

# Notice of Public Hearing

## & Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



**Wednesday, November 20, 2024**

**9:30 a.m.**

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

*This public hearing will be conducted entirely virtually and will allow for remote public comment.*

### Options to Participate:

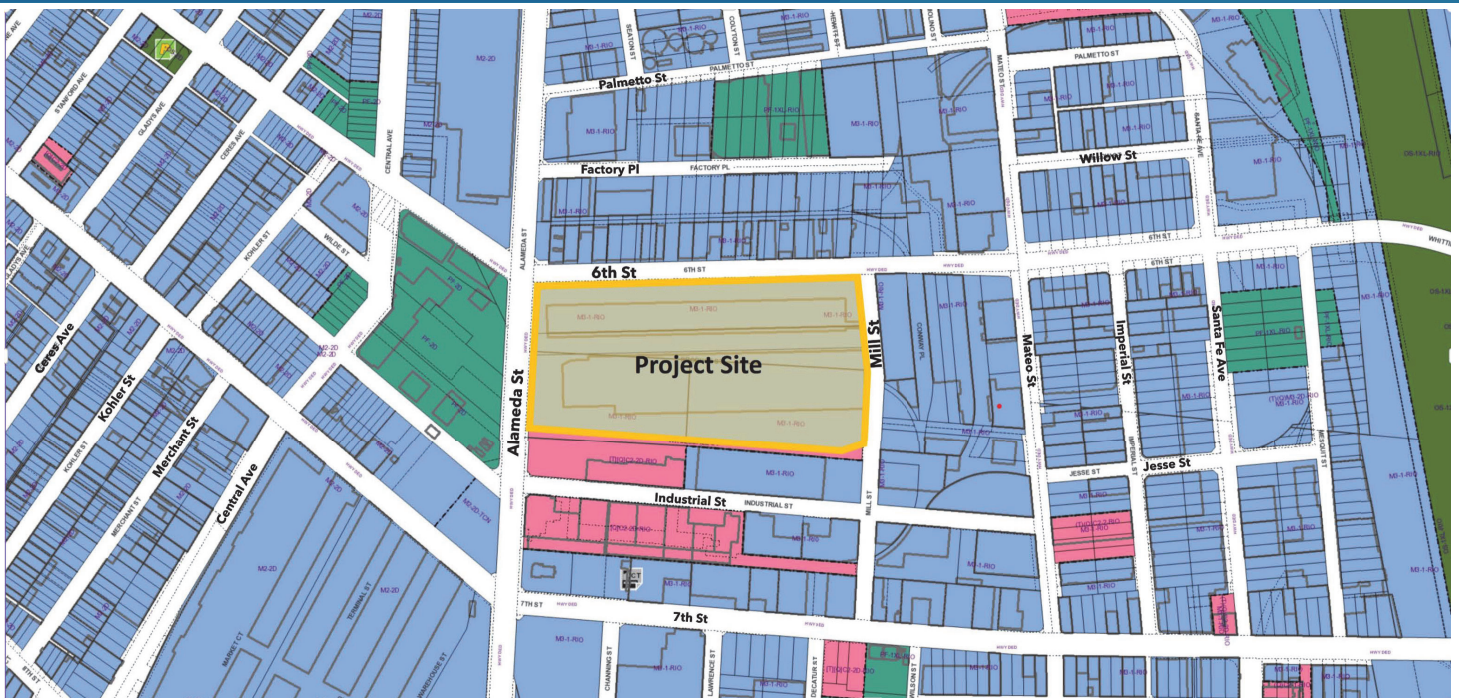
By phone: (213) 338-8477 or (669) 900-9128

When prompted, enter the Meeting ID: 816 7791 3136 #

With a PC, MAC, iPad, iPhone, or Android, click on this URL: <https://planning-lacity-org.zoom.us/j/81677913136>

Enter Meeting ID: 816 7791 3136 and Passcode: 132731

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.



### Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

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

### Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

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. (Continued)

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

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.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

*The Advisory Agency will consider:*

### ENV-2022-5830-EIR

1. Pursuant to California Public Resources Code (PRC) Sections 21082.1(c) and 21081.6, the information contained in the **Environmental Impact Report (EIR)** prepared for the Project which includes the Draft EIR, No. ENV-2022-5830-EIR (SCH No. 2023020196) dated July 2024, the Final EIR, dated October 2024 (East End Studios ADLA Project EIR), as well as the whole of the administrative record; and

### VTT-83917

2. Pursuant to Sections 17.03 and 17.15 of the Municipal Code, **Vesting Tentative Tract Map No. 83917** (stamp-dated August 19, 2022) for the merger and re-subdivision of the Project Site into one ground lot for industrial and commercial condominium purposes; and a Haul Route for the export of up to 40,000 cubic yards of soil.

(Continued)

## Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

*On behalf of the City Planning Commission, the Hearing Officer will take testimony regarding:*

### **ENV-2022-5830-EIR**

3. Pursuant to PRC Sections 21082.1(c) and 21081.6, the decision-maker shall consider the information contained in the **EIR** prepared for the Project, which includes the Draft EIR, No. ENV-2022-5830-EIR (SCH No. 2023020196), dated July 2024, and the Final EIR, dated October 2024 (East End Studios ADLA Project EIR), as well as the whole of the administrative record; and

### **CPC-2022-5829-VCU-SPR**

4. Pursuant to LAMC Sections 12.24.T and 12.24 U.14, a **Vesting Conditional Use Permit** for a Major Development Project which creates or adds 100,000 square feet or more of floor area of non-residential or non-warehouse uses in the M3 Zone; and
5. Pursuant to LAMC Section 16.05, **Site Plan Review** for a development project which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area.



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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

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## Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared to assess potential environmental impacts of the proposed Project. The 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 CEQA provisions, for a 45-day public review period from July 25, 2024 to September 9, 2024. The Final EIR includes a response to comments and text revisions to the Draft EIR based on input received. The Final EIR was released on October 25, 2024. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

CPC-2022-5829-VCU-SPR, VTT-83917

### Environmental Case Number(s):

ENV-2022-5830-EIR

### Related Case Number(s):

N/A

### Overlay(s):

River Implementation Overlay (RIO)

### Zone:

M3-1-RIO

### Land Use Designation:

Heavy Industrial

### Community Plan Area:

Central City North

### Council District:

14

### Applicant:

Shep Wainwright, Alameda Studio Owner, LLC

### Assigned Staff Contact Information:

Erin Strellich, City Planning Associate  
erin.strellich@lacity.org  
213.847.3626  
221 North Figueroa, Suite 1350  
Los Angeles, CA 90012

### Representative:

Michael Gonzales, Gonzales Law Group APC

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

### File Review -

The complete file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350 LA, CA 90012. Please contact the staff planner to schedule an appointment. The Final EIR will also be available on October 25, 2024 at the office listed above and online at the Department of City Planning website at:

<http://planning4la.org/development-services>

Digital copies are available at the following public libraries:

- 1) Los Angeles Central Library, 630 West 5th Street, 90071,
- 2) Little Tokyo Branch Library, 203 South Los Angeles Street, 90012, and
- 3) Benjamin Franklin Branch Library, 2210 1st Street, 90033

**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.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation 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.