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INFORMATION

www.planning.lacity.org

June 13, 2013

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT NO. 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 Project

PROJECT LOCATION: 5800 West Sunset Boulevard, Los Angeles, CA 90028

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 14-story office building and a five-story production office building, both of which would be supported by a primarily 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 Los Angeles Municipal Code 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 Los Angeles Municipal Code Section 16.05.C; and demolition, grading, excavation, foundation, and associated building permits; haul route(s) approval, as necessary.

OTHER RELATED CASE NOS.: CPC-2010-1767-CU-SPR-GB

DOCUMENT REVIEW: An Environmental Impact Report (EIR) has been prepared for a proposed development project as described below. An EIR is comprised of two parts, the Draft EIR and the Final EIR. On March 7, 2013, a Draft EIR was circulated for a 45-day public review and comment period. Following the Draft EIR public comment period, this Final EIR has been prepared that includes comments received during the comment period, the City's response to those comments, and any corrections and additions to the Draft EIR based on the comments received.

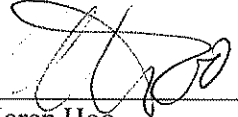
This notice is to inform you that the Final EIR has been completed and available for viewing. If you wish to review a copy of the Final Environmental Impact Report (FEIR) or the documents referenced in the FEIR, you may do so by appointment during our office hours of 8:00 A.M. to 4:00 P.M., in Room 750, City Hall, 200 North Spring Street, Los Angeles CA 90012. Electronic copies of the FEIR are also at the following **Library Branches**:

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

The FEIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Final Environmental Impact Reports")]. The FEIRs can be purchased on cd-rom for \$7.50 per copy. Contact the **Environmental Analysis Unit** of the City of Los Angeles at **(213) 978-1332** to purchase one, or to make an appointment to review the EIR file, or to ask general questions regarding the EIR.

PUBLIC HEARING: All interested persons are invited to attend the Public Hearing at which you may listen, ask questions, or present testimony regarding the Proposed Project. The Public Hearing will take place on Thursday, June 27, 2013 after 8:30 A.M. at Van Nuys City Hall, Council Chamber, 2nd Floor, 14410 Sylvan Street, Van Nuys, CA 91401.

Michael J. LoGrande
Director of Planning



Karen Hoo
Environmental Analysis Unit