



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

May 21, 2020

ENVIRONMENTAL CASE NO.:	ENV-2017-5091-EIR
STATE CLEARINGHOUSE NO.:	2018021071
PROJECT NAME:	Sunset Gower Studios Enhancement Plan
PROJECT APPLICANT:	Hudson Pacific Properties, Inc.
PROJECT ADDRESS:	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
PUBLIC COMMENT PERIOD:	May 21, 2020, to July 6, 2020

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Sunset Gower Studios Enhancement Plan Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

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 (693,432 square feet) portion 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.

Summary of Proposed Floor Area

Land Use	Existing	Proposed Demolition	Proposed Construction	Net New
Creative Office	378,978 sf	(125,521 sf)	599,335 sf	473,814 sf
Production Support	56,050 sf	(29,444 sf)	27,172 sf	(3,272) sf
Sound Stages	175,058 sf	(5,646 sf)	—	(5,646) sf
Restaurant	6,516 sf	—	—	—
Total	616,602 sf	(160,611 sf)	627,957 sf^a	467,346 sf^a
<i>sf = square feet</i> ^a Includes proposed 1,450-square-foot bicycle parking facility.				

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Air Quality (Regional Construction Emissions), Cultural Resources (Historical Resources), and Noise (On-Site and Off-Site Construction Noise and On-Site Construction Vibration). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR is available online at the Department of City Planning's website at <http://planning4la.com/development-services/eir>.

If you are unable to access digital copies of the Draft Environmental Impact Report, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft Environmental Impact Report and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review, **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. Please contact the Staff Planner listed below to schedule an appointment.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday July 6, 2020, no later than 4:00 P.M.**

If you are unable to access project materials, or wish to schedule an appointment, please contact the staff planner Jason McCrea (213) 847-3672 or jason.mccrea@lacity.org.

Please direct your comments to:

Mail: Jason McCrea
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: jason.mccrea@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



Jason McCrea
Major Projects Section
Department of City Planning
213-847-3672

***Puede obtener información en Español acerca de esta junta llamando al
(213) 847-3656.***