studio

uses and use the land for purposes that neither the public nor the City, except for one official, would get to weigh in on.

The reality of the “changing needs of the constantly evolving media and entertainment industry” is that film and TV production in Los Angeles is on a downward trend, with more and more productions moving to other states and countries:

“Other regions in the U.S., Canada and Europe have steadily increased incentives to attract TV shows and movies, leaving California in the dust. Our state has fallen far behind in the tax-break arms race.”

—[Ivan Ehlers, Los Angeles Times, May 21, 2024](#)

Studio execs, Guild leaders, industry analysts, entertainment reporters, Film and TV industry experts in academia, and market researchers widely attribute the significant contraction in film and TV production in Los Angeles to a common set of factors:

- [Failure to be competitive with tax incentives](#). An explosion of studio production facilities in other states and countries fueled by highly competitive tax incentives are magnetizing a growing share of TV and movie production while LA is increasingly seen as non-competitive. For example: last year [New York boosted the annual film tax credit allocation to \\$700 million, up from \\$420 million](#). (California’s tax credit program is only worth about [\\$330 million](#).) LA might still be, for the moment, the world’s biggest production hub, but it’s steadily losing ground to other states and countries with more generous incentives for shooting there.
- [The end of “Peak TV.”](#) After the so-called streaming wars when companies spent exorbitant amounts of money on direct-to-digital content to compete with Netflix, studios have dramatically slowed their pace. The race to have the most selection of content to attract the most subscribers has been overtaken by cold, hard scrutiny on containing costs and increasing profitability.
- Increased reliance on foreign-produced TV series and movies which have proven to be appealing to U.S. viewers, lessening the need for costly production operations in Los Angeles. [Netflix, for one, is expected to spend more than half its content spend this year on titles produced outside of North America.](#)

[U.S. film and TV production is down 40% from Peak TV levels](#) according to a new report by ProdPro. “The entertainment industry...is undergoing once-in-a-generation changes...it is less dependent on film and television studios, more oriented toward online content

creation, live events and gaming...What it means to work in Hollywood is starkly different today.”

“The grim reality...points to [an industry in a painful state of flux, mirroring the digital transition that overwhelmed the newspaper industry](#),” according to Brian Lowry, former media critic for CNN and Variety and former reporter and columnist at the LA Times.

The production drought is here to stay, and the production jobs that have disappeared from Los Angeles are not coming back, no matter how slick and glossy of a dog and pony show Hackman puts on. [Talent reps are even marketing their clients to overseas productions to keep them afloat.](#)

Unlike major studios like Warner Bros. or Universal, Hackman is not a force or even a factor in content development, production or distribution. They are a developer / operator of independent studio production facilities, akin to a giant Air B n B that leases space to a revolving door of production companies. They are dependent on, rather than a driver of, what happens in the production landscape.

Given the industry consensus that the production decline in Los Angeles is “here to stay,” it is inconceivable that in 2024 an independent studio operator like Hackman would acquire Television City to invest (according to their website) a billion dollars to “expand, update and modernize” it for TV and film production. Indeed, the evidence points to not being able to recoup such an investment via revenue related to film and TV production in Los Angeles.

In 2018 when Hackman acquired Television City it was a different story. It was the heady Peak TV era, and the sky was the limit. But that has all since crumbled, and we must look elsewhere for Hackman’s intentions for the future of Television City.

The Specific Plan professes to be about “modernizing and expanding its existing facilities to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production to remain competitive in the industry. This portends a cruel joke on the public and the City because the “unmet and anticipated future demands of movie, television and streaming content production” are now known to be in permanent decline.

Yet over the past two years Hackman has invested millions of dollars marketing their fictional narrative to the public and the City, and it seems that many officials and some members of the public have fallen for the bedtime story that the proposed upzoning bonanza will make dreams come true by revitalizing what has become a vulnerable and depressing landscape for LA- based industry professionals.

Trojan Horse

Why did the Trojans of antiquity open their gates and bring their enemy’s “gift” of a massive carved wooden horse into their city? Why did they believe Sinon’s narrative that the Greeks had abandoned the war and left a giant wooden horse as an offering to the goddess Athena who would make the City of Troy impregnable to its enemies?

We know how that turned out.

The truth that is that that the [lost LA production jobs ship has sailed](#). Unless and until the state of California enacts significantly richer incentives competitive with those available in other emerging production hubs in the United States and overseas, the Specific Plan and its voracious upzoning and ludicrous blank check parameters will serve only one purpose: to give Hackman the most generous, lucrative entitlements possible to exponentially multiply the value of the property, salvage their purchase of Television City, and even potentially result in the flipping of the property to cash in. None of that benefits the public.

There is nothing in the Specific Plan that will keep production in Los Angeles as the “evolution” of the industry unfolds. Hackman— an established, successful player in the independent studio business—knows it.

But hiding in plain sight in the proposed Specific Plan are indications that not only does Hackman not plan to expand film and TV studio production capacity as the Specific Plan describes, but is likely to actually reduce it.

With demand for studio production facilities in permanent decline, no reasonable person would sink hundreds of millions of dollars—let alone a billion dollars—into expanding, updating and modernizing Television City without some guarantee of longterm revenue from tenants (much as the Caruso-owned Grove is a long term tenant on the Gilmore property). Hackman has yet to indicate any such prospective longterm tenant committed to lease a significant chunk of a redeveloped Television City .

On the face of it, the Land Use Exchange program (Section 5.2.E in the Specific Plan) would let Hackman swap some of the other permitted land uses to increase the amount of density for actual studio production uses. The Specific Plan doesn’t mention a land use swap in the other direction, i.e. swapping studio production floor area for, say, a theme park. But it’s there; you just have to know where to look.

They have layered in another provision which states that if due to changing circumstances Hackman wants to alter what the land can be used for, they (or a future owner of the prospective entitlements) can ask the Director of Planning to approve a reassignment of land use from the nominally designated studio / production offices to...just about anything.

The hidden agenda is hiding in plain sight in Section 5.1.D of the Specific Plan.

“Proposed uses not listed...may be permitted upon determination by the Director pursuant to Section 13B.4.6. of the [Zoning] Code that such uses are similar to and nor more objectionable to the public welfare than the uses provided in Section 5.1 of the Specific plan. Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under the Specific Plan.”

As an example, the Specific Plan allows for entertainment uses. The Director could “interpret” that to mean floor area designated for studio production floor area – or general office floor area -- could instead be used to build, for example,

A concert arena.

A theme park.

A helicopter transportation center that includes tourist rides.

A sports arena.

A 9 hole celebrity golf course.

A resort.

A cineplex.

A gaming / virtual reality venue.

All of these are related to entertainment. But their impacts are wildly different and those impacts would not need to be identified, mitigated or even discussed.

Under this cleverly crafted scheme, all Hackman needs to do is persuade one person, the Director of Planning, that the prospective use is “similar to and no more objectionable to the public welfare” than the uses provided in Section 5.1 of the Specific Plan. “Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under the Specific Plan.”

In other words two men in a room could decide that instead of a superfluous independent production studio (superfluous because of declining demand) – or instead of an equally superfluous “general office” office park (office towers are going begging in Los Angeles these days), the applicant can decide to swap that out for a sports / music/ gaming / complex with helicopter service and an amusement park thrown into the bargain.

