

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The Project Site, located generally at 5800 West Sunset Boulevard, is located within the Hollywood Community Plan, adopted by City Council on December 13, 1988. The Site is comprised of two legal parcels (that were recently merged and subdivided into four (4) parcels under Case No. AA-2018-1633-PMLA) which total approximately 10.55 acres in size. The Community Plan designates the site with a land use designation of Limited Manufacturing, which lists the MR1, M1, P and PB Zones as corresponding zones. The Project Site is zoned M1-1, which is consistent with the land use designation.
2. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Proposed Project will be in conformance with several goals of the Framework as described below.

Land Use

Objective 3.2: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

Policy 3.2.4: *Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.*

Objective 3.4: *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

The Proposed Project includes establishing a Sign District for an existing office development along Sunset Boulevard, a major transit corridor. The site is not included in an area identified as a District or Center in the Framework Long-Range Land Use Diagram; however, it is adjacent to a Regional Center, located to the west and directly across the street on the north side of Sunset Boulevard.

The height and massing of the existing building on-site is consistent with the height and massing of other existing buildings along Sunset Boulevard, including the 12-story Metropolitan Residential Tower across the street, the 22-story Sunset and Gordon Mixed-Use Project and the 10-story Emerson College, both one block west of the Project Site along Sunset Boulevard. In addition, the project, with its landscaped open space areas, including landscaped and setback areas along Sunset Boulevard and Van Ness Avenue would improve the visual character of the project site from area roadways and would represent a positive contribution to the urban elements of the surrounding area. Further, the existing development and signage program would occur away from residential land

uses. Additionally, the site is located within 0.5 mile southeast of an existing rail transit station, the Hollywood/Vine Street Metro Red Line rail transit station and is served by Metropolitan Transit Authority (Metro) and the City of Los Angeles Department of Transportation Dash service (DASH), subway Metro Rail, and Metro Express.

Economic Development Chapter

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Policy 7.2.6: Concentrate office development in regional mixed-use centers, around transit stations, and within community centers.

Objective 7.3: Maintain and enhance the existing businesses in the city.

The above objectives seek to concentrate commercial development in existing commercial corridors and in areas that are able to support such development which are in proximity to public transit, including the LA Metro Hollywood/Vine Red Line Station. It also encourages the development of general commercial uses, which support community needs. The Project Site is currently developed as a multi-tenant, mixed-use, creative office campus with on-site motion picture, news station, and television production facilities, known as the Sunset Bronson Studios, completed in 2017. The type of uses on the site are pertinent to the area as the entertainment industry, and the continued operation of studio, media and entertainment-related uses would continue to provide an opportunity for continued investment in the surrounding local Hollywood vicinity.

The Project Site fronts on Sunset Boulevard and is located one block south of Hollywood Boulevard, and both streets serve as main thoroughfares through the Hollywood Media District. Both Sunset and Hollywood Boulevards are developed with a mixture of low- to medium-density residential, commercial, TV/film production studios and office uses. The Sunset Boulevard corridor is characterized by a variety of residential developments, restaurants, and mid- to high-rise office, commercial and retail buildings. Additionally, the site is located within 0.5 mile southeast of an existing rail transit station, the Hollywood/Vine Street Metro Red Line rail transit station and is served by Metropolitan Transit Authority (Metro) and the City of Los Angeles Department of Transportation Dash service (DASH), subway Metro Rail, and Metro Express.

The Sign District would establish sign regulations that would create a unified signage theme to further enhance the Sunset Bronson Studios campus by promoting creative media that is produced, curated or edited onsite; promote appropriate and economically viable signage that uses clear, attractive graphics, coordinates with the architectural elements of the building on which signage is located, reflects a modern, vibrant image of Hollywood as the global center of the entertainment industry; and compliments and protects the character-defining features of historic buildings. No off-site signage is proposed or permitted as part of the Sign District. In addition, the Sign District would allow for entertainment branding and signage that will enhance the Sunset Bronson Studio campus' visual character by displaying creative content that is produced on-site and contributes to Hollywood's history and future as a world-famous entertainment center; and acknowledge the unique entertainment related characteristics of the Sunset Bronson Studios campus which warrant special sign regulations that enhance the unique entertainment and media qualities of Hollywood and the District.

