



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: September 12, 2024
Time: After 8:30 a.m.
Place: Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

The meeting's telephonic number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at [Commissions, Boards, and Hearing – 9/12/2024 City Planning Commission](#) and/or by contacting cpc@lacity.org.

Public Hearing: May 15, 2024
Additional Limited Public Hearing:
September 12, 2024
Appeal Status: Not Appealable
Expiration Date: N/A
Multiple Approval: Yes

Case No.: CPC-2021-4090-DA
CEQA No.: ENV-2021-4091-EIR
Related Cases: CPC-2021-4089-AD-GPA-ZC-HD-SP-SN; VTT-83387-1A
Council No.: 5 - Yaroslavsky
Plan Area: Wilshire
Plan Overlay: N/A
Certified NC: Mid City West
Neighborhood Council
Existing GPLU: City: Community
Commercial, Neighborhood
Commercial, Limited
Commercial; County: Major
Commercial
Proposed GPLU: Community Commercial
Existing Zone: City: C2-1-O, C1.5-2D-O;
County: C-MJ
Proposed Zone: TVC-O-SN (TVC 2050
Specific Plan Zone, Oil-
Drilling District, Signage
Supplemental Use District)
Applicant: Television City Studios, LLC
Representative: Francis Park, Park &
Velayos, LLP

PROJECT LOCATION: 7716-7860 Beverly Boulevard

PROPOSED PROJECT: Development Agreement for the provision of public benefits in exchange for a proposed term of 20 years.

REQUESTED ACTIONS: **ENV-2021-4091-EIR**

1. Pursuant to California Public Resources Code (PRC) Section 21082.1(c)(3), the consideration and certification of the **Environmental Impact Report (EIR)** for the above-referenced project, and adoption of the **Statement of Overriding Considerations** setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to California PRC Section 21081.6, the adoption of the proposed **Mitigation Measures and Mitigation Monitoring Program**.
3. Pursuant to California PRC Section 21081 of the California PRC, the adoption of the required **Findings** for the certification of the EIR.

CPC-2021-4090-DA

4. Pursuant to California Government Code Sections 65864-65869.5, a **Development Agreement** between the Applicant and the City of Los Angeles.

RECOMMENDED ACTIONS:**ENV-2019-7241-EIR**

If the City Planning Commission denies the appeal of the Vesting Tentative Tract Map (VTT-83387-1A) and sustains the actions of the Advisory Agency:

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2021-4091-EIR, certified on September 12, 2024, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.

CPC-2021-4090-DA

2. **Recommend** that the City Council approve a **Development Agreement** between the Applicant and the City of Los Angeles.

VINCENT P. BERTONI, AICP
Director of Planning



Milena Zasadzien
Principal City Planner



Mindy Nguyen
Senior City Planner



Paul Caporaso
City Planner
Email: paul.caporaso@lacity.org
Phone: (213) 847-3629

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

TABLE OF CONTENTS

Project AnalysisA-1

Project Summary
Conclusion

Findings..... F-1

General Findings
CEQA Findings

Exhibits:

A – Draft Development Agreement Ordinance
B – Draft Development Agreement

Environmental Impact Report (EIR) links:

Draft EIR: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-0>
Final EIR: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-2>
Erratum: <https://planning.lacity.gov/development-services/eir/tvc-2050-project-1>

PROJECT ANALYSIS

PROJECT SUMMARY

In conjunction with the City Planning Commission's consideration of Case No. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN for the TVC 2050 Project (Project), the Applicant is requesting approval of a Development Agreement to provide assurance that it may complete the Project with the uses and to the intensity approved by the City through the granting of various land use entitlements; assure attainment of the public objectives and benefits for the City as described in the Development Agreement; eliminate uncertainty in planning for and secure orderly development of the Project; and otherwise achieve the goals and purposes for which the Development Agreement Act was enacted.

The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site (Project Site), permitted up to a maximum of 1,724,000 square feet of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. More specifically, the Specific Plan would permit up to 1,459,623 square feet of new development, the retention of a minimum of 264,377 square feet of existing uses, and the demolition of up to 479,303 square feet of existing media production facilities. The designated Historic-Cultural Monument (HCM No. 1167 CHC 2018-479-HCM), also referred to as the Primary Studio Complex, located on-site would be retained and rehabilitated as part of the Project. The Primary Studio Complex is general located in the center of the Project Site and is comprised of two attached buildings designed in the International Style, the Service Building on the east and the Studio Building on the west. In addition, a Sign District would be established to permit studio-specific on-site signage. In order to implement the Project, the Applicant requests an Annexation, General Plan Amendment, Zone Change and Height District Change, Code Amendment, establishment of a Specific Plan and Sign District, and a Vesting Tentative Tract Map.

In addition to the requested entitlements, the Applicant seeks a Development Agreement with the City of Los Angeles involving a term of 20 years in exchange for the provision of public benefits. These benefits would be separate from, and in addition to, the requirements of the TVC 2050 Specific Plan.

