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AUGUST 28, 2014

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2013-1531-EIR
STATE CLEARINGHOUSE NO. 2013051086**

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: Academy Museum of Motion Pictures Project

SITE LOCATION: 6067 Wilshire Boulevard, Los Angeles, CA 90036 (See Figure 1)

COMMUNITY PLANNING AREA: Wilshire

COUNCIL DISTRICT: 4 – Tom La Bonge

COMMENT REVIEW PERIOD: August 28, 2014 – October 14, 2014

PROJECT DESCRIPTION: The proposed Academy of Motion Pictures (“Project or Museum”) would involve rehabilitation and adaptive reuse of the historically significant May Company Wilshire department store building (“May Company Building”) constructed in 1939 (“Original Building”) and construction of a new wing (“New Wing”), which would require demolition of a building addition constructed in 1946 (“1946 Addition”). The basement area under the 1946 Addition would be retained. As shown on Figure 2, the Project would be developed on an approximately 2.2-acre site at the northeast corner of Wilshire Boulevard and Fairfax Avenue within the western portion of the Los Angeles County Museum of Art Campus (“LACMA Campus”). The Museum would be dedicated to films and filmmaking and would include permanent and changing exhibition space; three theaters with a combined seating capacity of up to approximately 1,350 persons; banquet and conference space with a maximum occupancy of approximately 1,200 persons; an approximately 4,000-square-foot Museum Café with seating for up to 150 persons; an approximately 5,000-square-foot Museum Store; and ancillary spaces including administrative offices, educational spaces, exhibit preparation, a conservation laboratory, and maintenance and receiving areas. Parking would be provided through joint use of existing LACMA parking facilities and existing off-site parking facilities in the immediate vicinity. Eighty-eight bicycle parking spaces would be provided as part of the Project.

The design concept would retain important historic features of the Original Building, including rehabilitation of its primary façades, while retrofitting the building interior to accommodate Museum uses. As shown on Figure 3, the New Wing would be constructed at the north side of the Original Building and would be approximately 42,300 square feet; the 1946 Addition would be demolished above grade to allow construction of the New Wing. The New Wing would include a Museum entrance; a Sphere housing a state-of-the-art theater with seating for up to 1,000 persons; an approximately 10,000-square-foot enclosed View Deck within the Sphere; and pedestrian bridges linking the Sphere to the Original Building; and an at-grade Piazza. The Project would incorporate sustainable elements of design, construction and operation to support Leadership in Energy and Environmental Design (“LEED®”) Silver Certification or its equivalent. Total developed floor area on the Project Site at buildout would be up to approximately 208,000 square feet.

PERMITS AND APPROVALS: The Project Applicant is requesting permits and approvals for the Project that would include, but may not be limited to, the following: Zone change to remove the existing [Q] conditions related to prior entitlements on the Project Site; Cultural Heritage Commission approval of permits for work on the Original Building, which is designated as City Historic-Cultural Monument No. 566; a Design Overlay Plan Approval for compliance with the Miracle Mile CDO and a Director’s Determination of Consistency with the Miracle Mile CDO and such other approvals or actions as may be required; a Master Conditional Use Permit to allow for the on-site sale and consumption of alcoholic beverages; Variance for outdoor dining, as may be required; Variance to permit alternative locations for code required bicycle spaces; construction permits, including building permits, grading, excavation, foundation, and associated permits; haul route permit, as may be required; Academy of Motion Pictures Museum Sign Supplemental Use District for the Project Site to allow the proposed sign program; Site Plan Review for construction of the new Museum floor area; Special Permission for Reduction of Off-Street Parking to allow a 10 percent reduction in the required number of parking spaces for an institutional use located within 1,500 feet from the planned Metro Westside Subway Extension, Wilshire/Fairfax Station entrance; a Zoning Administrator’s Interpretation that the provisions for Reduction of Off-Street Parking also apply to institutional (museum) and auditorium (theater) uses, and that the provisions of the Historical Exemption allow for a reduction in retained parking for demolition of the 1946 Addition; Police Commission approval for extended construction hours, as may be required; certification of an Environmental Impact Report; and other approvals as may be required.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in this Draft EIR, implementation of the Project would result in significant and unavoidable operational traffic impacts (intersection service levels) and cumulative construction noise impacts. Other issues addressed in the Draft EIR include aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise (Project construction and operation), public services (police and fire), and transportation and parking (construction, neighborhood intrusion, regional transportation system, access, parking). With implementation of mitigation measures, no other significant and unavoidable impacts are expected to occur as a result of construction or operation of the Project.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so during office hours office hours (between 8:00 A.M. and 4:00 P.M.) at the City of Los Angeles, Department of City Planning, 200 North Spring Street, City Hall, Room 750, Los Angeles, CA, 90012. The Draft

EIR is available online at the Department of City Planning's website at <http://cityplanning.lacity.org> by clicking on the "Environmental" tab, then "Draft EIR." Print and digital versions are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036
- 3) Frances Howard Goldwyn – Hollywood Regional Library, 1623 North Ivar Avenue, Los Angeles, CA 90028

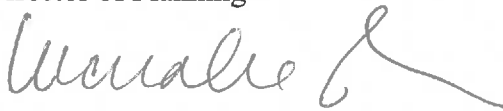
The Draft EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Luciralia Ibarra at (213) 978-1378 to purchase copies.