The recommended standards would regulate the general size, location and operational conditions of typical sign types such as Wall Signs, Monument Signs and Digital Display Signs. The Sign District also proposes a new sign type, the Studio Banner, which is specific to the entertainment and studio uses on-site. Methods for calculating allowable sign areas, locations and illumination would be consistent with the LAMC and other Sign Districts throughout the City. As recommended, the Sign District would be consistent with and support the objectives of the Framework Element.

3. General Plan Text.

Land Use Element – Hollywood Community Plan

The Hollywood Community Plan was adopted by the City Council on December 13, 1988. The Community Plan's purpose is to "promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community." The proposed project would be in conformance with following goals of the Land Use Element as described below.

Objective 1: *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry*

Objective 4: *To promote economic well-being and public convenience through encouraging the revitalization of the motion picture industry.*

As discussed in Finding No. 2, the Project Site fronts on Sunset Boulevard and is located one block south of Hollywood Boulevards, both street which serve as main thoroughfares through the Hollywood Media District. Both Sunset and Hollywood Boulevards are developed with a mixture of low- to medium-density residential, commercial, TV/film production studios and office uses.

The Project Site is currently developed with nine (9) structures containing office and production buildings, studio stages, and a parking structure. The buildings range in height from approximately three-story to five-story stages to the seven-story parking garage to the 14-story office tower. The Site has been a studio facility serving the City's entertainment industry for several decades and has helped shape the identity of Hollywood as a global entertainment destination. The Site has been home to Warner Brothers Studios, KTLA Studios and Tribune Studios, and, due to its contributions to the motion picture business, the site was designated as a Historic Cultural Landmark. Today, the Sunset Bronson Studios serves as Netflix's Los Angeles headquarters and KTLA continues to produce content from the Site. In addition, the Project Site is located in an urbanized area of Hollywood that is developed with a diverse mix of land uses, including several other studio and entertainment uses along Sunset Boulevard in close proximity to the Site. The recommended Sign District would establish signage regulations that would take into the account the unique location of the site, and the uses within the campus, as they relate to movie and entertainment uses. The proposed Sign District would also complement the adjacent Hollywood Supplement Signage Use District (SUD) and will permit the Sunset Bronson Studios campus to implement a comprehensive sign program similar to other studios within the Hollywood Signage SUD.

Due to the Site's location on Sunset Boulevard at the entrance to Hollywood's entertainment district, the SBS Sign District will enhance the aesthetic of the surrounding

community by reinforcing Hollywood's commitment to the entertainment industry to further meet the objectives and policies of the Hollywood Community Plan.

Entitlement Findings

4. Supplemental Use District Findings – Sign District.

- a. **Pursuant to Section 12.32 C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The Project Site is located within a unique location that provides a number of media and studio uses within the Hollywood Community Plan area. The Sunset Bronson Sign District would encompass an a 10.55-acre Site comprised of an entire city block bounded by Sunset Boulevard to the north, Van Ness Avenue to the east, Bronson Avenue to the west, and Fernwood Avenue (vacated) to the south.