Without any public scrutiny or right to appeal.

And there you have it, Hackman in the role of the Greek warriors ready to jump out of the Trojan-Horse-of-a-Specific-Plan to redevelop Television City to be whatever will make the most money without regard for impacts on the community—which will have never been discussed, studied, or mitigated because it will be just two men in a room making the decision about what will actually be built, or not built, at Television City.

LADCP is known for calling such comments “speculative.” 🙄 They will say Hackman has never expressed any interest in building a concert venue, theme park, sports arena, aerial sightseeing center, or the like, so it’s speculative to even talk about it. But what’s really speculative is to buy into Hackman’s narrative that the motivation for more than doubling the density of Television City is to ensure the film and TV production business in LA stays competitive in a continually evolving marketplace.

Our comments are abundantly supported by the industry’s own assessment of the future of film and TV production in Los Angeles: It’s bleak.

This Commission should send a clear message to Hackman that this is not how a transparent process works:

Grant PLBIRG’s appeal. Reject their game of “Hide the Ball.”

Tell Hackman you’re not letting their oversized wooden horse into your city.

Send them away to prepare an honest project that is real. It doesn’t have to be a studio project, given the realities of the industry’s “evolution,” but it does have to be transparently developed and put forward.

We look forward to seeing what they come up with.

PARK LA BREA IMPACTED RESIDENTS GROUP (PLBIRG)

September 3, 2024

BY EMAIL

City Planning Commission
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, California 90012
Email: cpc@lacity.org

Re: Comments on Final Environmental Impact Report and Erratum No. 1
For Proposed TVC 2050 Project re Inadequate Project Description
and Required Recirculation of Draft EIR (Case Nos.
CPC-2021-4089-AD-GPA-ZC-HD-SP-SN, CPC-2021-4090-DA,
VTT-83387 and ENV-2021-4091-EIR)

Honorable President and Commissioners:

This firm represents Mayer Beverly Park Limited Partnership, an affiliate of Apartment Income REIT Corp., which owns and operates the Broadcast Center Apartments ("Broadcast Center") located at 7660 Beverly Boulevard ("BC Site").

Broadcast Center has requested our assistance with respect to the Final Environmental Impact Report ("FEIR") and Erratum No. 1 ("Erratum") prepared for the proposed TVC 2050 Project ("Project"), as currently proposed by Television City Studios, LLC, which we understand is controlled by Hackman Capital Partners ("Hackman"), on an approximately 25-acre site located at 7716-7860 Beverly Boulevard (the "Project Site") in the City of Los Angeles (the "City").

The BC Site is located adjacent to the Project Site at both its western and southern boundaries and borders Beverly Boulevard to the north and The Grove Drive to the east. Broadcast Center affiliates also own nearby Palazzo West, Palazzo East and the Villas at Park La Brea, which collectively provide, including the approximately 500 Broadcast Center residents, housing for more than 3,000 residents who live in close proximity to the Project Site and would be significantly impacted by the Project.

Our client's primary concerns for its residents relate to the Project's air quality, noise, traffic, safety and aesthetic impacts. In particular, the BC Site could now be encircled on all four sides by streets, including two new onsite project streets to the south and west with a significant new access point on The Grove Drive adjacent to Broadcast Center. In addition, the Project could encircle the BC Site with buildings from 120-145 feet in height that would dwarf our client's building, and could also include a 120-foot-high parking structure in close proximity to the BC Site. These improvements could significantly limit light and views and pose significant air quality and noise impacts that could be needlessly detrimental to resident health. We say "could" throughout this paragraph because, as discussed below, Broadcast Center continues to have no idea of what Hackman might actually develop on the Project Site because it is not bound by the various versions of the illustrative conceptual development scenario in the CEQA documentation and could build just about anything next to Broadcast Center.

As set forth in the Draft Environmental Impact Report ("DEIR"), the proposed Project originally included the development of up to 1,626,180 square feet of new studio development, the retention of up to 247,820 square feet of existing studio facilities and the demolition of up to 495,860 square feet of existing studio facilities. According to the DEIR, this resulted in a maximum of 1,874,000 square feet of "soundstage, production support, production office, general office, and retail uses" on the Project Site, as well as related circulation improvements, parking and landscaping. The Erratum reduced the maximum floor area to 1,724,000 square feet.

The Project requires numerous discretionary approvals, but the central entitlement is the proposed TVC 2050 Specific Plan ("Specific Plan") that would establish the zoning for the Project Site and largely override the applicable zoning standards and requirements in the Los Angeles Municipal Code that would otherwise govern development of the Project Site. Indeed, the first sentence in Section II (Project Description) of the DEIR states that "[t]he TVC 2050 Project . . . would establish the TVC 2050 Specific Plan." (DEIR, p. II-1)

On July 14, 2022, the City, through its Department of City Planning ("D_CP"), circulated the DEIR, which includes hundreds of pages of text, as well as numerous technical appendices with additional environmental information regarding the Project. However, while the DEIR repeatedly references and purports to describe provisions in the proposed Specific Plan, and notwithstanding that those alleged provisions underpin much of the analysis in the DEIR, the City did not release any version of the Specific Plan to the public concurrently with its release of the DEIR or during the 60-day comment period for the DEIR, which ended on September 13, 2022.

Broadcast Center had significant and wide-ranging concerns regarding the DEIR's adequacy and submitted a 141-page letter ("DEIR Comment Letter")¹ to the City that laid out those inadequacies in some detail, and the myriad technical deficiencies discussed in that letter were supported by reports and other documentation prepared by an array of reputable experts. The DEIR drew such withering and widespread criticism from commercial and residential stakeholders that it took Hackman's consultants and the City well over a year to prepare written responses to all of their comments.

As documented at length in the DEIR Comment Letter, the DEIR included a nebulous and wholly unstable project description that provided no meaningful basis for environmental review. Instead of identifying critical project characteristics such as the specific location, size, massing, height, configuration and other features of the proposed buildings and uses, the production areas, the circulation system and parking, the environmental analysis was largely based on a "conceptual site plan" (the "DEIR Conceptual Plan") that included nothing more than white boxes and several new onsite private streets that cover much of the Project Site, with no data or text at all. (DEIR, p. II-14 [Figure II-4]) The DEIR stated that this conceptual site plan "illustrates one possible development scenario" and that actual development would not be governed by the conceptual site plan, but rather by the requirements of the Specific Plan, which the public never saw at the time or had the opportunity to consider in connection with its review of, and comments on, the DEIR. (Id. p. II-13, emphasis added) As the City is aware, in *Stopthemillenniumhollywood.com v. City of Los Angeles* ("Stopthemillennium"), 39 Cal. App. 5th 1 (2019), the California Court of Appeal determined that an illustrative conceptual development scenario for a development project was not an accurate, stable or finite project description.