The review period for the Draft EIR begins on August 28, 2014 and ends on October 14, 2014. If you wish to submit comments regarding the Draft EIR, please reference the file number above and submit in writing by Tuesday, October 14, 2014 no later than 4:00 P.M.

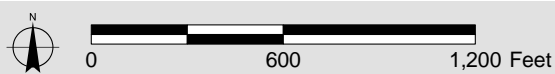
Please direct your comments to:

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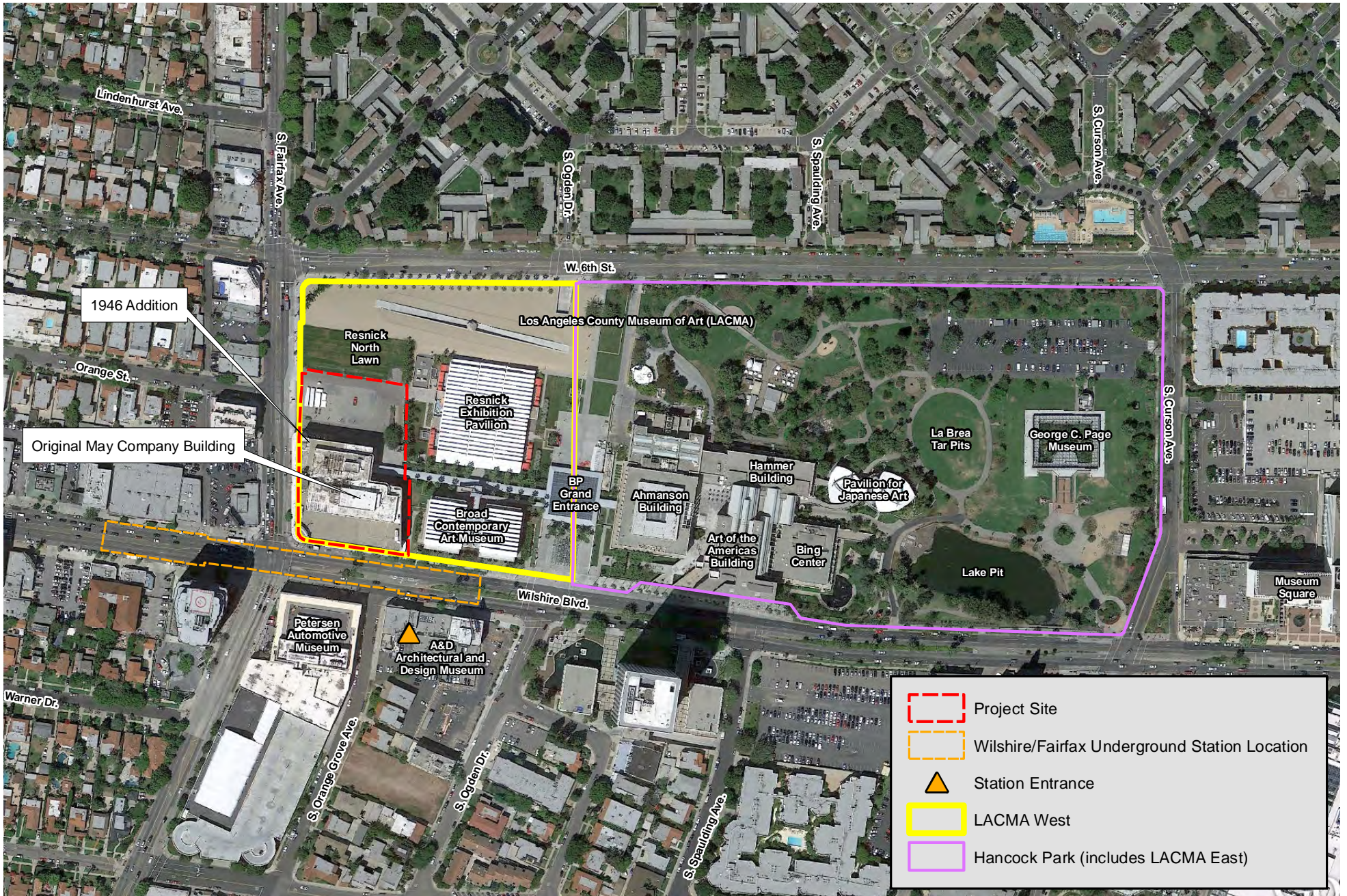


Regional and Project Vicinity Map

Academy Museum of Motion Pictures Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2013.

