



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

February 9, 2023

Puede obtener información en Español acerca de esta junta llamando al (213)-847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2022-5830-EIR
PROJECT NAME:	East End Studios ADLA
PROJECT APPLICANT:	Alameda Studio Owner, LLC
PROJECT ADDRESS:	1206-1338 East 6th Street, 1210-1361 East Produce Street, 635 and 639 Mill Street, 1205-1321 Wholesale Street, 640 South Alameda Street, Los Angeles, California 90021
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	14—de León
PUBLIC COMMENT PERIOD:	February 9, 2023—March 10, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for East End Studios ADLA (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 impacts from the Project. Comments must be submitted in writing according to the 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, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located within the Central City North Community Plan of the City of Los Angeles. The Project Site is bounded by 6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west (**refer to the attached Project Location Map**). There is a 30-foot strip of land adjacent to the south of the Project Site labeled as Wholesale Street on the City's Zone Information and Map Access System (ZIMAS) map. However, this is not a public right-of-way, and the land is privately-owned and zoned for commercial uses. The Project Site is currently developed with two large single-story warehouse

structures consisting of approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks.

PROJECT DESCRIPTION: The Project includes the development of a new production studio campus on an approximately 14.6-acre (635,551 square feet) site located at the southeast corner of 6th Street and Alameda Street (Project Site) within the Central City North Community Plan area of the City of Los Angeles. The Project would include eight new soundstages with each soundstage containing two studios for a total of 16 studios, eight structures that would be programmed with studio production support uses, four new office buildings, and a publicly accessible parklet (located at the corner of 6th Street and Mill Street). The Project could also provide an area within the footprint of the enclosed mechanical platform along 6th Street, adjacent to the proposed parklet and near 6th Street and Mill Street, that could be used by a potential retailer such as a café. The area for this space would be approximately 1,560 square feet. If this area is not used by a retailer, the area would be used to accommodate additional bicycle parking. The Project would comprise a total floor area of 674,175 square feet, including a potential café, with a floor area ratio (FAR) of 1.06:1. A total of 1,317 vehicular parking spaces would be provided for the proposed uses within one level of below grade parking, surface parking, and within a five-story parking structure. The existing two warehouse structures consisting of approximately 311,000 square feet would be demolished as part of the Project. Refer to the **attached Conceptual Site Plan** of the Project.

The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

Summary of Existing and Proposed Floor Area^a

Land Use	Floor Area
Existing (All to Be Removed)	
Warehouse/Self-Storage	311,000 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>311,000 sf</i>
New Construction	
Soundstages	308,829 sf
Production Support (including Mill Space)	102,460 sf
General Office	261,326 sf
Café	1,560 sf
Total New Construction	674,175 sf
Total Floor Area Upon Completion	674,175 sf
<i>sf = square feet</i> ^a <i>Square footage is calculated pursuant to the Los Angeles Municipal Code (LAMC) definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</i> <i>Source: Eyestone Environmental, 2022.</i>	

REQUESTED ACTIONS:

1. Pursuant to Section 12.24 U.14 of the LAMC, a Vesting Conditional Use Permit for a Major Development Project.
2. Pursuant to Section 16.05 C of the LAMC, Site Plan Review for a project resulting in more than 50,000 square feet net increase in non-residential floor area.
3. Pursuant to LAMC Section 17.15, a Vesting Tentative Tract Map.
4. 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 prepared for the Project, 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 resources); energy; geology and soils (paleontological resources); greenhouse gas emissions; land use and planning; noise; public services (fire protection and police protection); transportation; tribal cultural resources; and utilities and service systems (water supply, wastewater, and energy infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online virtual format 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 presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation can be requested by contacting the Staff Planner listed below. 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: February 23, 2023

Time: 5:30 P.M

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/81975053249> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 819 7505 3249, followed by #. If asked for Participant ID, enter #

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 also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North 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.

Digital copies of the Initial Study are also available for review at the following library locations:

- Los Angeles Central Library, Library Reference Desk, 630 West Fifth Street, Los Angeles, CA 90071
- Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles CA 90012

- Benjamin Franklin Branch Library, 2200 1st Street, Los Angeles, CA 90033

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 **March 10, 2023, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Kathleen King
City of Los Angeles Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: kathleen.king@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. 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



Kathleen King
Major Projects
Department of City Planning
(213) 847-3624

Attachments:

Figure 1—Project Location Map
Figure 2—Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
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KAREN BASS
MAYOR

EXECUTIVE OFFICES

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

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

RE: Zoom Meeting Instructions for East End Studios ADLA Scoping Meeting – 1206-1338
East 6th Street, 1210-1361 East Produce Street, 635 and 639 Mill Street, 1205-1321 Wholesale
Street, 640 South Alameda Street, Los Angeles, California 90021

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 East End Studios ADLA Project (ENV-2020-5830-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 Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone, or tablet. You may use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 819 7505 3249
- 2) Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 819 7505 3249 followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand via the raise hand button on the Zoom platform (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 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: Click the hand raise button (if using a computer) or press *9 if using a telephone.

