



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

February 26, 2018

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2017-5091-EIR
<b>PROJECT NAME:</b>	Sunset Gower Studios Enhancement Plan
<b>PROJECT APPLICANT:</b>	Hudson Pacific Properties, Inc.
<b>PROJECT ADDRESS:</b>	6010, 6050 and 6060 Sunset Boulevard, 1455 N. Beachwood Drive, 1455 Gordon Street, 1438 and 1440 N. Gower Street, Los Angeles, CA 90028
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13—Mitch O’Farrell
<b>PUBLIC COMMENT PERIOD:</b>	February 26, 2018—March 30, 2018
<b>SCOPING MEETING:</b>	March 6, 2018, 5:00 P.M.—7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Sunset Gower Studios Enhancement Plan (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 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 consists of the existing 16.5-acre Sunset Gower Studios. The Sunset Gower Studios is located within the Hollywood Community Plan Area of the City of Los Angeles and is bounded by Sunset Boulevard to the north, Gordon Street to the east, Fountain Avenue to the south, and Gower Street to the west. The Project Site is currently occupied by creative offices, production support, and sound stages totaling 550,300 square feet of floor area. (See attached Project Location Map.)

#### **PROJECT DESCRIPTION:**

The Project would develop new studio-related creative office, production office/production support, and storage uses within three new buildings on a 15.9-acre portion of the Project Site. The proposed buildings would range from five to 18 stories, up to 300 feet in height. The Project would provide parking as required by the Los

Angeles Municipal Code and provide up to 1,335 new parking spaces, including 525 spaces within a new parking structure with six above-grade levels and three subterranean levels, 531 spaces within three subterranean parking levels below the existing basecamp and below a proposed 1,450-square-foot bicycle parking facility, and 279 spaces within three subterranean levels below one of the new buildings. The Project's existing and proposed floor area square footages are as follows:

**Existing Uses to be Removed**

Existing Uses	Size
Creative Office	125,500 sf
Production Support	29,400 sf
Sound Stages	5,600 sf
<b>Total</b>	<b>160,500 sf</b>

**Proposed Uses**

Proposed Uses	Size
Creative Office	599,350 sf
Production Support	27,200 sf
Sound Stages	—
<b>Total</b>	<b>628,000 sf*</b>
<i>*Includes proposed 1,450-square-foot bicycle parking facility.</i>	

**REQUESTED ACTIONS:**

1. Major Development Project Conditional Use Permit to permit a Major Development Project
2. Conditional Use Permit to permit Floor Area Ratio Averaging in Unified Developments
3. Commercial Corner Development Conditional Use Permit to permit a Commercial Corner Development
4. Vesting Tentative Tract Map No. 80310 for merger and subdivision purposes and haul route
5. Site Plan Review to authorize the Project's new buildings and uses

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (Fire Protection and Police Protection), Transportation/Circulation, and Utilities and Service Systems (Water Supply and Infrastructure and Wastewater Generation and Infrastructure).

**PUBLIC SCOPING MEETING:** A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. 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 location of the Public Scoping Meeting are as follows:

**Date:** March 6, 2018  
**Time:** 5:00 P.M.–7:00 P.M.  
**Location:** Emerson College, Bordy Center  
5960 Sunset Boulevard  
Los Angeles, CA 90028

Limited free parking is available at the Scoping Meeting location. Parking is also available for a fee across from the Scoping Meeting location at Columbia Square at 6121 Sunset Boulevard. Street parking is also available adjacent to the Scoping Meeting location. The Scoping Meeting location is also accessible from the Hollywood and Vine Metro Red Line Station and numerous bus routes, including the DASH Hollywood Route and the DASH Beachwood Canyon Route.

**FILE REVIEW AND COMMENTS:**

The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings,” and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Friday, March 30, 2018, no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

**Mail:** Alejandro A. Huerta  
City of Los Angeles, Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**E-Mail:** [alejandro.huerta@lacity.org](mailto:alejandro.huerta@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. The Public Scoping Meeting 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. 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.