FIGURE

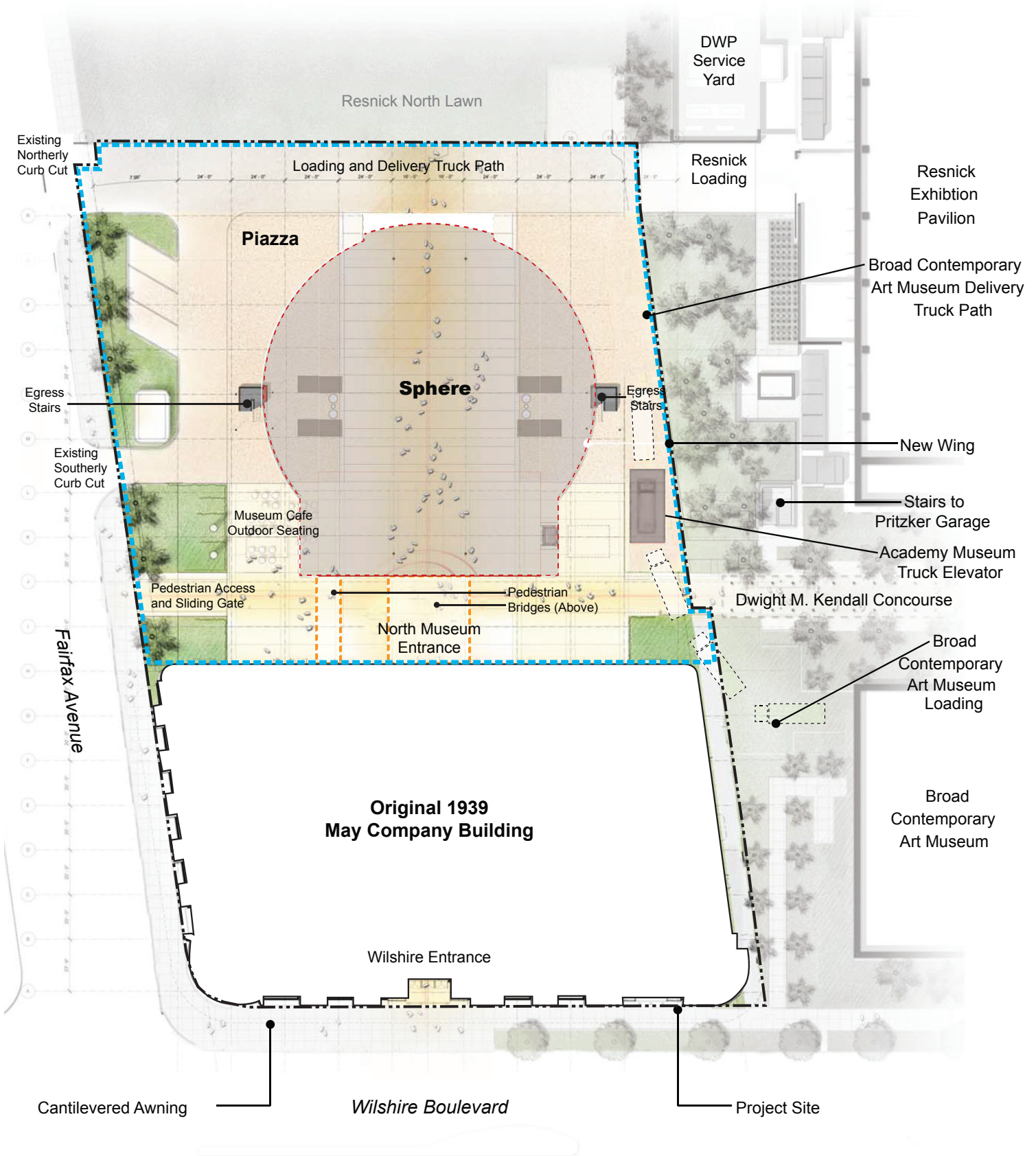
1



Aerial Photograph of Project Site and Vicinity

FIGURE

2



Proposed Site Plan

Academy Museum of Motion Pictures Project
 Source: Renzo Piano Building Workshop and Studio Pali Fekete Architects, 2014.

FIGURE
3