The City released the FEIR on November 21, 2023. In willful denial of legal reality and with remarkable temerity, the FEIR concludes that virtually every material concern raised by approximately **450** commenters who expressed opposition to the Project in about **26,000** pages of comments was unfounded.²

We beg to differ. The FEIR did little or nothing to address or ameliorate our client's concerns laid out in the DEIR Comment Letter or the concerns of hundreds of other stakeholders who submitted comments that the DEIR is legally inadequate and

¹ Capitalized terms not defined in this letter are as defined in the DEIR Comment Letter.

² Often, though, the FEIR attempts to refute comments in an unpersuasive manner, but at the same time tacitly acknowledges the deficiencies in the DEIR by introducing significant new information and analysis in an attempt to cure those deficiencies.

unlawful for numerous reasons. This letter focuses on the following unlawful aspects of the FEIR:

1. The project description continues to be neither accurate, finite nor stable.
2. The FEIR failed to provide good-faith, reasoned responses, or in some cases any response at all, to many significant comments in the DEIR Comment Letter.
3. Even if the modified project description in the FEIR was somehow accurate, stable and finite (which it is not), the DEIR would have to be fully revised and recirculated to provide the public with a meaningful opportunity for review and comment.

We are also in the process of preparing comments regarding the technical responses and many new technical reports analyses in the FEIR and the Erratum.

Broadcast Center continues to recognize the importance of the entertainment industry to the City and the need to retain and expand production facilities. However, the Project simply fails to strike an appropriate balance between addressing that need while preserving a reasonable quality of life for existing residents and avoiding undue and unnecessary impacts on them.

Broadcast Center has repeatedly attempted to engage with Hackman and the Council Office for more than two years to address Broadcast Center's significant concerns regarding the range of serious impacts the Project would have on its residents as originally and currently proposed, but the changes Hackman proposed in the Erratum do little to address those concerns, which were most recently summarized in a March 12, 2024 letter from our client to Councilmember Yaroslavsky, a copy of which is attached as **Exhibit 1**. If and when Hackman is willing to earnestly tackle these issues, Broadcast Center is prepared to engage further with them.

I. The Project Description Remains Inaccurate, Unstable, Not Finite and Unlawful.

For the many reasons discussed below, the project descriptions reflected in the FEIR and Erratum remain inadequate and unlawful and the FEIR's responses to the contrary with respect to this subject are extremely unpersuasive.

A. The Project Description is Not Lawful Just Because the Principal Entitlement is the Specific Plan.

The FEIR states that the nebulous and wholly unstable project description in the DEIR is acceptable because the principal entitlement is the Specific Plan, so that a conceptual development scenario is permissible. For example, Topical Response 1 (Clearly Defined Project Description and Specific Plan) in the Responses to Comment ("RTCs") in Section II of the FEIR states that "less detail is required for a specific plan project than an individual building development project," that "[a] specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development," and that "[s]pecific details about potential future buildings are unknown at this time." (FEIR, II-65; *see also* FEIR, II-66-67, 71, 279)

This is false and very misleading. This is a project-level EIR for a single site. The first page of the DEIR states that "[t]his Draft EIR is a 'Project EIR,' as defined in Section 15161 of the CEQA Guidelines [an EIR for a 'specific development project']." (DEIR, p. I-1) Therefore, the Specific Plan does not set forth "broad policy concepts," as the FEIR implicitly suggests, but rather is a specific plan for a development project, albeit one with an inchoate project description. Furthermore, even a specific plan that establishes land use policies must still include specific policies rather than an infinite number of potential different policies. An EIR prepared to analyze a policy proposal may require the formulation of various development assumptions to analyze the environmental impacts associated with that policy, but the policy itself must be finite and stable. The issue, in other words, is not whether the project description is more or less detailed, but whether the project description is accurate, stable and finite and thereby susceptible to any meaningful analysis. The City and Hackman cannot escape project-level analysis by packaging the unlawful project description in a specific plan.

Moreover the FEIR internally contradicts itself and undermines its baseless claim that a less detailed project description is required for a project subject to a specific plan by simultaneously arguing that it was proper to use the VMT calculator to measure the Project's VMT impacts (notwithstanding that the City's Department of Transportation ("LADOT") prohibits the use of the calculator for specific plans) because the Specific Plan here is **not** a land use plan for a large area, but rather includes development standards for a specific development project. (FEIR, II-117-118) In addition, in an effort to prove that the *Natural Resources Defense Council, Inc. v. City of Los Angeles* case is not applicable to the Project, the Final EIR states that that case "involved a Program EIR, whereas the Draft EIR in this case is a **Project EIR**" that "disclosed and comprehensively analyzed full buildout of the Project." (FEIR, II-294, emphasis added) The City and Hackman cannot have it both ways.

To try and support its claim that the project description in the DEIR was acceptable, the FEIR repeatedly states that it was impossible for Hackman to propose anything beyond a conceptual illustrative development scenario. For example, Topical Response 1 includes the conclusory and unsupported statements that "specific details about potential future buildings are unknown at this time" (DEIR, p. II-65), that "conceptual plans are the only plans that could meaningfully be provided when a draft EIR is prepared" (*id.*, p. II-73) and that "due to the nature of the Project, [project detail] simply does not now exist" (*id.*, p. II-71).

The administrative record belies these and similar false statements in the FEIR. First, as discussed in the DEIR Comment Letter (page 8), the Project Application submitted in 2021 included a plan set with 18 sheets ("Application Plans"). The second sheet is a "Conceptual Site Plan," but unlike the DEIR Conceptual Plan included in Section II of the DEIR, this conceptual site plan included a description of each of the illustrative buildings (*e.g.*, stage, office, production support) and graphically illustrated the large parking structure in the southeastern corner of the Project Site. In addition, the Application Plans included floor plans for Project Grade Level, Levels 2-4, Level 5 and Level B1, as well as Site Elevations from The Grove Drive (east), Beverly Boulevard (north), Fairfax Avenue (west) and the southern alley (south).

The DEIR Conceptual Plan, which consists of approximately 21 white boxes with no data or text that explains anything about any of them, does not include any of the details in the Application Plans. The preparers of the DEIR could easily have used the Application Plans as the basis for the project description. Not only did they decline to do so for never-explained reasons, neither the DEIR nor the numerous appendices thereto include the Application Plans or make **any** reference to them.

Second, as also discussed in the DEIR Comment Letter (pages 9-10), while claiming for purposes of the DEIR that Hackman could develop nothing more than the amorphous DEIR Conceptual Plan, Hackman was presenting multiple, evolving and quite specific project plans, including simulations, to the Cultural Heritage Commission.

Third, the DEIR includes lots of other evidence that, notwithstanding the absence of stability in the DEIR Conceptual Plan, Hackman has a very specific development project in mind. (DEIR Comment Letter, pp. 9, 10-12)

The self-evident truth is that nothing precluded the City and Hackman from including an accurate, stable and finite project description in the DEIR. But Hackman wants a nebulous project description in order to have broad flexibility to change the project in response to future market conditions. As Broadcast Center and numerous other

commenters noted, the DEIR stated that "[t]he specific mix of uses ultimately constructed will depend upon market demands, and the Specific Plan would allow flexibility in locating the various uses within the Project Site." (DEIR Comment Letter, pp. 23-24; DEIR, pp. II-13, IV.K-42) Similarly, the first project objective in the DEIR is to provide a studio facility with an expandable, **flexible**, and operationally seamless production ecosystem that can respond to evolving **market demands . . .**" (DEIR, p. II-10, emphasis added)

This is the sole reason why the DEIR Conceptual Plan "illustrates one possible development scenario" among infinite scenarios (DEIR, p. II-13). However, *Stoepthemillennium* flatly rejected uncertainty about market conditions as a lawful ground for the DEIR's incoherent and ambiguous project description. *Stoepthemillennium*, 39 Cal. App. 5th 1, 14 (2019). Having now been apprised of the unlawful reliance on evolving market conditions as a means to omit a concrete project description, the FEIR never respond directly to this point and, as just discussed, offers no other justification for Hackman's inability to provide a fixed development proposal.

