

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 627
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PROJECT TITLE ENV-2014-3259-MND	CASE NO. CPC-2014-3258-CU-SPR-ZV-ZAA, Line 204 Studio Project
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PROJECT LOCATION
11038, 11070, 11100 W PEORIA ST

PROJECT DESCRIPTION
 Development of a vacant, 434,712 sf (9.98-acre) parcel at 11038, 11070, 11100 Peoria Street (project site) with a film and television studio providing eight soundstages, a production equipment warehouse, and ancillary studio uses. Two buildings are proposed, the Studio Building and Warehouse Building. The two buildings would cover 153,081 sf (35 percent) of the project site and provide 218,660 sf of interior floor area, for a project FAR of 0.5:1. Both buildings would be two stories in height, generally rectangular in shape, and aligned perpendicular to Peoria Street. Surface parking would be provided in a circulation court located between the two buildings, as well as in front of the buildings and along the site's west boundary. The Studio Building would provide 110,040 sf of interior floor area and reach a height of approximately 74 feet above grade. The Warehouse Building would provide 108,620 sf of interior floor area and rise to a height of approximately 54 feet above grade. Vehicle and pedestrian access would be provided by way of three new, gated driveways located on Peoria Street. The main entry driveway would be located centrally along the site's street frontage and would have a manned gatehouse. The Project would provide 320 parking spaces in total, including 8 ADA-accessible spaces, 16 clean air vehicle spaces, 8 electric vehicle spaces, and 32 RV and coach spaces. Landscaping would be provided throughout the site. Streetscape improvements along Peoria Street include the installation of a new sidewalk and landscaped buffer area. The project includes a 12-foot wide street dedication along the Peoria Street, so that the roadway width is consistent with its designation as a Collector Street. Grading and potential export of 98,000 cubic yards of earth will be a part of the project. Entitlement requests for the project will include a Land Use Determination to permit the film and television studio, Determinations for various height and setbacks, Variance for additional sign area, Adjustment for wall height at the front yard, and Site Plan review.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Line 204, LLC
 837 N Cahuenga Blvd.
 Hollywood, CA 90038

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

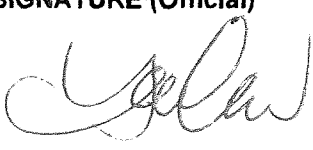
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
FRANK QUON	City Planner	(213) 473-9987
ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		02/18/2015

EXHIBIT C