



# **DRAFT** ENVIRONMENTAL IMPACT REPORT

## **Sunset Gower Studios Enhancement Plan**

Environmental Case: ENV-2017-5091-EIR  
State Clearinghouse No.: 2018021071

**Project Location:** 6010, 6050, and 6060 Sunset Boulevard; 1455 N. Beachwood Drive; 1455 Gordon Street; and 1438 and 1440 N. Gower Street, Los Angeles, CA 90028

**Community Plan Area:** Hollywood

**Council District:** 13—O'Farrell

**Project Description:** The Sunset Gower Studios (Project Site) is currently occupied by creative offices, production support, sound stages, and a vacant restaurant, which together comprise 616,602 square feet of floor area on a 16.5-acre site. The Sunset Gower Studios Enhancement Plan (the Project) involves the removal of 160,611 square feet of existing floor area and the construction of 627,957 square feet of new floor area, consisting of 599,335 square feet of creative office space and 27,172 square feet of production support space. The new uses would be within three buildings (Buildings A, B, and C) with a maximum building height of 18 stories (300 feet), on a 15.9-acre portion (693,432 square feet) of the site. Overall, the Project would result in a total of 852,792 square feet of creative office space, 53,778 square feet of production support, 169,412 square feet of sound stages, and 6,516 square feet of restaurant space on the Project Site, with a total floor area of 1,083,948 square feet. Demolition activities would include the removal of an individually eligible historic structure and contributors and non-contributors to a prospective historic district. The Project includes the construction of up to 1,335 new parking spaces, within: a new parking structure with six above-grade levels and three subterranean levels; three subterranean parking levels below an existing surface lot (staging area); and three subterranean levels below Building A. The Project Site's existing 1,398 parking spaces would remain.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental

**APPLICANT:**

Hudson Pacific Properties, Inc.

**May 2020**

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