Simply put, the City and Hackman want to have their CEQA cake and eat it, too. They characterized the DEIR as a project EIR, and properly so, with the intention to eliminate or severely limit the need for additional environmental review for the unknown project that Hackman would actually develop, while at the same time refusing to state and illustrate a concrete development plan that would allow meaningful public input and understanding and thereby give Hackman carte blanche to develop whatever project it determines over the next 20 years is most responsive to its perception of market conditions.

As a result, Broadcast Center cannot begin to know what Hackman may eventually choose to develop in close proximity to its building and how that would impact its residents. As just one example (there are many more in the DEIR Comment Letter), the Application Plans (and the Modified Initial Development Plans attached as Appendix A to the Erratum) show two illustrative soundstages and an office building just 45 feet west of the BC Site. Based on the elevations on Sheet A2 of the Modified Initial Development Plans (Site Elevation - East [The Grove Drive]), the height of each illustrative soundstage is approximately **70 feet** and the height of the illustrative office building is approximately **104 feet**. But these illustrative buildings are located in Height Subarea B, which has a base height limit of 88 feet, but allows a maximum height of **145 feet** in 40% of Subarea B. Therefore, regardless of the illustrative buildings, the Specific Plan, if approved, would allow Hackman to construct a single building or multiple buildings within 45 feet of Broadcast Center that are fully or mostly 145 feet in

height.³ Not only does the DEIR (and FEIR) **not** account for this very real possibility (or else why does Hackman insist on a 145-foot height limit), neither Broadcast Center nor anyone else has any idea what Hackman will ultimately build there due to the inchoate project description. The FEIR therefore fails as an informational document and precludes informed decision-making and public participation.

B. The FEIR's Post-Hoc Reliance on the Application Plans Does Nothing to Change the Nebulous and Unstable Project Description.

The FEIR repeatedly claims in RTCs that the "illustrative" DEIR Conceptual Plan used as the project description in the DEIR is consistent with the "architectural plans on file with the City and available on the Department of City Planning's website." (FEIR, II-62, 72, 524, 1260, 1271) At least one RTC states that the "architectural plans" are Hackman's 2021 Application Plans. (FEIR, II-281) The FEIR then adds shortly after those statements that "future changes that are substantially different than the Project or are beyond the scope of impacts evaluated in the EIR would require additional discretionary City review and approval, as well as potential CEQA compliance review." (*Id.*, pp. 62, 73, 282, 524, 1260, 1271-1272) While the preparers of the FEIR cannot bring themselves to expressly state it, these repetitive RTCs implicitly assert that, whatever the failings of the DEIR Conceptual Plan, the Application Plans constitute an accurate, stable and finite project description.

If that is what the FEIR is passively-aggressively getting at, it is unavailing for a host of reasons. Most important, even if the DEIR had used the Application Plans for the project description instead of the DEIR Conceptual Plan (which, as discussed below, it did not), the project description would still be inaccurate, unstable and not finite. While the almost complete absence of information in the DEIR Conceptual Plan contributes in part to the unlawful project description, the larger issue is that **the project description is unfixed one way or the other**. While the Application Plans have more information than the DEIR Conceptual Plan, they still just "illustrate one possible development scenario," and actual development would not be governed by the Application Plans any more than by the DEIR Conceptual Plan. In fact, the Application Plans include a "Conceptual Site Plan" that includes the same generic layout as the DEIR Conceptual Plan and states that it is a "conceptual illustrative site plan."

³ This is one of many examples of how, in reliance on the amorphous DEIR Conceptual Plan, the DEIR failed to analyze the Project's maximum possible impacts or otherwise address a reasonable worst-case scenario. (*See generally* DEIR Comment Letter, Section 2.C)

Furthermore, it does not matter whether additional CEQA review may be required if Hackman substantially deviates from the Application Plans; **the project description must be stable and finite in the first place.**⁴ And here it most decidedly is not.

The FEIR's implicit claim suffers from other infirmities as well. First of all, as previously mentioned, the Application Plans are not identified, referenced, described or included anywhere in the DEIR or the appendices thereto. This is why all the FEIR can say is that they are "architectural plans on file with the City." The public, however, is not required to scour the City's records to find plans that are nowhere referenced in the DEIR and then try and figure out if those plans formed the basis for the environmental review in the DEIR. The preparers of the DEIR deliberately chose to omit all mention of the Application Plans in the DEIR and instead base its review on a bunch of blank white boxes in the DEIR Conceptual Plan that disclosed virtually no information to the public or decisionmakers regarding the project description.

Furthermore, the revised DEIR text in Section III (Revisions, Clarifications, and Corrections to the Draft EIR) of the FEIR also includes no reference whatsoever to the Application Plans. Rather, it continues to repeatedly reference and rely on the DEIR Conceptual Plan and repeatedly state that Hackman can build just about anything just about anywhere, subject only to a maximum floor area, (overly generous) height envelopes, minimal setback requirements and other minor restrictions.

In addition, the preparers of the FEIR inherently acknowledge the inadequacy of the DEIR Conceptual Plan by augmenting it with new renderings and plans. The revised text for the Draft EIR includes two new renderings of the Project in Figures II-4(a) and (b) that it claims are renderings of the DEIR Conceptual Plan. (FEIR, p. III-8-10)

⁴ As one example of a RTC that **expressly** relies on this unlawful rationale, the DEIR Comment Letter includes Comment 35-40 (FEIR, II-1288-1289), which states that the DEIR failed to address the maximum environmental impacts related to project grading activities because the DEIR analyses assumed a maximum of 772,000 cubic yards of cut and export under the illustrative DEIR Conceptual Plan, when in fact the cut and export could significantly exceed that amount. After first attempting to create the false impression that the cut and export could not exceed 772,000 cubic yards (there is no such limitation), RTC 35-40 then tacitly admits no such limitation exists, but states that "any substantial changes from the Project would require future discretionary City review and approval and additional CEQA review." (*Id.*, II-1289) Once again, however, the potential for additional CEQA review when Hackman wants to building something that is different from the illustrative and wholly inadequate DEIR Conceptual Plan does nothing to cure a project description that is not accurate, stable or finite in the first place. This is another RTC that lacks good-faith, reasoned analysis.

Hackman, however, would not be bound by these renderings any more than it is bound by the DEIR Conceptual Plan. Moreover, the notion that the renderings are based on the DEIR Conceptual Plan is absurd because the DEIR Conceptual Plan does not include sufficient information to prepare those renderings. The "new" renderings appear to be old renderings that Hackman showed to the Cultural Heritage Commission in 2022.