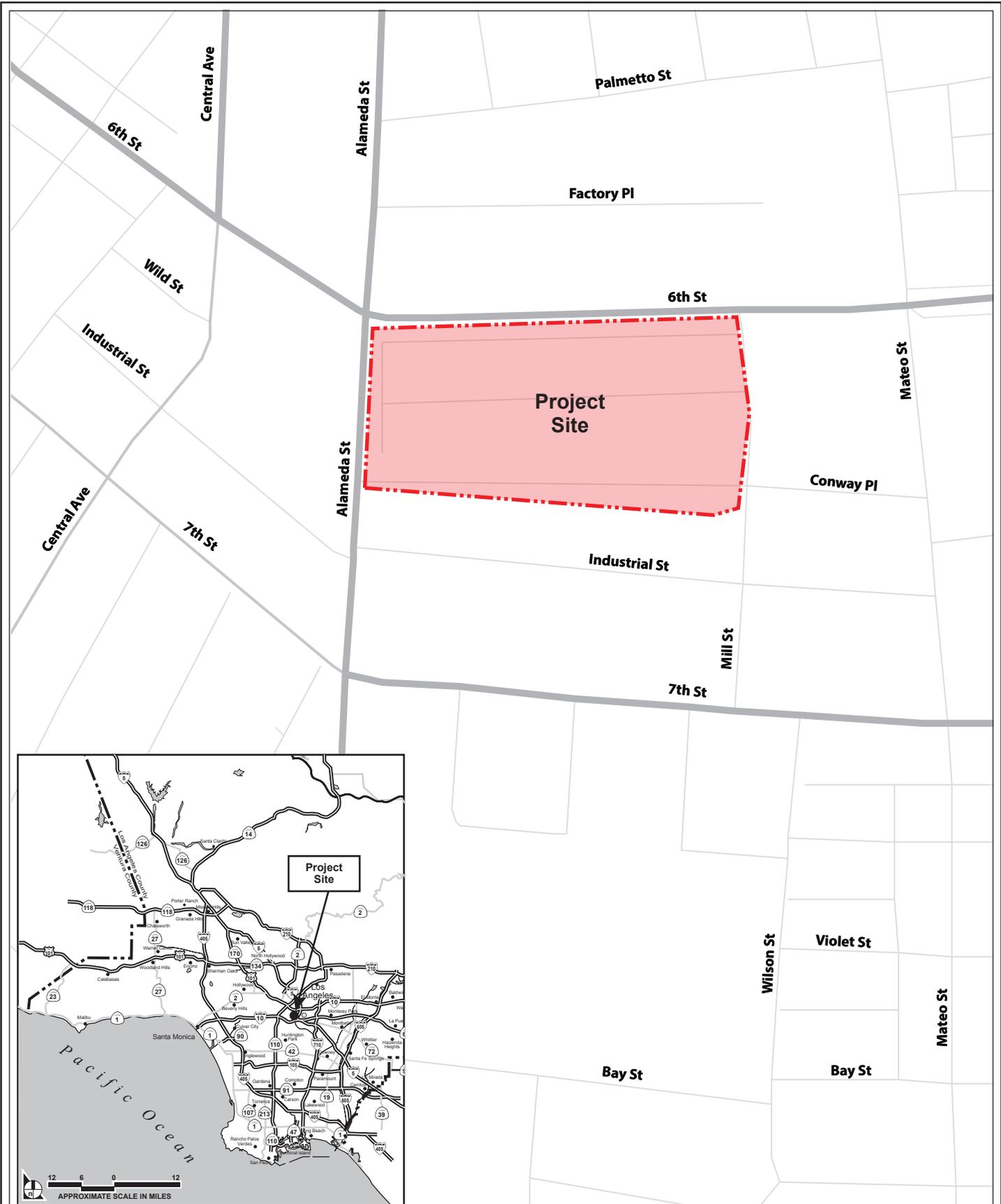


Figure 1
Project Location Map

Source: ArcGIS, 2022; Eyestone Environmental, 2022.



GRADING CONSTRUCTION NOTES:

①	CONSTRUCT 4" P.C.C. SIDEWALK PER CITY OF LOS ANGELES STD. PLANS S-448-5
②	CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF LOS ANGELES STD. PLANS S-440-4
③	CONSTRUCT CURB AND GUTTER PER CITY OF LOS ANGELES STD. PLANS S-410-2
④	SAW CUT AND JOIN EXISTING GRADE

LEGEND

	CENTERLINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRIVEWAY

Figure 2
Conceptual Site Plan

Source: Grimshaw Architects, LLP, 2022.