



## NOTICE OF PUBLIC HEARING AND AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

**To Owners:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
 Abutting a Proposed Development Site

**And Occupants:**  Within a 100-Foot Radius  
 Within a 500-Foot Radius  
**And:**  Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your participation in the hearing is optional.**

### Notice of Availability:

**The Final EIR for the project will be released on August 26**, and includes responses to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be considered by the decision-maker for certification and action on the Project.

**The meeting's agenda will be provided no later than 72 hours** before the meeting at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.

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

**Case No.:** VTT-80310; CPC-2017-5090-VCU-CU-SPR  
**CEQA No.:** ENV-2017-5091-EIR  
**Hearing Held By:** Advisory Agency and Hearing Officer on behalf of the City Planning Commission

**Date:** **Wednesday, September 16, 2020**

**Time:** **9:30 A.M.**

**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the Public Hearing will be conducted remotely at the following link:

<https://planning-lacity-org.zoom.us/j/92254613380>

**Meeting ID: 922 5461 3380**

**Passcode: 635202**

Participants may also dial by phone:

**213 338 8477 or 669 900 9128**

When prompted, enter the Meeting ID of:

**: 922 5461 3380#**

**Council District:** 13 – O'Farrell

**Related Case(s):** None

**Plan Area:** Hollywood

**Zone:** M1-1

**Plan Overlay:** Hollywood Signage Supplement Use District, Hollywood Redevelopment Area

**Applicant:** Hudson Pacific Properties, Inc.  
**Representative:** Cindy Starrett, Benjamin Hanelin, Latham & Watkins, LLP

**Staff Contact:** Jason McCrea, Planning Assistant  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA, 90012  
Jason.mccrea@lacity.org  
(213) 847-3672

**PROPOSED PROJECT:**

**The Deputy Advisory Agency will consider both the Project and Alternative 2 at the Hearing, and may adopt the Environmental Superior Alternative:**

Project: 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. The Project would include 280,000 cubic yards of export.

Alternative 2: The Department of City Planning recommends adoption of Alternative 2, the environmental superior alternative, as analyzed and identified in the Draft EIR (ENV-2017-5091-EIR). The 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. Alternative 2, or the Preservation and Soundstage Alternative involves the removal of 130,169 square feet of existing floor area and the construction of 619,942 square feet of new floor area, consisting of 556,557 square feet of creative office and 62,385 square feet of sound stage and production support space. The new uses would be within four buildings (Buildings A, B, D, and E), with a maximum building height of 15 stories (240 feet), on a 15.9-acre (693,432 square feet) portion of the site. Overall, the Project would result in a total of 828,339 square feet of creative office space, 65,319 square feet of production support, 205,202 square feet of sound stages, and 6,516 square feet of restaurant space on the Project Site, with a total floor area of 1,106,376 square feet. Alternative 2 would preserve and relocate the United Recording Building, by relocating the structure on-site. Demolition activities would include the removal of an individually eligible historic structure and contributors and non-contributors to a prospective historic district. Parking would be provided in four subterranean parking levels below the existing basecamp and Building E; four subterranean parking levels below Building D; and three subterranean levels below Building A, for a total of 1,244 new parking spaces. The Project Site's existing 1,398 parking spaces would remain. Alternative 2 would involve export of a total of 316,500 cubic yards.

**REQUESTED ACTION(S):**

The Deputy Advisory Agency will consider:

**ENV-2017-5091-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Advisory Agency shall consider the information contained in the **Environmental Impact Report** (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2017-5091-EIR (SCH No. 2018021071) dated, May 21, 2020, and the Final EIR, dated August 26, 2020 (Sunset Gower Studios Enhancement Plan Project EIR), as well as the whole of the administrative record.

**VTT-80310**

1. Pursuant to the Los Angeles Municipal Code (LAMC) Sections 17.06 and 17.15, Vesting Tentative Tract Map (VTT-80310) for the merger and resubdivision of eight existing lots into eight new lots; and
2. A Haul Route for the export of up to 316,500 cubic yards of soil<sup>1</sup>.

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<sup>1</sup> The Haul Route request for the Project would export up to 280,000 cubic yards of soil so the larger request for Alternative 2 is shown here. Both requests have been analyzed in the EIR.

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

***planning4la.org***

On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:

**ENV-2017-5091-EIR**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the Advisory Agency shall consider the information contained in the Environmental Impact Report (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2017-5091-EIR (SCH No. 2018021071) dated, May 21, 2020, and the Final EIR, dated August 26, 2020 (Sunset Gower Studios enhancement Plan Project EIR), as well as the whole of the administrative record.

**CPC-2017-5090-VCU-CU-SPR:**

1. Pursuant to LAMC Sections 12.24 T.3(b) and 12.24 U.14, a Vesting Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area;
2. Pursuant to Section 12.24 W.19 of the LAMC, a Conditional Use Permit to allow Floor Area Averaging in a unified development in the M Zone;
3. Pursuant to Section, 12.24 W.27, and 12.24 F of the Los Angeles Municipal Code, a Conditional Use Permit for a Commercial Corner Development to permit extended hours of operation past 11:00 pm, and a maximum building height of 90 feet in lieu of a maximum height of 45 feet as otherwise required by Section 12.22 A.23;
4. Pursuant to Section 16.05 of the LAMC a Site Plan Review for a project that would result in an increase of 50,000 gross square feet of non-residential floor area.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision-makers will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

At the Hearing, the Advisory Agency may make a decision on the Vesting Tentative Tract Map component of the project or may place the Tract Map under advisement. After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the Vesting Conditional Use for a Major Development Project, Conditional Use for Floor Area Averaging, Conditional Use for Commercial Corner Development, and Site Plan Review components of the project, which will be considered by the initial decision maker, the **City Planning Commission**, at a date of October 22, 2020, after 8:30 a.m. Please refer to the first page of this notice for directions on how to access the meeting telephonically by Zoom. The date may change, and if you would like to be notified of the City Planning Commission meeting date, please contact the staff planner listed above to receive future notices or for a copy of the recommendation report, which is released approximately one week prior to the scheduled City Planning Commission meeting.

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## GENERAL INFORMATION

**FILE REVIEW:** 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. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means access to project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Final Environmental Impact Report (FEIR) and the documents referenced in the EIR are available for public review online at the Department of City Planning's website at [planning.lacity.org/development-services/eir/](http://planning.lacity.org/development-services/eir/)

The EIR and the documents referenced in the EIR may be purchased on a CD-ROM for \$5.00 per copy. Contact Jason McCrea at (213) 847-3672 or [jason.mccrea@lacity.org](mailto:jason.mccrea@lacity.org) to purchase a mailed CD ROM copy, or for additional accommodations.

The complete case file including the FEIR and related documents may be available for public review, **by appointment only** at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1450, Los Angeles, CA 90012 during office hours .Monday – Friday 9:00 a.m. to 4:00 p.m. Please contact the Staff Planner identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**DIVISION OF LAND** – Please note that the Staff Report will be available on-line prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "About" then "Commissions, Boards, & Hearings" and "Agenda". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

**EIR CERTIFICATION:** An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR for the Project is comprised of the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for an 45-day public review period from May 21, 2020 to July 6, 2020. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-maker. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or during the hearing via email or by U.S. mail to the staff identified on the front of this notice. The case number must be written on all communications, plans and exhibits.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

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