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August 14, 2015

Members of the City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: CF 15-0703; Case No. CPC-2014-3258-CU-SPR-ZV-ZAA; ENV-2014-3259-MND
11038, 11070, 11100 W. Peoria Street (Sun Valley-La Tuna Canyon Community Plan)

At its meeting of April 23rd, 2015, the City Planning Commission approved the construction, use, and maintenance of a film and television studio facility (Line 204 Studios) for a property located at 11038, 11070, 11100 West Peoria Street. The determination was issued on May 19, 2015 and was subsequently appealed on June 1, 2015. At its meeting of July 28, 2015, the Planning and Land Use Management Committee considered the appeal, and recommended denial of the appeal.

On July 20th, 27th, and 28th, 2015, the appellant, William Eick, provided letters to the file relative to the appeal of the aforementioned case. Among the issues raised in the letters, the appellant asserts that a project proposed at 11063 W. Pendleton Street, with 360,000 square feet of warehouse uses and which was filed on May 11, 2015 as case nos. DIR-2015-1806-SPR and ENV-2015-1805-EAF, is a related case that could result in cumulative impacts and would therefore require an EIR.

For the purposes of CEQA, however, the lead agency must compare the impact of the project to its baseline condition. The baseline is the environmental setting at the time the environmental analysis is commenced, including any known and related projects. The application for the Line 204 Studios project (CPC-2014-3258-CU-SPR-ZV-ZAA) was filed on September 3, 2014, with an MND that was circulated from January 29 through February 18, 2015. The proposed warehouse project identified by the appellant and located on 11063 W. Pendleton Street was only recently filed on May 11, 2015 and was therefore not available for analysis at the time environmental analysis for the Peoria Street project (ENV-2014-3259-MND) was conducted.

The appellant further argues that the development of both sites has been piecemealed in an effort to avoid significant impacts. However, the parcels do not share common lot lines, are not located on the same street, are separated by three parcels and located more than 930 feet from one another. They are separate projects filed by separate applicants, with Line 204, LLC as the applicant for Line 204 Studios while Xebec Realty

Partners as the applicant for the project proposed at 11063 W. Pendleton Street. Xebec Realty Partners is a real estate developer that specializes in the development and management of warehouses, whereas, Line 204 Studios is an independent studio business that specializes in studio space and equipment rentals. Moreover, while both projects share an owner in common, Sun Valley Development Partners, LLC, CEQA does not look at ownership to determine impacts, but at "projects", which CEQA identifies as requiring a discretionary action with potential physical effects on the environment. As such, ownership is not a consideration for the purposes of determining impacts under CEQA.

Therefore, in consideration of the foregoing, Planning staff respectfully recommends that the City Council deny the appeal.

Sincerely,



Charles J. Rausch
Associate Zoning Administrator

CR:JHK:FQ