The revised text for the Draft EIR further includes several other new graphics and related text to augment the DEIR Conceptual Plan, including the location of 585,902 square feet of "future **potential** outdoor production activity" (FEIR, pp. III-11-12, Figure II-4(c)), the locations of 371,600 square feet of basecamp areas (*id.*, pp. III-13-15, Figures II-4(d) and (e)) and a layout of the below-grade project level, including the locations of the Mobility Hub and production support basecamp and parking areas (*id.*, pp. III-16-17, Figure II-6(a)). Figure II-6(a) matches Sheet A1.04 in the Application Plans. Once again, though, Hackman is not bound by these new graphics any more than it is bound by the DEIR Conceptual Plan.

The revised DEIR text and RTCs in the FEIR often rely on these new graphics to explain the illustrative locations of the outdoor production activity areas, the basecamp areas and the Mobility Hub. They were forced to identify the illustrative locations and sizes of these illustrative project components in the FEIR because the DEIR utterly failed to do so. But not only do the preparers of the FEIR never admit this plain truth, they suggest that these additional graphics really were not necessary. They rely heavily on the new project graphics, but claim the DEIR was not required to include them because "exact details" are not required. (*See, e.g.*, DER, II-1292) The reality, however, is that the DEIR did not provide **any** details and, in any event, the details now provided also just "illustrate one possible development scenario."

C. ***Stopthemillennium* is Fully on Point, Notwithstanding the FEIR's Extremely Unpersuasive Claim to the Contrary.**

Topical Response 1.D in the Final EIR contends that the *Stopthemillennium* case is distinguishable because (1) that case "involved an individual development project rather than a specific plan project" and (2) the project description in that case is different from the project description here in all material respects. (FEIR, II-71-75) Those responses are meritless, as discussed below.

1. **The Specific Plan Relates to a Specific Development Project and Provides No Basis to Distinguish *Stopthemillennium*.**

As previously discussed at length in Section II.B, the Project is in fact a development project and the FEIR admits this. The fact that Hackman has sought a specific plan for this development project has no legal relevance to the determination in *Stopthemillennium* that the project description there was not accurate, stable or finite.

Specifically, for the *Stopthemillennium* project, the City and developer simply used a different mechanism – a development agreement with a 25-year term – to establish minimal "impact envelopes" for the amorphous project. Precisely like the Specific Plan here, the development agreement "embod[ied] the project's pre-defined limits 'regarding developable floor area, permitted land uses, design guidelines, and sight-specific development standards,' which would 'control the scale and massing of the Project.'" *Stopthemillennium*, 39 Cal. App. 5th at 8. And strikingly similar to the DEIR here, the draft EIR in *Stopthemillennium* stated that because

flexibility as contemplated in the Development Agreement with regard to particular land uses, siting, and massing characteristics, a conceptual plan has been prepared as an *illustrative scenario* to demonstrate a *potential development program* that implements the Development Agreement land use and development standards⁵ Thus, this concept plan was simply one "scenario" that might result from the approval of the development agreement. *Id.* at 9-10 (emphasis in original).

The court further emphasized that

[t]he draft EIR does not describe a building development project at all. Rather, it presents different conceptual scenarios that Millennium or future developers may follow for the development of this site. These concepts and development scenarios—none of which may ultimately be constructed—do not meet the requirement of a stable or finite proposed project. *Id.* at 18.

⁵ The draft EIR actually considered three conceptual illustrative scenarios – mixed-use, residential and commercial, as compared to just one in the DEIR here. *Id.* at 10.

The court therefore held that, regardless of the document in which the development envelope was stated, the developer's

failure to present any concrete project proposal, instead choosing concepts and "impact envelopes" rather than an accurate, stable, and finite project, was an obstacle to informed public participation, "even if we cannot say such input would have changed the project ultimately selected and approved." *Id.* at 20.

Sound familiar? Topical Response 1.D in the FEIR to *Stopthemillennium* ignores all of this and was not a good-faith, reasoned response.

In summary, the framework in which the unlawful project description resides, whether it be a specific plan, a development agreement or other land use or zoning plan or agreement, is unimportant.

2. The Project Description Here is the Same as the Project Description in *Stopthemillennium* in All Material Respects.

Topical Response 1.D relatedly attempts to factually distinguish the project description here from the project description in *Stopthemillennium*. It does so, however, by dodging or misstating the facts in *Stopthemillennium*. Below is a straightforward comparison of the two project descriptions, which demonstrate that Hackman and the City used the same unlawful playbook here to prevent any meaningful public participation in the CEQA process.

a. The *Stopthemillennium* project included "a concept plan and several land use scenarios" that "identified various components, including residential units, hotel, office, commercial, food and beverage, fitness center, and parking uses. The project description was designed to create an 'impact' envelope within which a range of development scenarios can occur." *Id.* at 8.

The project description here is essentially the same, except it only includes **one** conceptual illustrative development scenario, rather than three of them.

b. The *Stopthemillennium* project included the preservation of the historic Capitol Records Tower and a second building (*id.* at 6) that the court said were the "only stable and finite description of buildings at the site" (*id.* at 8).

The Project here would similarly preserve the two buildings that comprise the "Primary Studio Complex," which the FEIR alleges include the only historical

resources on the Project Site, and these buildings are the only stable and finite buildings in the project description.

c. As previously discussed, the development agreement for the *Stopthemillennium* project included limits on developable floor area, permitted land uses, design guidelines and sight-specific development standards that regulated the scale and massing of the project. (*Id.* at 8)

The Specific Plan here includes similar regulatory standards that establish a similar development envelope. The only material quantified standards here, however, are maximum floor area, height envelopes and minimum setback requirements. There are otherwise no limitations on the locations, dimensions and uses of project buildings, streets and other improvements like those in *Stopthemillennium*.

d. The project description for *Stopthemillennium* included a land use equivalency program that allowed the developer to transfer floor area among parcels, subject to the maximum floor area allowed on the site, which the court stated "could result in several potential development scenarios" and therefore "failed to describe a stable or finite commitment regarding the uses to be made of the undisclosed and undescribed constructed buildings." (*Id.* at 8-9)

Here, Section 5.2.E of the current draft of the Specific Plan (dated April 2024) similarly allows the stated floor areas for different categories of uses to be substantially increased and/or decreased pursuant to "Land Use Exchanges" between the various uses that would be permitted in the Specific Plan. For example, the total permitted Sound Stage Floor Area may be increased from 238,560 to 450,000 square feet in exchange for an equivalent decrease in the floor area of other studio land uses. In addition, the total permitted Production Support Floor Area can be increased from 215,440 to 450,000 square feet in exchange for an equivalent decrease in the floor area of other studio land uses. Given other restrictions in Section 5.2.E, this effectively means that a total of 446,000 square feet of floor area (which is a bit more than **25%** of the currently proposed maximum floor area of 1,724,000 square feet) can be transferred, with up to 211,440 square feet transferable from Sound Stage Floor Area to Production Support Floor Area and/or Retail Floor Area and up to 234,560 square feet transferable from Production Support Floor Area to Sound Stage Floor Area and/or Retail Floor Area.

