



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

Puede obtener información en Español sobre este proyecto llamando al (213) 847-3629 o por email a paul.caporaso@lacity.org

November 21, 2023

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
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Yaroslavsky

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed TVC 2050 Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, 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 CEQA, for a 60-day public review period from July 14, 2022 to September 13, 2022.

The Final EIR was released on November 21, 2023 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

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 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.

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 defined in accordance with LAMC Section 12.03, with the following exceptions: areas related to the Mobility Hub; outdoor eating areas (covered or uncovered); trellis and shade structures (e.g., canopies); existing marquees and walkways (covered); outdoor production areas; production trailers; basecamp areas; and temporary uses including sets/façades. Elements of the definition of floor area expressly listed/identified within LAMC Section 12.03 have been removed from this description for clarity. 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, 2023.

FILE REVIEW:

The Final EIR, and the documents referenced in the Final EIR, are available online at the Department of City Planning’s website at <https://planning.lacity.org/project-review/environmental-review/published-documents> under the "Environmental Impact Reports (EIR)" tab listed by the project title: *TVC 2050 Project*. Digital copies of the Final EIR 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 Final EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Final EIR and case file can be viewed at City offices.

The Final EIR is available for public review, **by appointment only**, at City Planning offices located at 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access the digital project materials, or wish to schedule an appointment, please contact the project planner for this project, Paul Caporaso, at (213) 847-3629 or paul.caporaso@lacity.org.

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