

HOLLY L. WOLCOTT
CITY CLERK

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City of Los Angeles CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012
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SHANNON HOPPES
DIVISION MANAGER

clerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.
15-0703

July 2, 2015
CD 6

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, July 28, 2015**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration (MND) and related California Environmental Quality Act findings, a report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Keith O. Munyan on behalf of: himself, Linda Ceremano, JD Barrale, Victoria Geer, Don and Pam Nesmith, Christine Eich, David and Kim Arnold, Pam Austin, Janine Austin, Edward and Heather Beckmann, Lani Rey, Frederick and Bernice Culbertson, William E. Eick, Tina Eick, Brad Smith, Jason Vabeek, Lisa Chiarelli, Keith Winkle, Kati Perigoy, Renee Bacchetta, and Augustus Bacchetta, from the entire determination of the LACPC in taking the actions below, for the proposed construction of a film and television production studio facility having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse, located at 11038, 11070, 11100 West Peoria Street. The Studio Building will be approximately 110,040 square feet with a 3,465 square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00 am to 5:00 pm Monday through Friday for the production support offices.

Actions Taken by LACPC

1. Approved a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Los Angeles Municipal Code (LAMC) Section 12.24.F, incidental determination for the following, with the Conditions of Approval:
 - a. A maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. A minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. An accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted.

2. Denied the Variance from LAMC Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building.
3. Approved a Zoning Administrator's Adjustment from LAMC Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6 foot walls permitted.
4. Approved a Site Plan Review for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone.
5. Adopted Findings and modified Conditions of Approval.
6. Adopted Mitigated Negative Declaration No. ENV-2014-3259-MND and the Mitigation Monitoring Program for Case No. ENV-2014-3259-MND.
7. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Applicant: Alton Butler, Line 204, LLC

Representative: Brad Rosenheim and Associates, Inc.

Case No. CPC-2014-3258-CU-SPR-ZV-ZAA

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 15-0703 by visiting:

<http://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=15-0703>.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee
213-978-1074

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

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