

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF CONCURRENT 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: ☒ Others

You are being sent this notice because you own and/or reside at property near a site for which an application, as described below, has been filed with the Department of City Planning, you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project. All interested persons are invited to attend the public hearing at which you may listen or present testimony regarding the project.*

Hearing By: Deputy Advisory Agency/
Hearing Officer

Date: Monday, May 16, 2016
Time: 9:30 AM
Place: First Presbyterian Church**
of Hollywood
Mears Center
1760 N. Gower Street
Hollywood, CA 90028

Staff Contact: Adam Villani
Phone No.: (818) 374-5067
E-Mail: adam.villani@lacity.org

Case Nos.: TT-71751;
CPC-2011-2459-GPA-ZC
SP-SN-CA; CPC-2011-2462-DA
CEQA No.: ENV-2011-2460-EIR
SCH No. 2011101035

Incidental Cases: None
Project Name: Paramount Pictures Master Plan
Council No.: 13, Honorable – Mitch O'Farrell
4, Honorable – David Ryu
Plan Area: Hollywood and Wilshire
Specific Plan: None
Certified NC: Hollywood Studio District
Greater Wilshire
GPLU: Industrial Limited Manufacturing;
Commercial Manufacturing;
Neighborhood Office Commercial;
Low Medium II; Medium Residential.

Zone: RD1.5-1XL; R3-1-XL; R3-1; C2-1;
[Q]C2-1-1; [Q]C2-1VL; [Q]M1-1;
[Q]M1-2D.

Applicant: Paramount Pictures Corporation
Representative: Sharon Keyser, Paramount
George Mhlsten, Latham & Watkins

PROJECT LOCATION: 5555 W. Melrose Avenue and various addresses pursuant to attached map.

PROJECT PROPOSED: The proposed Paramount Pictures Master Plan (the "Project"), consists of improvements to Paramount Studios comprising the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties of approximately 6 acres (the Ancillary Lots). The Main Lot and Ancillary Lots are referred together as the Project Site. The Project includes the redevelopment of portions of the Project

Site with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas. These improvements would be implemented through the proposed Paramount Pictures Specific Plan (including a Historic Resources Preservation Plan), and a Sign Supplemental Use District, which would guide development within the Project Site. The proposed Specific Plan would allow for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses and the proposed demolition of approximately 536,600 square feet of stage, production office, support, office, and retail uses, resulting in a net increase of approximately 1,385,700 square feet of floor area within the Project Site upon completion of the proposed Project. No "Protected Trees," pursuant to Ordinance 177,404, have been identified on the Project Site. A haul route approval for 420,000 cubic yards of export, throughout Project buildout to 2038, is also requested.

REQUESTED ACTION:

The Deputy Advisory Agency will consider:

TT-71751 and ENV-2011-2460-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Certification** of an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed mitigation monitoring program and the required findings for the certification of the EIR. **Adoption** of a statement of overriding considerations setting forth the reasons and benefits of certifying the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 17.06 of the Municipal Code, Tentative Tract Map No. 71751 for a merger and resubdivision to 8 ground lots on the Main Lot (APNs: 5534037005, 5534037008, 5534037009; 5534038001; 5534038005; 5534038006; 5534038016; 5534038017; 5534038018; 5534039005; 5534039013; 5534039016; 5534039017; 5534039018; 5534039019; 5534039020; 5534039021; 5534039023; 5534039024; 5534040002; 5534040017; 5534040018; 5534040020; 5534040021; 5534040022; 5534040023; 5534040024; 5534040025; 5534040026; 5534040027; 5534040028;) and 2 ground lots on South Bronson Lot, including an alley vacation (APNs: 5523026001; 5523026002; 5523026008; 5523026019 and 5523026028) for a total of 10 lots on approximately 56.96 net acres. An associated haul route approval is also requested.

