



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Puede obtener información en Español llamando al (213) 847-3637

July 14, 2022

ENVIRONMENTAL CASE NO.:	ENV-2021-4091-EIR
STATE CLEARINGHOUSE NO.:	2021070014
PROJECT NAME:	TVC 2050 Project
PROJECT APPLICANT:	Television City Studios, LLC
PROJECT ADDRESS:	7716-7860 West Beverly Boulevard, Los Angeles, California 90036 (Beverly Boulevard and Fairfax Avenue)
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Koretz
PUBLIC COMMENT PERIOD:	July 14, 2022–August 29, 2022

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 (Draft EIR) for the TVC 2050 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 time frame for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: 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 (Project Site). The proposed Specific Plan would permit a total of up to a maximum of 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 up to 1,626,180 square feet of new development, the retention of up to 247,820 square feet of existing uses, and the demolition of up to 495,860 square feet of existing media production facilities, as detailed in the table below. The Specific Plan would establish standards to regulate land use, massing, design, and development. The designated Historic-Cultural Monument (HCM No. 1167; CHC-2018-476-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.

The Specific Plan would provide development flexibility by allowing for limited 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, including 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

Proposed Development Program^a

Use	Existing (sf)	Demolition (sf)	Existing to Remain (sf)	Proposed New Construction (sf)	Total Permitted (sf)	Net Change (sf)
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 ^b	635,400	700,000	+536,910
General Office	159,600	53,670	105,930 ^c	594,070	700,000	+540,400
Retail ^d	0	0	0	20,000	20,000	+20,000
Total	743,680	495,860	247,820	1,626,180	1,874,000	1,130,320

sf = square feet

^a *Per the proposed TVC 2050 Specific Plan, floor area is the area in square feet confined within the interior face of the exterior walls of a building, but not including the area of the following: exterior walls; stairways; shafts; light courts; bicycle parking (covered); rooms housing building-operating equipment or machinery; basement and ground floor (covered) storage areas; recycling or waste management equipment or machinery; parking areas with associated driveways and ramps; areas related to the Mobility Hub; outdoor eating areas (covered or uncovered); trellis and shade structures; covered canopies; existing marquees and walkways (covered); outdoor production areas; buildings wholly constructed to house mechanical, plumbing, electrical, or other co-generation and storm water equipment; production trailers; basecamp areas; temporary uses; and sets/façades. 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.*

^b *An estimated 6,608 square feet of existing production office space would not be demolished but may be converted to basecamp/parking uses.*

^c *An estimated 38,068 square feet of existing general office space would not be demolished but may be converted to basecamp/parking uses.*

^d *Assumed to include up to 5,000 square feet of ancillary restaurant/commissary uses.*

Source: Television City Studios, LLC, 2021.

Specific Plan could take place in one phase with completion as early as 2026 or could occur in phases to extend the full buildout year to approximately 2043.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to regional construction-related emissions of nitrogen oxides (NO_x); on- and off-site noise during construction; and on- and off-site vibration during construction (based on the significance threshold for human annoyance). Cumulative impacts associated with regional construction-related NO_x emissions, on- and off-site noise during construction, and off-site vibration during construction (based on the significance threshold for human annoyance) would also be significant and unavoidable. In addition, both Project-level and cumulative impacts associated with emissions of NO_x and volatile organic compounds (VOC) would be significant and unavoidable under a long-term buildout scenario due to concurrent construction and operations. 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.

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the Staff Planner listed below. Copies are also available at the following 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

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to view the documents. In addition, physical copies of the Draft EIR 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 the Department of City Planning located at 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012 during office hours Monday – Friday, 9:00 A.M. – 4:00 P.M. If you are unable to access Project materials or wish to schedule an appointment, please contact the Staff Planner for the Project, Paul Caporaso, at (213) 847-3629 or paul.caporaso@lacity.org.

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 **no later than 4:00 P.M. on Monday, August 29, 2022.** Please direct your comments to:

Mail: Paul Caporaso
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221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

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