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(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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
<http://planning.lacity.org>

September 10, 2015

NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY CASE NO. ENV-2011-2460-EIR
STATE CLEARINGHOUSE NO. 2011101035

To: Owners of Property and Occupants and Other Interested Parties
Project Name: Paramount Pictures Master Plan Project
Project Location: 5555 Melrose Ave., Hollywood, CA 90038
Community Plan Area: Hollywood Community Plan, Wilshire Community Plan
Council District: 13 (Mitch O'Farrell) and 4 (David Ryu)
Comment Review Period: September 10, 2015–October 26, 2015

PROJECT DESCRIPTION: Paramount Pictures Corporation proposes the Paramount Pictures Master Plan Project, consisting of improvements to Paramount Studios and implementation actions that include a Specific Plan. The Project Site comprises the main studio property of approximately 56 acres (the Main Lot) and six surrounding properties of approximately 6 acres (the Ancillary Lots). The Project includes the redevelopment of portions of the Project Site with new studio-related uses, circulation improvements, parking facilities, and pedestrian-oriented landscaped areas. These improvements would be implemented through the proposed Paramount Pictures Specific Plan, which would guide development within the Project Site through the year 2038. The proposed Specific Plan would allow for the construction of up to approximately 1,922,300 square feet of new stage, production office, support, office, and retail uses. With the proposed removal of approximately 536,600 square feet of stage, production office, support, office, and retail uses, this would result in a net increase of approximately 1,385,700 square feet of floor area within the Project Site upon completion of the proposed Project.

PERMITS AND APPROVALS: Approvals required for development of the Project may include, but are not limited to, the following: General Plan Amendment to change the land use designations on the Ancillary Lots to General Commercial with a corresponding zone of Paramount Pictures Specific Plan for the Main Lot and Ancillary Lots; approval of the proposed Specific Plan to establish the land use and regulatory framework for the physical development of the Project Site, including the Historic Resources Preservation Plan and the

proposed Signage Regulations; Zone Change to reflect the proposed Paramount Pictures Specific Plan zone; Tract Map to create ground lots, including potential street vacation and haul routes, and the subdivision of the lots and vacation of an alley within the South Bronson Lot; Code Amendment to amend LAMC Sec. 12.04 to reflect the proposed Specific Plan and corresponding zone; Development Agreement to allow for development consistent with the proposed Specific Plan through the 2038 buildout year; demolition, grading, excavation, and building permits; and any additional actions as may be deemed necessary or desirable. An alternative change in the General Plan designation to Regional Center/Regional Commercial for the Main Lot and Ancillary Lots may be requested.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable impacts have been identified with regard to: shading from the Project; Project and cumulative regional air quality emissions during construction (pursuant to regional SCAQMD thresholds for VOC and NO_x) and operation (pursuant to regional SCAQMD thresholds for VOC, NO_x, and CO); Project and cumulative off-site noise levels during construction; Project vibration levels (pursuant to the threshold for human annoyance) during construction; Project and cumulative construction-related traffic; Project and cumulative operational traffic; and Project and cumulative impacts associated with solid waste during operation of the Project.

Other issues addressed in the Draft Environmental Impact Report (EIR) include: aesthetics (visual quality, views, light, and glare); air quality; greenhouse gas emissions; cultural resources; geology and soils; hazards and hazardous materials; hydrology and surface water quality; groundwater; land use; noise; employment, housing and population; public services (police protection, fire protection, schools, parks and recreation, and libraries); traffic, access, and parking issues; and utilities and service systems (water supply, wastewater, solid waste, and energy resources). With implementation of mitigation measures, no significant and unavoidable Project or cumulative impacts other than those identified above are expected with 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 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 6262 Van Nuys Blvd., Rm. 351, Van Nuys, CA 91401. Contact Adam Villani at **(818) 374-5067** for an appointment.

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 Adam Villani at **(818) 374-5067** to purchase a copy. The Draft EIR is also available on CD-ROM at the following libraries:

- 1) Central Library—630 W. Fifth St., Los Angeles, CA 90071
- 2) John C. Fremont Library—6121 Melrose Ave., Los Angeles, CA 90038
- 3) F.H. Goldwyn Hollywood Regional Branch Library—1623 N. Ivar Ave.,
Los Angeles, CA 90028
- 4) Will and Ariel Durant Branch Library—7140 Sunset Blvd., Los Angeles, CA 90046

The review period for the Draft EIR begins on September 10, 2015, and ends on October 26, 2015. 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 October 26, 2015.**

Please direct your comments to:

Adam Villani
Department of City Planning
City of Los Angeles
6262 Van Nuys Blvd., Rm. 351
Van Nuys, CA 91401
E-mail: adam.villani@lacity.org

Michael J. LoGrande
Director of Planning

A handwritten signature in black ink, appearing to read "Adam Villani", written over a faint, illegible background.

Adam Villani
Department of City Planning