Public Necessity, Convenience, and General Welfare. The Proposed Sign District includes up to 13,469 square feet of signage. As recommended, the Sign District would establish signage regulations that take into consideration the location and configuration of the site as it relates to the surrounding infrastructure and development. The Project Site is located just across Sunset Boulevard from the southerly boundary, and approximately 0.25 miles from the easterly boundary of the Amended Hollywood Signage Supplement Use District (SUD), established by Ordinance No. 181,340, for commercial and industrial properties in the boundaries of the Hollywood Redevelopment Plan and the Media District Business Improvement District bounded by La Brea Avenue, Franklin Avenue, the Hollywood 101 Freeway and Melrose Avenue. The adjacent Hollywood Sign District was created to acknowledge and promote the continuing contribution of signage to the distinctive aesthetic of Hollywood Boulevard, as well as control the blight created by poorly placed, badly designed signs throughout Hollywood; and encompasses the Hollywood Media District, home to numerous studios serving the film and television industries and home to one of the largest concentrations of live theaters in Los Angeles. Given its proximity to the Hollywood Signage SUD, the Sunset Bronson Sign District would be consistent with the intent to promote the growth of the Hollywood Media District.

The proposed Sunset Bronson Studios Sign District would permit a comprehensive sign program for the Sunset Bronson Studios campus and enable the Applicant to continue to attract entertainment companies to the Sunset Bronson Studios campus and further establish Hollywood as the entertainment capital of the world. The Sunset Bronson Studios Sign District would permit a wide range of signage that would promote creative content being produced and/or edited on the Sunset Bronson Studios campus. In particular, the proposed signage would feature motion pictures and television series owned or being produced by the tenants of the Sunset Bronson Studios campus.

The establishment of the Sign District would permit signage that would adequately establish the visibility of individual multimedia studio spaces or studio stages within the campus, as well as promotional content that is created, curated, edited designed or distributed within the District, from various vantage points and would create a unified signage theme that is consistent and compatible with the Sunset Bronson Studios Development. The signage would further encourage the growth of the Hollywood Media District, home to numerous studios serving film and television industries and one of the largest concentrations of live theatres in the City. By providing and enhancing visibility for tenants located within and outside of the Sign District, the proposed Sign District be consistent with the public necessity, convenience and general welfare.

Good Zoning Practice. The surrounding area is generally developed with commercial, industrial, and residential uses. Specifically, properties to the north, across Sunset Boulevard, are developed with commercial uses and residential apartments; properties to the south, across Fernwood Avenue, are developed with the Los Angeles Unified School District (LAUSD) Joseph Le Conte Middle School campus and the Citizens of The World Charter School; properties to the east, across Van Ness Avenue, are developed with the LAUSD Bernstein High School campus, with the US 101 Freeway located further to the east; and properties to the west, across Bronson Avenue, are developed with single- and multi-family residential developments, and commercial uses at the southwestern corner of Sunset Boulevard and Bronson Avenue, respectively. The Sunset Gower Studios is located approximately 0.4 miles to the west.

Establishment of the Sign District would contain regulations permitting signage which is compatible with the Sunset Bronson Studios campus, as well as with the surrounding neighborhoods; and would not adversely impact other industrial, commercial, entertainment and educational uses immediately surrounding the Site. Due to the Site's location on Sunset Boulevard at the entrance to Hollywood's entertainment district, the Sign District will enhance the aesthetic of the surrounding community by reinforcing Hollywood's commitment to the entertainment industry.

The regulations take into consideration the street frontages and the vertical height in which the signs would be placed when determining the permitted sign types, sign area, and location; and remains sensitive to neighboring uses with regards to thoughtful placement of signage, specifically on the facades which face the adjoining school uses. The Sign District incorporates regulations that are consistent with the adjacent Hollywood Signage SUD, further ensuring that the signs within the Sign District are compatible with the larger neighborhood context. Additionally, the Sign District contains provisions to address visual clutter and blight within the neighborhood by limiting the number, size, type and location of signs within the District. As such, the Sunset Bronson Sign District would be consistent with the public necessity, convenience, general welfare, and good zoning practice.