VINCENT P. BERTONI, AICP  
Director of Planning

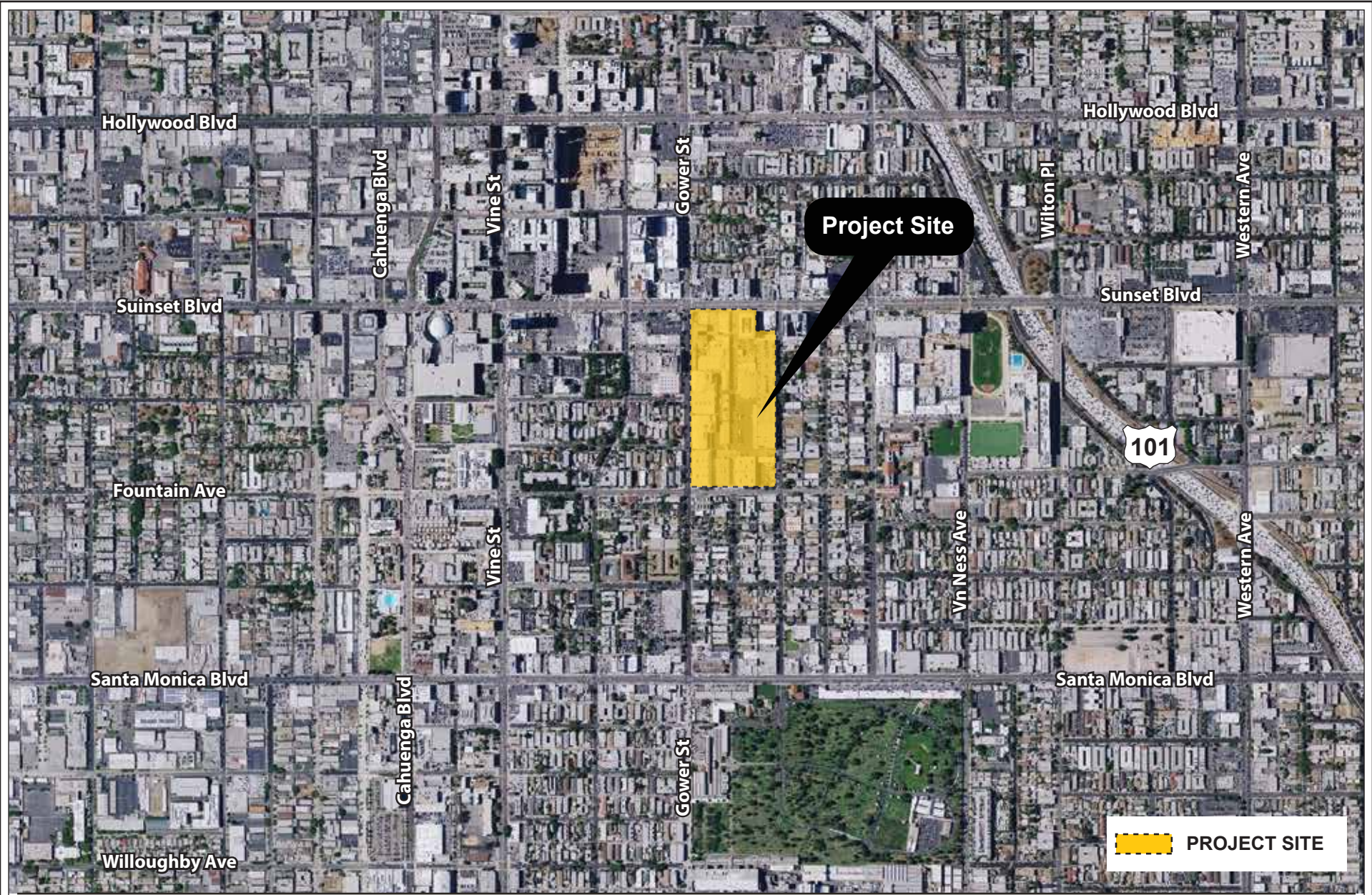


Alejandro A. Huerta  
Major Projects Section  
Department of City Planning  
(213) 978-1454

