



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

July 25, 2024

Puede obtener información en Español acerca de este documento llamando al (213) 978-1300.

ENVIRONMENTAL CASE NO.:	ENV-2022-5830-EIR
STATE CLEARINGHOUSE NO.:	2023020196
PROJECT NAME:	East End Studios ADLA
PROJECT APPLICANT:	Alameda Studio Owner, LLC
PROJECT ADDRESS:	1206-1338 East 6th Street, 1210-1290 and 1219-1361 East Produce Street, 635-639 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:	July 25, 2024 – September 9, 2024

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 proposed East End Studios ADLA 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 timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION: The East End Studios ADLA Project involves the development of a new multi-story production studio campus totaling 675,611 square feet of floor area on an approximately 14.6-acre (635,551 net square-foot) site. The Project would include 299,012 square feet of studio uses within five studio buildings; 69,192 square feet of production support space within three covered areas, adjacent to the studio buildings; and 307,407 square feet of office use within two five-story buildings. Up to 8,000 square feet of ground floor areas within the office buildings could be utilized as retail space, including up to 4,000 square feet of restaurant space, or as additional common areas for the office tenants. Two existing warehouse structures totaling approximately 311,000 square feet would be demolished.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, implementation of the Project would result in significant and unavoidable impacts related to: Noise (project-level and cumulative on- and off-site construction) and Vibration (project-level on- and off-site construction and cumulative off-site construction, with regard to human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review 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.

The Draft EIR is available online at the Department of City Planning's website at Planning4la.org/development-services/eir and copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Little Tokyo Branch Library, 203 South Los Angeles Street, Los Angeles CA 90012
- 3) Benjamin Franklin Branch Library, 2200 1st Street, Los Angeles, CA 90033

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 **Monday, September 9, 2024 no later than 4:00 p.m.**

Please direct your comments to:

Mail: Erin Strelch
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: Erin.Strelch@lacity.org

VINCENT P. BERTONI, AICP
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