5. Conditional Use Findings – Floor Area Ratio Averaging in Unified Developments.

- a. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The Project Site is currently developed with the Sunset Bronson Studios campus, a multi-tenant, mixed-use, creative office campus with on-site motion picture, news station, and television production facilities, comprised of nine (9) structures containing office and production buildings, studio stages, and a parking structure. The buildings range in height from approximately three-story to five-story stages to the seven-story parking garage to the 14-story office tower. This Conditional Use is required in conjunction with a Parcel Map (Case No. AA-2018-1633-PMLA) approved by the Deputy Advisory Agency on August 28, 2018, for the merger of two (2) lots and re-subdivision into four (4) parcels to separate various components of the Project Site, including: (1) Parcel A, which covers an existing staging area comprised of Building 10 and Stages 9A and 9B; (2) Parcel B, which covers the 14-story office building; (3) Parcel C, which covers the five-story production building and seven-story parking structure; and (4) Parcel D, which covers the remaining staging and production buildings on-site. The purpose of the Parcel Map is to allow for more flexible financing options, management options and operational efficiencies of the Sunset Bronson Studios campus and would not result in foreseeable

future development, and instead is requested to provide legal parcels that are consistent with the financing and managing needs of the existing improvements on the Sunset Bronson Studios campus. However, by subdividing properties on which buildings are already developed, the existing buildings on each individual lot would exceed the FAR that would otherwise be individually permitted. As such, the Applicant has request that the Project Site be approved as a Unified Development in order to average the allowable floor area over the four (4) lots. No new development is proposed; other than the establishment of a Sign District, which would involve future installation of signage throughout the Project Site.

The Project Site is located in the heart of the Hollywood Media District in Los Angeles, and within 0.5 miles of the Hollywood/Vine Street Metro Red Line rail transit station, with the surrounding area served by Metropolitan Transit Authority (Metro) and the City of Los Angeles Department of Transportation Dash service (DASH), subway Metro Rail, and Metro Express.

As currently designed, the Proposed Project will provide a necessary service that is beneficial to the region by maintaining a vital entertainment industry use located within close proximity to the transit. In addition, the Site has been developed with studio-related uses since approximately 1920, when Warner Brothers Studios established their executive office building and several soundstages on what has become the current Sunset Bronson Studios campus. The welfare of the Hollywood community is based largely on the long-standing economic contribution and development of entertainment industry uses, especially along Sunset Boulevard, where the Project is located. The Project will continue to contribute to the welfare of the community by creating jobs, beautifying the existing studio lot, maintaining studio facilities and related office space, and solidifying the image of Hollywood as the international center of the entertainment industry. Allowing the existing campus to remain as currently developed would allow the Sunset Bronson Studio facilities to continue operation so that Hollywood can remain an attractive and competitive market for existing and emerging entertainment industry needs and uses. As a result, the Project will enhance the surrounding neighborhood by providing a beneficial function to the community.

- b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject property is zoned M1-1 and designated for Light Industrial uses by the Community Plan. Surrounding properties are generally developed with commercial, industrial, and residential uses. Specifically, properties to the north, across Sunset Boulevard, are zoned C2-2D-SN and C2-1-SN and developed with commercial uses and residential apartments; properties to the south, across Fernwood Avenue, are zoned PF-1 and developed with the Los Angeles Unified School District (LAUSD) Joseph Le Conte Middle School campus and the Citizens of The World Charter School; properties to the east, across Van Ness Avenue, are also zoned PF-1 and developed with the LAUSD Bernstein High School campus, with the US 101 Freeway located further to the east; and properties to the west, across Bronson Avenue, are zoned R4-2 and C4-1, and developed with single- and multi-family residential developments, and commercial uses at the southwestern corner of Sunset Boulevard and Bronson Avenue, respectively. The portion of the LAUSD campus located closest to the Site is used for outdoor athletics. The Project will not interfere with, or encroach upon, those facilities or hinder the existing uses. The LAUSD campus is located in a highly-urbanized environment surrounded by existing commercial and industrial uses.

