



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

July 2, 2021

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2021-4091-EIR
<b>PROJECT NAME:</b>	TVC 2050 Project
<b>PROJECT APPLICANT:</b>	Television City Studios, LLC
<b>PROJECT ADDRESS:</b>	7716-7860 West Beverly Boulevard, Los Angeles, California 90036
<b>COMMUNITY PLAN AREA:</b>	Wilshire
<b>COUNCIL DISTRICT:</b>	4-Raman
<b>PUBLIC COMMENT PERIOD:</b>	July 2, 2021–August 2, 2021
<b>SCOPING MEETING:</b>	July 20, 2021, 5:30 P.M.–7:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed TVC 2050 Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles Department of City Planning.

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

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

**PROJECT LOCATION AND EXISTING ON-SITE USES:** The approximately 25-acre Project Site is located at 7716-7860 West Beverly Boulevard at the southeast corner of West Beverly Boulevard and North Fairfax Avenue, in the Beverly-Fairfax district of the Wilshire Community Plan Area in the City of Los Angeles. **See attached Project Location Map.** The Project Site is bounded by Beverly Boulevard to the north, The Grove Drive and Broadcast Center Apartments to the east, The Original Farmers Market and The Grove shopping and entertainment center to the south, and Fairfax Avenue to the west. An approximately 0.63-acre portion of the Project Site is located outside the boundary of the City in unincorporated Los Angeles County (County) and is proposed for annexation to the City as part of this Project. The Project Site is currently developed with approximately 743,680 square feet of studio-related uses, including approximately 95,540 square feet of sound stage uses; 325,450 square feet of production support uses, such as storage and mills; 163,090 square feet of production office space; and 159,600 square feet of general office space. The existing media production studio

is comprised of four main buildings, as well as numerous one-story ancillary buildings and structures, including storage buildings, modular/portable bungalows and trailers, shelters and pads for utilities and transmission equipment, guard houses, and photovoltaic canopies within the surface parking lots along Beverly Boulevard and Fairfax Avenue. Security fencing with visual screening, street trees along Beverly Boulevard and Fairfax Avenue, and limited landscaping is provided around the Project Site perimeter, in addition to landscaping within the Project Site interior.

**PROJECT DESCRIPTION:** The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the modernization and expansion of media production facilities within the Television City Studio campus. The proposed Specific Plan would permit a total of up to approximately 1,874,000 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 approximately 1,626,180 square feet of new development, the retention of approximately 247,820 square feet of existing uses, and the demolition of up to approximately 495,860 square feet of existing media production facilities, as detailed in the table below. Parking would be provided in a combination of above-ground structures, subterranean structures, and/or surface parking based on parking requirements established within the Specific Plan. The Specific Plan also would establish development guidelines and standards to regulate basic planning, design, and development concepts for future development within Television City. The designated Historic-Cultural Monument (CHC-2018-476-HCM) located on-site would be retained, and views of it from Beverly Boulevard would be opened up. Landscaping and open space elements, including streetscape improvements, would be introduced to create a cohesive visual identity for the Project Site and enhance the pedestrian experience, while continuing to provide for the unique security needs of a working production studio. In addition, a Sign District would be established to permit studio-specific on-site signs.

**Proposed Development Program<sup>a</sup>**

<b>Use</b>	<b>Existing (sf)</b>	<b>Demolition (sf)</b>	<b>Existing to Remain (sf)</b>	<b>Proposed New Construction (sf)</b>	<b>Total Permitted (sf)</b>	<b>Net Change (sf)</b>
Sound Stages	95,540	41,360	54,180	295,820	350,000	+254,460
Production Support	325,450	302,340	23,110	80,890	104,000	-221,450
Production Office	163,090	98,490	64,600 <sup>b</sup>	635,400	700,000	+536,910
General Office	159,600	53,670	105,930 <sup>c</sup>	594,070	700,000	+540,400
Retail <sup>d</sup>	0	0	0	20,000	20,000	+20,000
<b>Total</b>	<b>743,680</b>	<b>495,860</b>	<b>247,820</b>	<b>1,626,180</b>	<b>1,874,000</b>	<b>+1,130,320</b>

sf = square feet

<sup>a</sup> Per the proposed TVC 2050 Specific Plan, all floor area numbers are defined in accordance with Los Angeles Municipal Code (LAMC) 12.03 T, with the following exemptions: the Mobility Hub, base camp uses, outdoor eating areas (covered or uncovered), trellis and shade structures, covered storage areas; covered walkways and circulation areas (including the existing marquee structure); and all temporary uses including sets/façades, etc. The proposed approximately 1.874 million square feet of floor area per the Specific Plan definition is equivalent to approximately 1.984 million square feet based on the LAMC definition and approximately 2.103 million gross square feet.

<sup>b</sup> An estimated 6,608 square feet of existing production office space would not be demolished but may be converted to base camp/parking uses.

<sup>c</sup> An estimated 38,068 square feet of existing general office space would not be demolished but may be converted to base camp/parking uses.