e. As previously discussed, the draft EIR in *Stopthemillennium* included three conceptual illustrative development scenarios, which the court found did not constitute a stable and finite project. (*Id.* at 9-10)

The DEIR here is even more deficient. It analyzes, at best, just **one** conceptual illustrative development scenario.

f. The development regulations in the development agreement in *Stopthemillennium* regulated scale and massing of project buildings by establishing height zones (A, B, C and D) with maximum heights for each, as well as maximum floor plates for the two towers. In addition, the regulations included a massing envelope that included maximum tower lot coverage, minimum floor area below certain heights, maximum floor tower plates, minimum setbacks and minimum public open space. (*Id.* at 10) "Using these parameters, conceptual architectural renderings of a potential project were prepared. The draft EIR expressly noted, however, that 'these conceptual scale and massing renderings are not building designs and are being presented for purposes of depicting *potential* massing options that could be developed under the Development Regulations and Equivalency Program." (*Id.* at 11, emphasis in original)

The Specific Plan here similarly has development limitations that control scale and massing, including height zones with Subareas A, B, C, D, E and F with maximum heights in each, minimum setbacks and a maximum total floor area. It does not, however, include the other controls in the *Stopthemillennium* and therefore provides Hackman with even more development flexibility than what the court rejected in *Stopthemillennium*.

g. In *Stopthemillennium*, "other than being assured that ten viewpoints would be preserved, the public had no idea how many buildings or towers would be built and where they would be located on the project site. Instead, had only conceptual drawings of a development that might not be built. (*Id.* at 11)

The same holds true here.

h. The draft EIR in *Stopthemillennium* did not "contain site plans, cross-sections, building elevations, or illustrative massing to show what buildings would be built, where they would be sited, what they would look like, and how many there would be." (*Id.* at 19)

The DEIR here also omitted all of that information. Not only did the DEIR Conceptual Plan include nothing more than one illustrative conceptual development scenario that the DEIR expressly stated did not govern the development of the Project, that meaningless plan was devoid of information. All it included was a bunch of white boxes and several new onsite streets, with no data or text at all.⁶

i. In *Stopthemillennium*, the developer's "uncertainty about market conditions or the timing of its buildout is an insufficient ground for the ambiguous and blurred Project Description" (*id.* at 14) and "there were no practical impediments as to why Millennium could not have provided an accurate, stable, and finite description of what it intended to build here" (*id.* at 19).

Identically here, and as previously discussed, the only reason stated in the DEIR or the FEIR for Hackman's refusal to provide a concrete project description is its desire to build whatever it wants to in response to evolving market conditions over a 20-year period.

3. The Project in the *Treasure Island* Case is Wholly Different From the TVC Project.

Several hundred pages after the unsuccessful effort by the preparers of the FEIR to distinguish *Stopthemillennium*, they claim in RTC 26-5 that the Project here is similar to the project in *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* ("*Treasure Island*"), 227 Cal. App. 4th (2014). However, the *Stopthemillennium* court (as well as the trial court below) easily distinguished *Treasure*

⁶ The City and Hackman no doubt attempted to cure this significant defect, one of so many in the DEIR, by referencing the Application Plans in the FEIR (as previously discussed) and adding a modified version of the Application Plans as Appendix A to the current draft of the Specific Plan and described there as the Initial Development Plans). But that cannot compensate for their absence in the DEIR and the City's failure to provide any version at all of the Specific Plan to the public until long after the comment period on the DEIR ended. Moreover, the belated references to the Application Plans do not change the dispositive fact that the Application Plans/Initial Development Plans themselves only provide one illustrative conceptual development scenario that Hackman does not have to build.

Island for reasons that apply with equal force here. *Stopthemillennium*, 39 Cal. App. 5th at 19, 13-14. The court noted, as the trial court had, that in *Treasure Island*,

the island had been contaminated by hazardous materials that required cleanup, and the developer could not be sure when the island would be available for development. In that unusual circumstance, the *Treasure Island* court had concluded that a project description that included both fixed elements (such as street layouts) and conceptual elements (such as the shape of buildings or specific landscape designs) was all that could be meaningfully provided at present. *Id.* at 13-14.

The court concluded that the unique circumstances in *Treasure Island* were entirely absent in *Stopthemillennium*:

[A]s noted by the trial court, there were no practical impediments as to why Millennium could not have provided an accurate, stable, and finite description of what it intended to build. Unlike the *Treasure Island* developer, there were no contaminated sites on this property that interfered with making any firm commitment as to whether development would be possible and, if so, what type of development. (*Id.* at 19)

Similarly here, there is no site contamination or other unique circumstance that precluded Hackman from making a firm commitment to a project description. In other words, the nature of the Project or the Project Site did not prevent the formulation of an accurate, stable and finite project description. Rather, at most, the absence of a stable project description stems entirely from Hackman's alleged concern regarding future market conditions, which *Stopthemillennium* concluded was an insufficient ground for an ambiguous and blurred project description.

RTC 26-5 does not mention the critical facts in *Treasure Island* and the obvious factual distinction here, which constitutes another failure to provide a good-faith, reasoned response. Moreover, the Final EIR had no response to our Comment 35-33 in the RTCs that "there is no practical impediment as to why Hackman could not have provided an accurate, stable and finite project description of what it intends to build." (FEIR, II-1281) The preparers of the FEIR simply will not confront this issue.

D. The City's Failure to Make the Specific Plan Available to the Public Prior to the Release of the FEIR Significantly Contributed to the Absence of an Accurate, Stable and Finite Project Description.

The FEIR repeatedly asserts in the RTCs that CEQA did not require a draft of the proposed Specific Plan to be made available to the public at the time the DEIR was released, but a Preliminary Draft TVC 2050 Specific Plan was made publicly available on October 13, 2023⁷, solely for "informational purposes" and more than a year after the DEIR public comment period ended on September 13, 2022. (*See, e.g.*, FEIR, II-61, 67-68, 75-76, 278, 505)

Numerous DEIR commenters, including Broadcast Center, strongly disagreed. CEQA requires an accurate, finite and stable project description, and the City's failure make a draft of the Specific Plan available concurrently with the release of the DEIR further and significantly contributed to the absence of an accurate, finite and stable project description because it left the public in the dark regarding the blueprint for the Project, despite the fact that the Specific Plan provisions underpinned much of the analysis in the DEIR. It left them unable even to verify that the information in the DEIR regarding the Specific Plan was accurate and complete.

Topical Response 1.D asserts that a draft of the Specific Plan did not have to be released with DEIR because section 21065 of the California Public Resources Code "defines the 'project' to be analyzed in the EIR as the 'physical change to the environment,' not the regulatory document describing that change" and, pursuant to section 15358 of the CEQA Guidelines, "the environmental 'effects' and 'impacts' analyzed under CEQA 'must be related to a physical change.'" (FEIR, II-67, 68)

That is all beside the point. The relevant issue, for which the RTCs offer no response, is that the Specific Plan contains all of the project information that was supposed to provide the basis for the environmental review in the DEIR. It is the Specific Plan that includes the development standards that were supposed to provide the means for the DEIR to analyze the Project's "physical change to the environment." That is why the DEIR so often refers to the Specific Plan. That is why the first sentence in Section II (Project Description) of the DEIR states that "[t]he TVC 2050 Project . . .