Furthermore, the Sunset Boulevard corridor is characterized by a variety of residential developments, restaurants, and mid- to high-rise office, commercial and retail buildings, which include the 12-story Metropolitan Residential Tower across on Sunset Boulevard, the 22-story Sunset and Gordon Mixed-Use Project and the 10-story Emerson College, both one block west of the Project Site along Sunset Boulevard.

The Project Site is well served by public transit and an optimal location for the development of studio and entertainment industry office and production uses. The Project Site is currently developed with multi-tenant, mixed-use, creative office campus with on-site motion picture, news station, and television production facilities, comprised of nine (9) structures containing office and production buildings, studio stages, and a parking structure. The Project is compatible and in proper relation to these adjacent uses because it proposes similar types of uses and structures. No new development is proposed as part of the Proposed Project, other than the establishment of a Sign District that would result in signage to be installed at a future date.

The land uses to the north, across Sunset Boulevard, include commercial uses, surface parking lots, and the Metropolitan Hotel tower. The Project would not have material adverse impacts on these properties because the Project is a similar type of use and will develop structures similar to the existing conditions in that direction. To the east, across Van Ness Avenue, uses consist of the LAUSD Bernstein High School campus, and the US 101 Freeway beyond that. The portion of the LAUSD campus located closest to the Site is used for outdoor athletics. The Project will not interfere with, or encroach upon, those facilities or hinder the existing uses. The LAUSD campus is located in a highly-urbanized environment surrounded by existing commercial and industrial uses. Likewise, the land uses to the south, across Fernwood Avenue, consist of the LAUSD Joseph Le Conte Middle School campus, followed by residential development. The land uses to the west, across Bronson Avenue, include single-family and multi-family residential uses, along with commercial land uses located adjacent to the south side of Sunset Boulevard. As existing, the Project consists of a modern design that is in harmony respectful of the character of the existing neighborhood, which includes office, retail and medium density residential uses. In addition, the Project Site has been operated as studios since the 1920s, and by Sunset Bronson Studios since 2017; thus, continued operation of the development as is alongside these uses would not be materially detrimental to the character of development in the immediate neighborhood.

Furthermore, these types of entertainment industry facilities provide the essence of Hollywood and are therefore proper in relation to development in the community. The character of development in Hollywood, and along this area of Sunset Boulevard, is highly urbanized and largely based on entertainment industry uses. There are several other studio and entertainment uses in the immediate vicinity. As a result, the Project would not have a material adverse impact on the other industrial, commercial, and entertainment industry improvements or uses immediately surrounding the Site.

As such, given the existing land use pattern surrounding the site, the Proposed Project will be compatible with surrounding properties and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Hollywood Community Plan designates the property for Light Manufacturing land uses, which lists the MR1, M1, P and PB Zones as corresponding zones. The Project Site is zoned M1-1 and is therefore consistent with the underlying land use designation. The property is not located within a Specific Plan and is not subject to an interim control ordinance. The site is located within the Hollywood Media District of Los Angeles, which is characterized by major cultural and entertainment facilities. As described in Finding No. 3, the project supports the following goals and objectives of the General Plan and applicable Community Plan.

- d. The development is a unified development as defined by LAMC Section 12.24.W.19, which is a development that is (a) a combination of functional linkages; such as pedestrian or vehicular connections; (b) in conjunction with common architectural and landscape features, which constitute distinctive design elements of the development; (c) composed of two or more contiguous parcels, or lots of record separated only by a street or alley; and (d) when the development is viewed from adjoining streets appears to be a consolidated whole.**

LAMC Section 12.24 W.19 authorizes the Zoning Administrator to permit Floor Area Ratio (FAR) averaging across a unified commercial, industrial, or mixed-use development in the C or M zones, even if buildings on each individual parcel or lot would exceed the permitted FAR, so long as the FAR for the Unified Development, when calculated as a whole, does not exceed the maximum permitted FAR for the height district(s) in which the Unified Development is located. Pursuant to LAMC 12.36 (Projects Requiring Multiple Approvals), the City Planning Commission shall have initial decision-making authority for all the approvals and/or recommendations.