<sup>d</sup> Assumed to include up to 5,000 square feet of ancillary restaurant/commissary uses.

Source: *Television City Studios, LLC, 2021.*

The Specific Plan would provide development flexibility by allowing for exchanges between certain categories of permitted land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, additional sound stage uses and/or production support uses may be developed in exchange for a reduction in floor area of another permitted land use category, so long as the limitations of the Specific Plan are met, namely that the total sitewide floor area may not exceed 1,874,000 square feet and the sitewide Floor Area Ratio (FAR) may not exceed 1.75:1. Buildout under the Specific Plan could take place in one phase with completion in 2026 or could occur in phases over multiple years. The Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2043.

## **REQUESTED ACTIONS:**

1. Annexation of the 0.63-acre portion of the Project Site located within unincorporated Los Angeles County into the City of Los Angeles, including:
  - A General Plan Amendment and Zone Change to pre-zone the County land, as required under the laws governing annexation (this action would be included in the General Plan Amendment and Zone Change described below); and
  - Related applications to the Local Agency Formation Commission.
2. Pursuant to LAMC Section 11.5.6, a General Plan Amendment to: change the General Plan land use designations from Community Commercial, Limited Commercial, and Neighborhood Commercial to a unified Regional Center Commercial land use designation; assign a Regional Center Commercial land use designation to an approximately 0.63-acre portion of the Project Site located in unincorporated Los Angeles County to be annexed to the City of Los Angeles; and allow the TVC zone as a corresponding zone to the Regional Center Commercial designation.
3. Pursuant to LAMC Section 12.32, a Vesting Zone Change from the existing C1.5-2D-O and C2-1-O zones to the TVC 2050 Specific Plan Zone (TVC zone), and to assign the TVC zone to an approximately 0.63-acre portion of the Project Site located in unincorporated Los Angeles County to be annexed to the City of Los Angeles.
4. Pursuant to LAMC Sections 13.11, the establishment of a “SN” Sign District.
5. Pursuant to LAMC Section 11.5.7, adoption of the TVC 2050 Specific Plan to provide regulatory controls and the systematic execution of the General Plan within the TVC 2050 Specific Plan geographic area.
6. Pursuant to California Government Code Sections 65864 through 65869.5, a Development Agreement between the Developer and the City of Los Angeles for a term of 20 years.
7. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map to permit the merger and resubdivision of land and a haul route for the import/export of greater than 1,000 cubic yards of earth materials.
8. Other discretionary and ministerial permits that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:** Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: air quality; cultural resources (historic and archaeological resources); energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply and wastewater).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in an online format using GoToWebinar, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a pre-recorded

presentation. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. Questions may be submitted via the "Questions" chat box in the control panel, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

**Date:** July 20, 2021  
**Time:** 5:30 P.M.–7:30 P.M.  
**Virtual Location:** Visit [www.joinwebinar.com](http://www.joinwebinar.com) and enter webinar ID **876-182-171** and your email address.

**FILE REVIEW AND COMMENTS:** 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 to access 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. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/development-services/eir>.

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

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case Number provided above, and submit them in writing by **August 2, 2021, 2021, no later than 4:00 P.M.**

Please direct your comments to:

**Mail:** Paul Caporaso  
City of Los Angeles Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
**E-mail:** [paul.caporaso@lacity.org](mailto:paul.caporaso@lacity.org)

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. 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.

VINCENT P. BERTONI, AICP  
Director of Planning



Paul Caporaso  
Major Projects  
Department of City Planning  
(213) 847-3629

**Attachments:**

Project Location Map

Conceptual Site Plan

GoToWebinar Instructions



**Project Location Map**

Source: Eystone Environmental, 2021



Existing Project Site



Conceptual Site Plan

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

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EXECUTIVE OFFICER

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**RE: GoToWebinar Instructions for The TVC 2050 Project Scoping Meeting – 7716-7860**  
West Beverly Boulevard (ENV-2021-4091-EIR)

**How to participate in the Virtual Public Scoping Meeting**

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the TVC 2050 Project (ENV-2021-4091-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using GoToWebinar as our virtual platform. To participate you will need access to a computer/ tablet or smartphone. Please follow the instructions below to participate. For more detailed instructions please visit: <https://support.goto.com/webinar/how-to-join-attendees>.

- 1) Click the registration link here to enter your contact information and receive a confirmation email with information about joining the webinar.
- 2) Join the meeting via your computer or tablet. You may use the link in your confirmation email or go to **joinwebinar.com** and enter webinar ID **876-182-171** and your email address.
- 3) Listen to the presentation.
- 4) Ask Questions: Use the 'Questions' chat box in the control panel of GoToWebinar. Questions will be answered in the order received after the presentation has ended.
- 5) Submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail. Please follow instructions on the Notice of Preparation.

**Note:** If you experience any technical difficulties during the meeting:

- Please type in the 'Questions' chat box,
- Click the hand raise button (if using a computer),
- Or contact us at [paul.caporaso@lacity.org](mailto:paul.caporaso@lacity.org).