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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**  
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DIVISION MANAGER

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January 26, 2024

VTT-83478-2A  
Council District 13

## **NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, February 6, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration (MND), No. ENV-2021-7332-MND, Mitigation Monitoring Program prepared for the MND, and Environmental Findings; report from the Los Angeles City Planning Commission (LACPC) relative to a Vesting Tentative Tract (VTT) appeal filed by Santa Monica Boulevard Owner, LLC (Representative: Kyndra Casper, DLA Piper) from the determination of the LACPC in denying the appeal and sustaining the Deputy Advisory Agency's Determination, dated June 23, 2023, and approving VTT Map No. 83478, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code; for the demolition of an existing commercial building and the construction of a new 510,621-square-foot production studio and creative office campus with a maximum building height of six stories and 93 feet, including 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space, with 981 vehicular parking spaces on-site within two levels of subterranean parking, the Project includes the merger of an existing 11,373-square-foot public alley that runs through the project site, a subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements, in the Hollywood Community Plan; for the property located at 5601 – 5673 West Santa Monica Boulevard, 5612 – 5666 West Virginia Avenue and 1110 - 1118 North Wilton Place, subject to Modified Conditions of Approval.

Applicant: Santa Monica Boulevard Owner, LLC  
Representative: Kyndra Casper, DLA Piper  
Environmental No. ENV-2021-7332-MND  
Related Case: CPC-2021-7331-ZC-HD-VCU-MCUP-SPR

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

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, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **23-1329-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

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.

<b>For inquiries about the project, contact City Planning staff:</b>
More Song (213) 978-1319 <a href="mailto:more.song@lacity.org">more.song@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>
Candy Rosales (213) 978-1078 <a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales

Deputy City Clerk, Planning and Land Use Management Committee

**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.