Section 12.24 W.19(c) defines a Unified Development as a follows:

- A development which is a combination of functional linkages, such as pedestrian or vehicular connections;
- In conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;
- Is composed of two or more contiguous parcels, or lots of record separated only by a street or alley; and
- When the development is viewed from adjoining streets appears to be a consolidated whole.

The Subject Site is designated for Limited Industrial land uses by the Hollywood City Community Plan and zoned M1-1. The site is within Height District 1 which permits a Floor Area Ratio (FAR) of up to 1.5:1. The Unified Development is comprised of the four (4) parcels, approved as part of a Parcel Map (Case No. AA-2018-1633-PMLA) for the merger of two (2) lots and re-subdivision into four (4) parcels to separate various components of the Project Site, including: (1) Parcel A, which covers an existing staging area comprised of Building 10 and Stages 9A and 9B; (2) Parcel B, which covers the 14-story office building; (3) Parcel C, which covers the five-story production building and seven-story parking structure; and (4) Parcel D, which covers the remaining staging and production buildings on-site. The Project Site totals approximately 688,031 square feet in size, on a lot with a net lot area of 459,825 square feet, resulting in an overall FAR of 1.49, and is therefore consistent with the underlying FAR limitations of the M1-1 Zone.

The purpose of the Parcel Map is to allow for more flexible financing options, management options and operational efficiencies of the Sunset Bronson Studios campus and would not result in foreseeable future development, and instead is requested to provide legal parcels that are consistent with the financing and managing

needs of the existing improvements on the Sunset Bronson Studios campus. However, by subdividing properties on which buildings are also developed, each individual lot's FAR exceeds what would otherwise be individually permitted. As such, the Applicant has request that the Project Site be approved as a Unified Development in order to average the FAR over the four (4) lots.

PARCEL	LOT AREA	EXISTING FLOOR AREA	FAR
Parcel A	60,010 SF	56,852 SF	0.9:1
Parcel B	38,469 SF	314,495 SF	8.1:1
Parcel C	92,779 SF	90,304 SF	0.9:1
Parcel D	268,567	226,380 SF	0.8:1
TOTAL	459,825 SF	688,031 SF	1.49:1

The Project Site is bound by Sunset Boulevard to the north, Van Ness Avenue to the east, Bronson Avenue to the west, and Fernwood Avenue (vacated) to the south. As the Project Site encompasses an entire city block, the Sunset Bronson Studios campus presents a consolidated appearance when viewed from adjoining streets.

The Project Site is currently developed with the Sunset Bronson Studios campus, a multi-tenant, mixed-use, creative office campus with on-site motion picture, news station, and television production facilities, comprised of nine (9) structures containing office and production buildings, studio stages, and a parking structure; and includes functional linkages throughout the Site to create an integrated campus environment via pedestrian connections, which are landscaped with trees and shrubs between the studio facilities. As currently designed, the Proposed Project provides two primary entrances to the Project Site, from Bronson and Van Ness Avenues. While both entrances are contained on Parcel D, these entrances are utilized by occupants of buildings located on Parcels A, B and C. In addition, the Project Site provides an shared outdoor plaza with access points that improve pedestrian circulation throughout the Project Site, also located on Parcel D.

The Project currently provides approximately 21,500 square feet of landscaping and open space throughout the Site, featuring species native to California, which include, but are not limited to, a landscaped area at the Van Ness Gate (Parcel D), a small landscaped strip adjacent to the proposed parking structure along Van Ness Avenue (Parcel C) that would include shrubs and several mature trees and another 60-foot-long landscaped setback area along Sunset Boulevard in front of the office building (Parcel B). The project's consistent design elements, connectivity, and landscaping allows for the development to be viewed as a consolidated whole from adjoining streets.