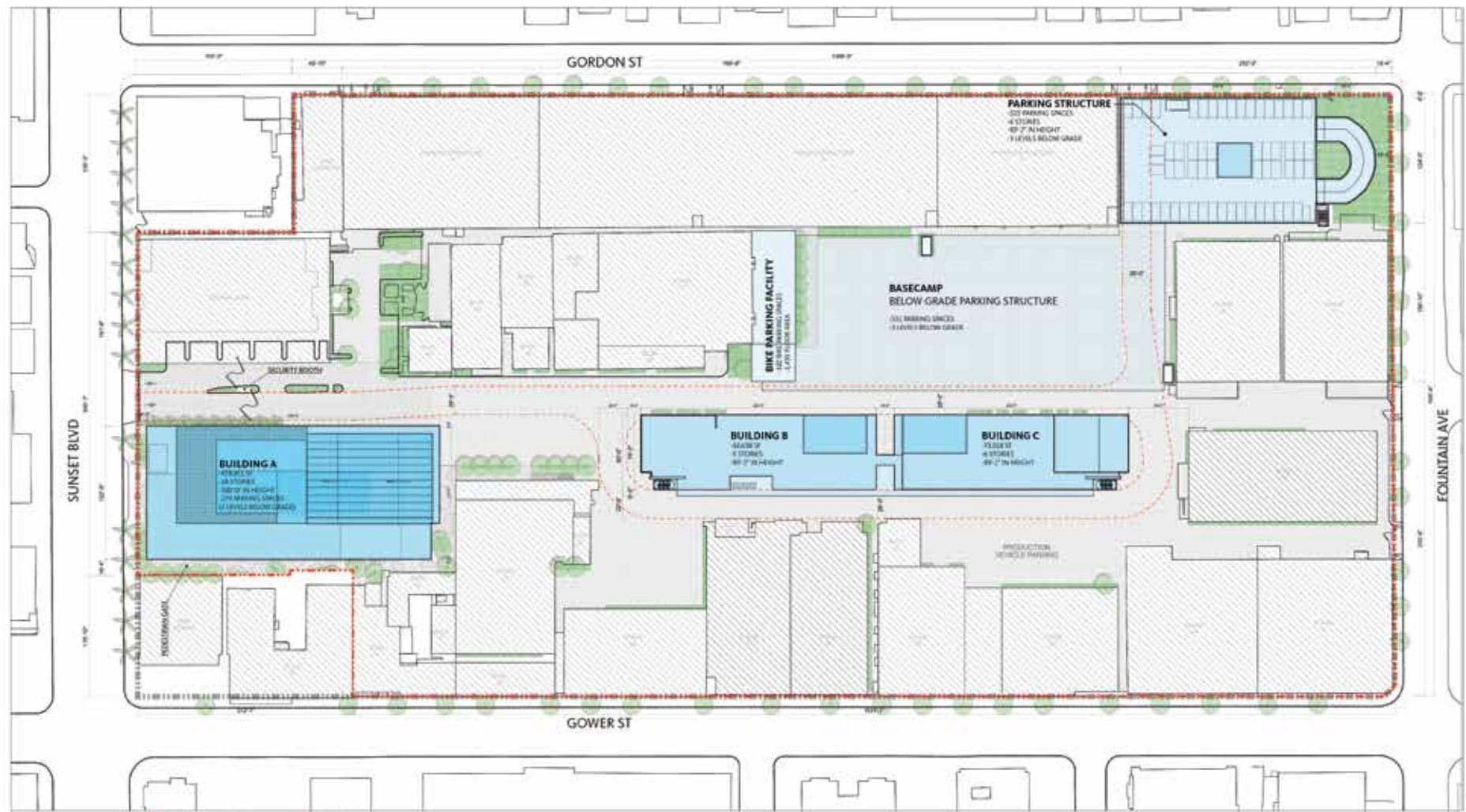
**Attachments:**

Project Location Map  
Conceptual Site Plan

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.***



Project Location Map



- PROPOSED NEW BUILDING
- EXISTING BUILDING
- FIRE LANE
- ENTITLEMENT AREA (PROPERTY LINE)
- PROJECT SITE

Conceptual Site Plan

Source: Gensler, 2017.