

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
DANA M. PERLMAN
MARTA SEGURA

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

February 20, 2015

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL 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

COMMUNITY PLANNING AREA: Wilshire

COUNCIL DISTRICT: 4 – Tom La Bonge

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. 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. 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, which 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.

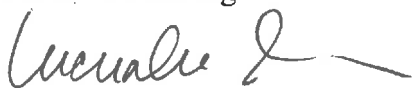
PERMITS AND APPROVALS: The Project Applicant is requesting permits and approvals for the Project that would include, but may not be limited to, the following: Zone change to remove the existing [Q] conditions related to prior entitlements on the Project Site; Cultural Heritage Commission approval of 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 Purple Line 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 museum and related uses (for profit and not-for-profit) are permitted in the C2 Zone consistent with the City Use List; Police Commission approval for extended construction hours, as may be required; certification of an Environmental Impact Report; and other approvals as may be required.

DOCUMENT REVIEW: If you wish to review a print copy of the Final EIR or the documents referenced in the Final EIR, you may do so during 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 "Final 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 Final EIR can also be purchased on CD-ROM for \$7.50 per copy. Contact Darlene Navarrete at (213) 978-1332 to purchase copies.

Michael J. LoGrande
Director of Planning



Luciralia Ibarra
Project Coordinator, Environmental Analysis Section