The provision of the required trees and common space within the larger Unified Development Site creates shared public spaces and amenities that functionally integrate the subject site with the larger Unified Development Site and provides a connection between the development on the subject site and the surrounding neighborhood, streetscape and the existing public spaces. Street frontages along the Project Site also include wide sidewalks with street trees, special paving, rows of trees and landscaped areas with ground cover, shrubs, vines and large planters.

As described, these elements provide functional linkages, common architectural and landscape features, including shared common areas that integrate the Project Site as a consolidated whole. Therefore, the Proposed Project meets the standards to be considered a Unified Development Site.

CEQA Finding

Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. ("CEQA") and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. ("CEQA Guidelines"), in August 2013, the Environmental Impact Report (EIR) for the Sunset Bronson Studios Entertainment Center Project (State Clearinghouse No. 2011091029), which was certified by the City of Los Angeles, to allow for the construction, use, and development of the Sunset Bronson Studios Entertainment Center Project including a 14-story office building and five-story production office building on the Sunset Bronson Studio campus, supported by a proposed primarily seven-story parking structure that would include two levels of subterranean parking. One level of subterranean parking also would be provided below the proposed office building. In addition, a replacement guard station along Van Ness Avenue, an outdoor seating area and café adjacent to the proposed production office building, and landscaping were also proposed. The Sunset Bronson Studios Entertainment Center Project was completed in 2017. The City found that the Certified EIR was completed in compliance with CEQA and State and City CEQA Guidelines, and adopted findings and a Mitigation Monitoring and Reporting Program.

CEQA Authority for an Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: *"The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."*

Section 15162 of the CEQA Guidelines requires a subsequent EIR to a certified EIR or subsequent Negative Declaration to an adopted MND when one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of

the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- a. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- b. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- c. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

CEQA Addendum Findings

The City of Los Angeles Planning Department, acting on behalf of the City as lead agency, prepared an Addendum to the Certified EIR, pursuant to Section 15164 of the State CEQA Guidelines, for the Sunset Bronson Studios Entertainment Center Project. The Addendum analyzes the proposed modifications to the Sunset Bronson Studios Entertainment Center Project approved in 2009, updated in 2014 through a Project Permit Modification, and updated subsequently in 2016 through a Plan Approval, and demonstrates that all of the potential environmental impacts associated with the proposed modifications would be within the envelope of impacts as already evaluated in the Certified EIR.

This Addendum specifically addressed the proposed modifications to the approved Sunset Bronson Studios Entertainment Center Project (Approved Project) to create a Supplemental Use District establishing a Sign District within the Sunset Bronson Studios campus; approve a Parcel Map subdividing the property into four (4) parcels; and approve a Conditional Use Permit (CUP) for floor area ratio (FAR) averaging (Modified Project). In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzed the proposed modifications to the Approved Project to determine whether such modifications would result in any new significant environmental impacts that were not identified in the Certified EIR or a substantial increase in the severity of impacts set forth in the Certified EIR or otherwise require preparation of a supplemental or subsequent EIR; and concluded that the anticipated environmental impacts of the Modified Project are consistent with the analysis contained in the Certified EIR, and the Modified Project would not generate significant impacts not previously analyzed or require additional mitigation measures.

Additionally, the Addendum supplements the information necessary for evaluation of the Modified Project and does not present new information of substantial importance which would create one or more significant effects not previously disclosed or increase the severity of the significant events already evaluated in the previously Certified EIR. Lastly, all of the mitigation measures included as part of the Certified EIR, and as subsequently modified, would continue to be implemented under the Sunset Bronson Studios Entertainment Center

Project, as outlined in the Mitigation Monitoring and Reporting Program, dated June 2013 (Exhibit E). As such, this Addendum is the appropriate CEQA document for the proposed modification to the sale of alcohol on the site, pursuant to Section 15162 of the CEQA Guidelines.