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INFORMATION
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March 7, 2013

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2010-1768-EIR
STATE CLEARINGHOUSE NO. 2011091029**

To: Owners of Property and Occupants and Other Interested Parties
Project Name: Sunset Bronson Studios Entertainment Center
Site Location: The Project Site encompasses approximately 4.36 acres at the intersection of Sunset Boulevard and Van Ness Avenue, in the northeast portion of the Sunset Bronson Studios (SBS) campus, as well as one non-contiguous area of the SBS campus at the southeast corner of Sunset Boulevard and Bronson Avenue. (Refer to attached maps)

Community Plan Area: Hollywood

Council District: 13

Comment Review Period: March 7, 2013 – April 22, 2013

PROJECT DESCRIPTION: Sunset Bronson Entertainment Properties, LLC, the Project Applicant, proposes the Sunset Bronson Studios Entertainment Center Project (referred to hereafter as the Proposed Project), which would provide for new studio/media-related office and office production uses within the existing Sunset Bronson Studios campus. Specifically, the Proposed Project involves the development of a 13-story office building and a five-story production office building, both of which would be supported by a seven-story parking structure with two levels of subterranean parking. The Proposed Project would also include a replacement guard station along Van Ness Avenue, an outdoor seating area and café adjacent to the proposed production office building, and landscaping. These improvements would result in a net increase of approximately 391,018 square feet of building area. In addition, an increase of approximately 1,399 net new parking spaces would be provided within the Sunset Bronson Studios campus upon completion of the Proposed Project.

PERMITS AND APPROVALS: Permits and approvals required from the City of Los Angeles for development of the Proposed Project are anticipated to include, but are not limited to: Conditional Use Permit for a Major Development Project (i.e., greater than 100,000 square feet of non-residential floor area in an M1 zone) pursuant to LAMC Section

12.24.U.14; Los Angeles Community Redevelopment Agency project review pursuant to Section 504 of the Hollywood Redevelopment Plan; Site Plan Review pursuant to LAMC Section 16.05.C; and demolition, grading, excavation, foundation, and associated building permits; haul route(s) approval, as necessary.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable cumulative impacts have been identified with regard to construction noise, traffic noise during Proposed Project operations, and construction traffic.

Other issues addressed in the Draft Environmental Impact Report (EIR) include aesthetics, views, light/glare, and shading; air quality; greenhouse gas emissions; historic resources; land use; noise; traffic, access, and parking; and water supply. With implementation of mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the Proposed Project.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M., at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles. Copies of the Draft EIR are also available at the following Library Branches:

- 1) Central Library – 630 West 5th Street, Los Angeles, CA 90071
- 2) F.H. Goldwyn Hollywood Regional Library – 1623 N. Ivar Ave., Hollywood, CA 90028
- 3) Will and Ariel Durant Branch Library – 7140 Sunset Blvd., Hollywood, CA 90046

The Draft EIR is also available online at the Department of City Planning's website [<http://planning.lacity.org> (click on "Environmental" and then "Draft EIR")]. The Draft EIR can be purchased on cd-rom for \$7.50 per copy. Contact the **Environmental Analysis Unit** at **(213) 978-1352** to purchase one.

The review period for the Draft EIR begins on March 7, 2013, and ends on April 22, 2013. If you wish to submit comments regarding the Draft EIR, please reference the file number above, and submit them in writing by 4:00 P.M. on **April 22, 2013**.

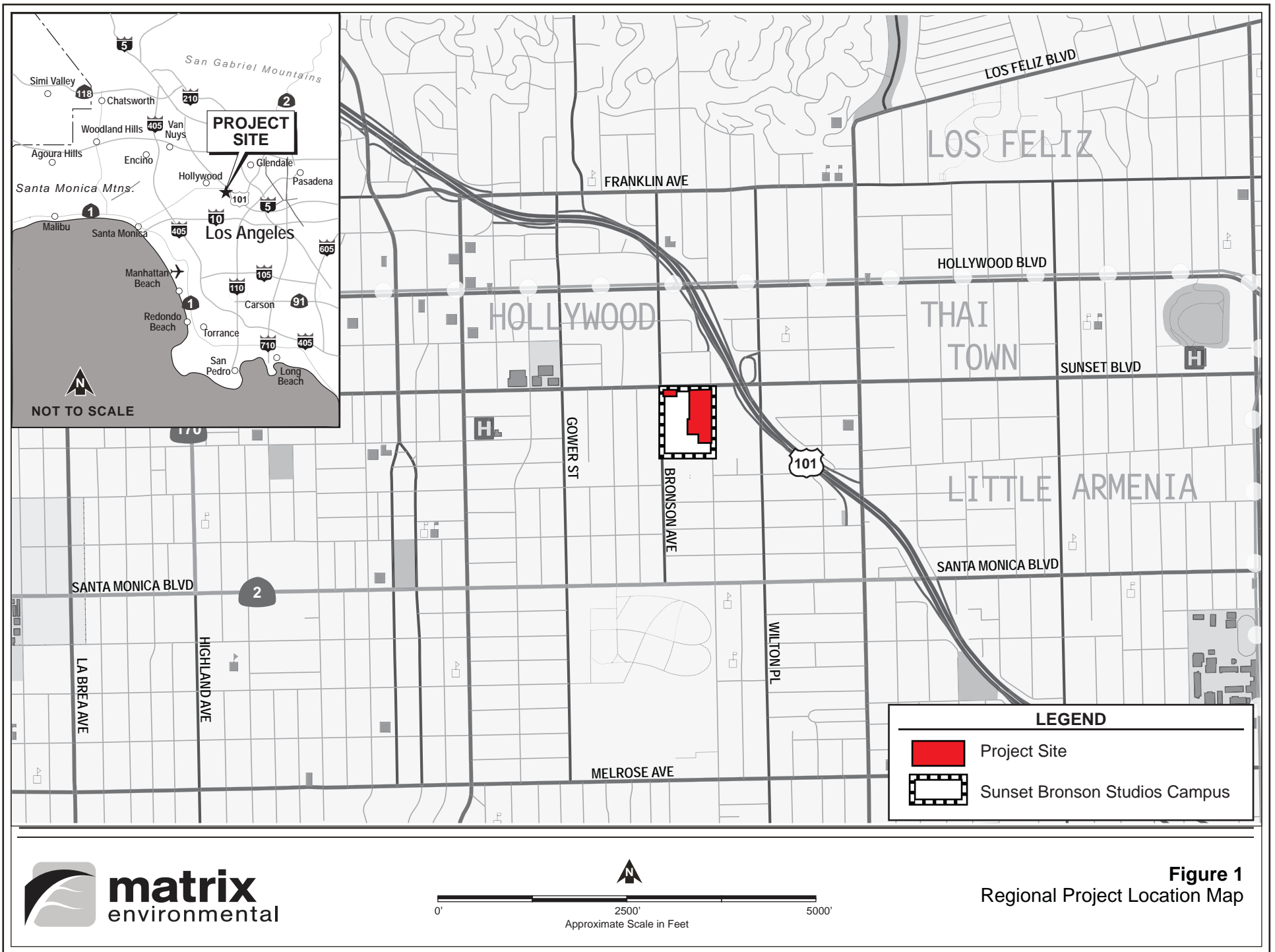
Please direct your comments to:

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Sunset Bronson Studios