⁷ Less than two months earlier, on August 28, 2023, DCP admitted that Hackman had submitted a draft of the Specific Plan with its 2021 Project Application, but stated that the City had mistakenly declined to make it available until that day and, in fact, had initially failed to produce it in response to a Public Records Act request submitted on April 17, 2023.

would establish the TVC 2050 Specific Plan." (DEIR, p. II-1) But the City simply refused, for reasons it still has not explained, to make any draft of the Specific Plan publicly available until shortly before the FEIR was completed, or to explain how it was able to prepare the DEIR without a final draft of the Specific Plan.

The preparers of the FEIR relatedly contend that the City was not required to release a draft of the Specific Plan concurrently with the Draft EIR because The Planner's Guide to Specific Plans, published by the State Office of Planning and Research in 2001, states that

[t]o the extent feasible, the process of preparing the specific plan and the environmental analysis should proceed concurrently because both documents require many of the same studies and resulting information. The information in the EIR provides decision makers with the insight necessary to guide policy development, thereby ensuring the plan's policies will address and provide the means by which to avoid potential impacts to the environment. ("OPR Statement," FEIR, II-67-68)

The FEIR then states its interpretation of the OPR Statement several pages later, in Topical Response 1.G:

"Per the OPR Guide, a specific plan is typically drafted concurrently with environmental review process and is not required to be included in the Draft EIR. This allows for comments on the Draft EIR and any potential revisions, corrections, and clarifications in the Final EIR to be reflected in the specific plan." (*Id.*, II-75)

The OPR Statement, however, is not reasonably susceptible to this novel interpretation, for which the FEIR cites no source, and really does not make any sense. What the statement more straightforwardly means is that a draft EIR and related draft specific plan should be **concurrently** prepared and then **concurrently** released to the public. The preparers of the FEIR essentially rewrite "concurrently" as "sequentially." To the contrary, nothing in the OPR Statement reflects that a specific plan should remain concealed at the time a related draft EIR is circulated for public comment, and in fact implicitly disfavors the continuing "preparation" of a specific plan after the draft EIR has been completed.

Furthermore, the notion that a draft specific plan should be deliberately withheld until decision-makers have an opportunity to review comments on the related draft EIR and potentially revise the specific plan to reflect those comments defies credibility. The

OPR Statement does not state that comments on the Draft EIR will provide insight to guide policy development, but rather that the "information" in the draft EIR provides such insight. Furthermore, a draft specific plan released to the public concurrently with a draft EIR can be revised in response to comments on the draft EIR just as the draft EIR can itself be revised in response to those comments.

In addition, the City's nondisclosure of a draft Specific Plan is at odds with its precedent. For example, the projects listed below (which include the recent Paramount Studios project) all required the adoption of specific plans, and the City included a draft specific plan as an appendix to the draft EIR prepared for each project (please click on the links to go to the draft EIRs and draft specific plans, all of which are incorporated herein this reference in lieu of attaching thousands of pages of documents that are already in the City's possession):

- [CASP Draft EIR](#) – September 2023 (Appendix D)
- [Coastal Transportation Corridor Specific Plan Draft EIR](#) – January 2016 (Appendix A)
- [Paramount Studios Draft EIR](#) – September 2015 (Appendix B)
- [Boyle Heights Mixed Use Community Project Draft EIR](#) – October 2011 (Appendix B)
- [Loyola Marymount University Draft EIR](#) – March 2010 (Appendix II).

Based on all of the foregoing, the City's refusal to provide a draft of the Specific Plan to the public concurrently with the release of the DEIR precluded meaningful public participation in the CEQA process and is another significant reason why the project description in the DEIR was neither accurate, stable nor finite.

Finally, the FEIR disingenuously states that "[a]n initial draft of the Specific Plan that was provided by the Applicant has been publicly available since 2021 as part of the administrative record." (FEIR, II-241) As previously discussed, that draft has not been publicly available since 2021, was not included or referenced in the DEIR, and was not produced in response to a Public Records Act request April 2023 for more than four months. This is not a good-faith, reasoned response.

E. The City's Preparation of the Erratum Months After the Release of the FEIR Further Contributed to the Absence of an Accurate, Stable and Finite Project Description.

More than four months after the City released the FEIR, Hackman again substantially modified the Project and caused the preparation of the Erratum, including

eight new supporting technical appendices and another version of the Specific Plan, to address those modifications. This sowed further confusion regarding the project description and what Hackman actually intends to build on the Project Site.

F. The RTCs in the FEIR to Comments Related to the Project Description Are Not Based on Good-Faith, Reasoned Analysis.

The evaluation and response to public comments is an essential part of the CEQA process. The lead agency must specifically explain its reasons for rejecting suggestions received in comments and for proceeding with the project despite its environmental impacts. "There must be **good faith, reasoned analysis in response**. Conclusory statements unsupported by factual information will not suffice." CEQA Guidelines § 15088(c); *see also People v. County of Kern*, 39 Cal. App. 3d 830, 841-42 (1974) ("where comments disclose new conflicting data or opinions that cause concern that the agency may not have fully evaluated the projects and its alternatives, these comments may not simply be ignored); *Environmental Protection Information Center v. Johnson*, 170 Cal. App. 3d 604, 628 (1985) ("conclusory responses unsupported by empirical information, scientific authorities or explanatory information have been held to be insufficient to satisfy the requirement of a meaningful, reasoned response: conclusory responses fail to crystallize issues, and afford no basis for a comparison of the problems caused by the project and the difficulties involved in the alternatives").

As discussed in the preceding sections, the responses in the FEIR to the concerns of numerous commenters that the project description in the DEIR is inaccurate, unstable and not finite for numerous, significant reasons do not constitute good-faith, reasoned analysis.

II. Even If the Project Description in the DEIR Was Somehow Lawful, The DEIR Must Be Revised to Incorporate the Significant New Information in the FEIR and Erratum and Then Recirculated for Public Comment.

If the lead agency adds "significant new information" to an EIR after circulation of the draft EIR, but prior to certification of the final EIR, the lead agency must recirculate the revised draft EIR, or pertinent portions thereof, for additional public comment and interagency consultation. Cal. Pub. Res. Code § 21092.1. New information is "significant" if, as a result of the additional information, "the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect." *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova*, 40 Cal. 4th 412, 447 (2007); *accord* CEQA Guidelines § 15088.5(a). "Significant new

information" requiring recirculation includes "a disclosure showing that the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." *Id.*, §15088.5(a)(4). The courts will not "countenance the practice of releasing a report for public consumption that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review." *Mountain Lion Coalition v. Fish and Game Com.* ("*Mountain Lion Coalition*"), 214 Cal. App. 3d 1043, 1052 (1989).