The Hearing Officer will take testimony on:

CPC-2011-2459-GPA-ZC-SP-SN-CA and ENV-2011-2460-EIR

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Certification** of an Environmental Impact Report (EIR) for the above-referenced project. **Adoption** of the proposed mitigation monitoring program and the required findings for the certification of the EIR. **Adoption** of a statement of overriding considerations setting forth the reasons and benefits of certifying the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to change the land use designation from Industrial Limited Manufacturing; Commercial Manufacturing; Neighborhood Office Commercial; Low Medium II Residential; and Medium Residential; **to:**
 - i. General Commercial for the Ancillary lots (Main Lot would remain Industrial Limited Manufacturing), **OR**
 - ii. Regional Center/Regional Commercial for the Main Lot and Ancillary Lots (if Citywide Sign Ordinance is adopted)

3. Pursuant to Section 12.32 of the LAMC a Zone Change from RD1.5-1XL; R3-1; R3-1XL; C2-1; [Q]C2-1; [Q]C2-1VL; [Q]M1-1; [Q]M1-2D to the Paramount Pictures Specific Plan Zone (PPSP) and Sign Supplemental Use District (SN);
4. Pursuant to Section 11.5.7 of the LAMC, the establishment of the Paramount Pictures Specific Plan (including a Historic Resources Preservation Plan) to provide regulatory controls and the systematic execution of the General Plan within the Project Site;
5. Pursuant to Section 13.11 of the LAMC, establishment of a Sign Supplemental Use District "SN" to set forth sign regulations, procedures, guidelines and standards for the Project Site;
6. A Zone Code Amendment to Sections 12.04 and 12.16 of Chapter 1 of the LAMC to establish the Paramount Pictures Specific Plan Zone (PPSP);
7. Pursuant to Section 12.36 and City Charter Section 564, concurrent consideration and processing of all entitlement requests; and

CPC-2011-2462-DA:

8. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a **Development Agreement** between the City of Los Angeles and Paramount Pictures Corporation to provide reasonable assurances to the Applicant with respect to its ability to implement the requested Development Approvals, with the Applicant providing the City with certain public benefits.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The Deputy Advisory Agency and the Hearing Officer will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. The Advisory Agency may act on the Tentative Tract Map during the meeting, or may take the tract map under advisement and render a decision at a time thereafter. Following the hearing, the Hearing Officer will prepare a report, including the recommendation of the Department of City Planning, which will be considered by the City Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: Written communications may be mailed to the Los Angeles Department of City Planning, Major Projects, 6262 Van Nuys Boulevard, Room 351, Los Angeles, CA 91401 (Attn: Elva Nuño-O'Donnell); or elva.nuno-odonnell@lacity.org.

REVIEW OF FILE: TT-71751; CPC-2011-2459-GPA-ZC-SP-SN-CA; CPC-2011-2462-DA, ENV-2011-2460-EIR, including the application and environmental assessment (including reports and exhibits), are available for public inspection at the Los Angeles Department of City Planning, Major Projects, 6262 Van Nuys Boulevard, Room 351, Los Angeles, CA 91401, between the hours 8:00 A.M. to 4:00 P.M., Monday through Friday. Please call Adam Villani at (818) 374-5067 (adam.villani@lacity.org) several days in advance to assure that the files will be available for review. The files are not available for review the day of the hearing.

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 auxiliary aids and/or services may

be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

*Due to the number of speakers, the Deputy Advisory Agency and/or Hearing Officer may set a time limit of two (2) minutes for those presenting oral testimony.

****Please see attached map for parking instructions.**

****First Presbyterian Church of Hollywood**

1760 N. Gower St., Hollywood, CA 90028

Free parking is available in the second easterly parking lot on the south side of Carlos Street located directly across the Mears Center.

*Please do not park on the north side of Carlos Street as Monday is a street cleaning day.
Further, the south side of Carlos Street is a "No Parking Zone."*

Directional signs will be posted at strategic locations to guide you to the appropriate parking locations.

