



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☐ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. The hearing officer or Deputy Advisory Agency may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site:** 5800 West Sunset Boulevard (5808, 5842 West Sunset Boulevard; 1424, 1452, 1456 North Bronson Avenue; 1351, 1455, 1457 North Van Ness Avenue)

**Case Nos.:** AA-2018-1633-PMLA  
CPC-2017-4523-SN-CU

**Council No:** 13 – O’Farrell

**Related Case(s):** CPC-2010-1767-CU-SPR-GB  
ENV-2010-1768-EIR

**CEQA No.:** ENV-2010-1768-EIR-ADD1

**Plan Area:** Hollywood

**Hearing Held By:** Deputy Advisory Agency  
Hearing Officer for the City Planning  
Commission

**Date:** August 8, 2018

**Zone:** M1-1

**Time** 10:50 a.m.

**Plan Overlay:** N/A

**Place:** Los Angeles City Hall  
200 N. Spring St., Room 1070  
Los Angeles, CA 90012  
(Please use the 201 N. Main St. entrance)

**Land Use:** Limited Manufacturing

**Applicant:** Sunset Bronson Entertainment  
Properties, LLC

**Staff Contact:** Mindy Nguyen (Hearing Officer for the City  
Planning Commission)  
200 N. Spring St., Room 621  
Los Angeles, CA 90012  
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(213) 978-1241

**Representative:** James Pugh, Esq.  
Sheppard Mullin Richter &  
Hampton, LLP

Amanda Briones (Parcel Map Planner)  
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(213) 978-1328

**PROPOSED PROJECT:**

A Preliminary Parcel Map for the merger of two (2) existing parcels, and re-subdivision into four (4) parcels comprised of: (1) Parcel A, which covers an existing staging area comprised of Building 10 and Stages 9A and 9B; (2) Parcel B, which covers the 14-story office building; (3) Parcel C, which covers the five-story production building and seven-story parking structure; and (4) Parcel D, which covers the remaining staging and production buildings on-site; and the establishment of a Sign District for the Sunset Bronson Studios campus, an existing multi-tenant, mixed-use, creative office campus with on-site motion picture, news station, and television production facilities.

## REQUESTED ACTION(S):

The Deputy Advisory Agency will consider:

### **EIR-2010-1768-EIR-ADD1**

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2010-1768-EIR, certified on August 26, 2013; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendum dated July 13, 2018, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

### **AA-2018-1633-PMLA**

2. Pursuant to Section 17.53 of the Los Angeles Municipal Code (LAMC), a Preliminary Parcel Map for the merger of two (2) lots and re-subdivision into four (4) lots.

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

### **EIR-2010-1768-EIR-ADD1**

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2010-1768-EIR, certified on August 26, 2013; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by the Addendum dated July 13, 2018, no major revisions are required to the EIR and no subsequent EIR is required for approval of the project.

### **CPC-2017-4523-SN-CU**

2. Pursuant to LAMC 12.32 S, establishment of a **Supplemental Use District** to permit a Sign District for the Project Site.
3. Pursuant to LAMC Section 12.24 W. 19, a **Conditional Use** to permit Floor Area Ratio Averaging in a Unified Development.

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***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300***

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**DIVISION OF LAND** - Please note that the Staff Report will be available on-line seven (7) days prior to the public hearing and will be accessible at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings". Staff Reports are hyperlinked to the case numbers on the hearing schedule.

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Any materials submitted to the Department become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

**Regular Submissions** - Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

**Rebuttal Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

**Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Hearing Officer or Deputy Advisory Agency may deviate from this requirement at their discretion.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or 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](mailto: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.