The standard in section 15088.5(a)(4) is satisfied here with respect to how the preparers of the FEIR, the Erratum and the proposed Specific Plan vainly attempted to fix the "fundamentally and basically inadequate" project description in the DEIR that precluded "meaningful public review and comment." As previously discussed, they fundamentally changed the project description by (1) attempting to implicitly substitute the DEIR Conceptual Plan with the more detailed (albeit equally conceptual, illustrative and unlawful) Application Plans/Initial Development Plans, (2) adding many new project renderings and plans (also conceptual, illustrative and unlawful) in the revised text of the DEIR and the Erratum, and (3) unlawfully releasing a draft of the Specific Plan over a year after the DEIR comment period ended and just before the completion and public release of the FEIR, which draft included a new substantial conformance standard regarding proposed revisions to the Initial Development Plans and the potential for additional CEQA review.

None of this significant new information incorporated into the FEIR, the Erratum and the proposed Specific Plan cures the unlawful nature of the project description because all of the additional information reflects that the modified project description in the FEIR and the Erratum, like the project description in the DEIR, still centers around one conceptual, illustrative development scenario that Hackman does not have to build. However, even if this significant new information somehow cured the wholly inadequate project description in the DEIR, the public must have an opportunity to review and comment on a revised DEIR that is based on the substantially enhanced project description, which is the foundation for all of the environmental analyses in the DEIR. Otherwise, the public will be sandbagged in the manner that section 15088.5(a) forbids.

In RTC 9-4, the preparers of the FEIR claim that section 15088.5(a) has no application here because, in accordance with the *Mountain Lion Coalition* case, "courts have required recirculation of the draft EIR when an EIR wholly failed to evaluate an entire impact area," and it "did not omit the analysis of an entire impact area" (FEIR, II-272) They do not cite any authority for this claim and section 15088.5(a) says no such thing. In any event, an unlawful project description permeates the entirety of the DEIR and calls into question every impact analysis therein.

The FEIR also includes significant new technical data and analyses relating to a host of environmental impacts that further demonstrate the need to revise and recirculate the DEIR. We will summarize this additional significant new information in our technical letter and make the larger case for why the DEIR must be significantly revised and recirculated.

III. CONCLUSION.

Like so many other stakeholders, we again respectfully request on behalf of Broadcast Center that the City take no further action with respect to the proposed Project until such time as Hackman identifies a concrete development project for the Project Site that respects the Broadcast Center building and other surrounding uses, and the City thereafter prepares and circulates for public comment a revised DEIR for the Project that fully complies with CEQA.

Very truly yours,



Jack H. Rubens

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

EXHIBIT 1



March 12, 2024

BY EMAIL

Hon. Katy Yaroslavsky
Councilmember, District 5
City of Los Angeles
200 N. Spring Street, Suite 440
Los Angeles, California 90012

Re: Impact of TVC 2050 Project on AIR Communities Residents

Dear Councilmember Yaroslavsky,

I am writing to you on behalf of AIR Communities and its affiliates, which own Broadcast Center Apartments (Broadcast Center), Palazzo West, Palazzo East, and the Villas at Park La Brea, which collectively provide housing for more than 3,000 residents in your district. Broadcast Center is located adjacent to the site (Project Site) of the proposed TVC 2050 Project (Project) at both its western and southern boundaries. Palazzo West, Palazzo East, and the Villas at Park La Brea are located a short distance from the Project Site to the east.

We have shared our concerns regarding the Project on multiple occasions with the developer and walked the Project Site with them. We also submitted a detailed comment letter on the Draft Environmental Impact Report that addresses many of those concerns. To date, however, the developer has offered only minor concessions that do not address the fundamental concerns that AIR Communities and our residents have voiced.

AIR Communities remains deeply concerned regarding the impacts of the proposed Project on our properties and our residents' quality of life. The Project includes over 1.8 million square feet of improvements, as well as the significant expansion and intensification of the onsite and offsite traffic circulation system, with a significant portion of that development apparently oriented toward the eastern portion of the Project Site, in close proximity to our buildings and residents.

We say "apparently" because, as reflected in the Final Environmental Impact Report recently issued for the Project, the actual locations of the project buildings and improvements remain largely unknown because the developer has declined to identify a specific project. It continues to be difficult to have a meaningful conversation about how to address the Project's impacts on our residents when no fixed and binding project design exists.

AIR Communities appreciates the importance of the entertainment industry to Los Angeles and the need to provide sufficient studio space for its continued prosperity. But, as we and many

others have emphasized, the potential benefits of the Project must be balanced with careful consideration of its impacts on its neighbors and the community. As currently proposed, the Project's impacts, as best as we can understand them, are excessive and unacceptable.

Our primary concerns relate to the air quality, noise, traffic, safety, and aesthetic impacts on our residents that would result from the construction and operation of the Project. In particular, Broadcast Center would be encircled on all four sides by new onsite project streets, including a significant new access point on The Grove Drive that would be adjacent to Broadcast Center, and two public streets (The Grove Drive and Beverly Boulevard) that would experience significant increases in traffic which they are ill-equipped to handle. In addition, the developer apparently intends to construct a nine-story parking structure across the street from Broadcast Center.

To address these concerns, we respectfully request that you consider the following primary modifications to the project design:

- Require a fixed and reasonably detailed project design.
- Shift the primary development footprint, including height and density, west toward Fairfax Avenue in order to substantially reduce the Project's impact on neighboring residents. This shift would be beneficial to businesses along Fairfax Avenue, rather than detrimental to our residents.
- Increase the setback of buildings adjacent to Broadcast Center. The existing buildings on the Project Site are set back 80 feet from our property line. We therefore request that new buildings be set back at least 80 feet from our property line.
- No trucks or other vehicular traffic shall be permitted within the setback area.
- Limit the height of project buildings immediately west and south of Broadcast Center to the height of Broadcast Center (which is approximately 62 feet), with appropriate setbacks. We are in the process of installing solar panels on the roofs of many of our residential buildings, and limiting the heights of the new buildings in close proximity to Broadcast Center will preserve our ability to install and benefit from rooftop solar panels and advance the city's sustainability goals.
- Provide substantial view corridors between project buildings directly west of Broadcast Center.
- Relocate the parking structure to Fairfax Avenue, closer to the apparent location of the mobility hub. This would substantially reduce the Project's traffic impact on The Grove Drive and related air quality and noise consequences.
- Address the numerous traffic and construction concerns raised by The Grove regarding the Project's impacts on The Grove Drive and the turning movements from Beverly Boulevard.

Hon. Katy Yaroslavsky
March 12, 2024
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We have also previously shared concerns and suggested changes regarding the operation of the Project, but the focus of this letter is the Project's basic design.

We believe that the project changes summarized above will not only benefit our residents, but also significantly enhance the Project's compatibility with the surrounding community.

We hope that you will seriously consider our concerns and requests. We look forward to hearing from you and working with you and your representatives to ensure that the Project best serves the interests of the city and its residents. Please contact me at patti.shwayder@aircommunities.com (303-691-4499) or Barb Frommell at Barbara.Frommell@aircommunities.com (303-325-1216) if you have questions or would like additional information.

Sincerely,



Patti Shwayder
Senior Vice President and Chief Corporate Responsibility Officer
AIR Communities

Cc: Vivian Rescalvo
Jack Rubens, Esquire