The proposed provision of \$6.4 million in public benefits is as follows, comprised of two main components: the Neighborhood Traffic Management Plan (NTMP) and the CD 5 Trust Fund, and is described below and in further detail in Exhibit B, Draft Development Agreement, Section 4.1.3:

Benefit	Value	Delivery
Neighborhood Traffic Management Plan (NTMP) Studies	\$200,000	Within six months of litigation resolution
NTMP Implementation	\$1,600,000	At LADOT approval of NTMP studies
Neighborhood Bike Improvements	\$1,000,000	Total of \$4.6 million to be deposited into CD5 Trust Fund:

Streetscape Improvements	\$500,000	1) \$250,000 within one month of DA effective date; then 2) \$1.4 million within one month of litigation resolution; then 3) Remaining \$2.95 million to be paid on a pro-rata basis based on net new square footage of floor at a rate of \$3.01 per square foot (based on the total net new development approved [980,320 square feet]), on the date on which the Developer has obtained one or more certificates of occupancy (temporary or permanent) for the net new Floor Area
Pan Pacific Park	\$1,000,000	
Beverly Fairfax BID	\$250,000	
Other Public Safety Improvements	\$500,000	
Local Arts Programs	\$250,000	
Affordable Housing in CD5	\$1,000,000	
Other Community Benefits	\$100,000	
TOTAL	\$6,400,000	

Neighborhood Transportation Management Plan (NTMP)

The developer will provide a total of \$1,800,000 to implement a NTMP to address existing and potential future residential neighborhood traffic intrusion issues on the residential streets surrounding the Project (NTMP Contribution). The NTMP Contribution shall include:

- \$200,000 (NTMP Study Contribution) to be applied toward NTMP studies for the two neighborhood study areas (\$100,000 per study area) identified in the Transportation Assessment (attached as Appendix M.1 to the Draft EIR) and any expansion of those study areas as reasonably determined by Council District (CD) 5 and the Los Angeles Department of Transportation (LADOT) (see Figure 26 of Appendix M.1 to the Draft EIR for the two study areas, shown below); and
- \$1,600,000 (CD 5 NTMP Contribution) to the City of Los Angeles CD 5 Trust Fund to implement NTMP measures at their discretion. The Developer shall initiate the NTMP Studies within six months of the final resolution of any legal challenges related to the Project or Project entitlements.

If any portion of the \$200,000 remains after completion of the NTMP Studies, the funds will be moved to the CD 5 Trust Fund upon the earlier of:

- Three years of the effective date of the Development Agreement or the final resolution of litigation, if any; and
- The date on which Developer has obtained one or more building permits for 350,000 square feet of net new Floor Area.

Upon approval by LADOT of the NTMP Studies, the Developer will pay the \$1.6 million contribution to the CD 5 Trust Fund. This contribution will be in addition to the NTMP funds required by LADOT in their Transportation Assessment approval letter dated November 16, 2021 (\$250,000).

NTMP Study Areas (Figure 26 of Appendix M.1 of Draft EIR)



CD 5 Trust Fund

The Developer shall fund an additional \$4,600,000, (CD 5 Trust Fund Contribution) to the CD 5 Trust Fund for:

- **Beverly Fairfax Neighborhood Bike Mobility Improvements.** One Million Dollars (\$1,000,000) for the creation, expansion, and connection of local bike paths in the Beverly Fairfax area consistent with the City of Los Angeles 2010 Bicycle Plan.
- **Streetscape Improvements.** Five Hundred Thousand Dollars (\$500,000) for streetscape improvements in the Beverly Fairfax area, including along Fairfax Avenue, outside of the right-of-way improvements required by the Specific Plan.
- **Pan Pacific Park.** One Million Dollars (\$1,000,000) to improve access to and utilization of local recreation facilities at Pan Pacific Park, including, among other things, improvement and operations associated with the soccer field.
- **Public Safety.** Seven Hundred Fifty Thousand Dollars (\$750,000) for public safety improvements in the Beverly Fairfax area (“Public Safety Contribution”). The Public Safety Contribution shall include (a) Two Hundred Fifty Thousand Dollars (\$250,000) toward the creation of a Fairfax Business Improvement District (“BID”) to increase partnership and communication between local businesses and improve security and safety in the area, and (b) Five Hundred Thousand Dollars (\$500,000) toward a security fund for the Beverly Fairfax neighborhood.

- **Local Arts Programs.** Two Hundred Fifty Thousand Dollars (\$250,000) to create and/or provide access to local arts programs and diversity, equity, inclusion and accessibility programs in the entertainment, media, and technology industries in the Beverly Fairfax community.
- **Affordable Housing.** One Million Dollars (\$1,000,000) to support affordable housing initiatives in Council District 5.
- **Other Community Benefits.** One Hundred Thousand Dollars (\$100,000) for other community benefit measures in Council District 5, or for additional contributions to the public benefit(s) listed above, to be determined by Council District 5.

Notwithstanding the above, CD 5 shall have the sole discretion to use the CD 5 Trust Fund Contribution for any combination of the public benefits described above without limitation.

CONCLUSION

The proposed Development Agreement would serve to memorialize certain public benefits provided as part of the TVC 2050 Project. After careful consideration of the proposed public benefits, Department of City Planning Staff recommends that the City Planning Commission recommend that the City Council enter into a Development Agreement with the developer, in conjunction with the aforementioned additional terms and benefits.

FINDINGS

GENERAL FINDINGS

1. Pursuant to State Government Code Section 65868, a development agreement shall be entered into by mutual consent of the parties. An application for a Development Agreement was filed on May 13, 2021, establishing the Applicant's consent to enter into a Development Agreement.
2. The City of Los Angeles ("City") has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. In accordance with LAMC Section 12.24 D and California Government Code Section 65867, notification within a 500-foot radius of the Project Site was mailed out on August 19, 2024 to all occupants and property owners, Neighborhood Council and others as identified in the mailing affidavit located in the administrative record. Further, notice of the public hearing was also published in the Daily Journal on August 19, 2024; verification of which is provided in the administrative record. Finally, posting for the site was completed on August 29, 2024.
4. Pursuant to Section 65867.5 of the Government Code, the Development Agreement is consistent with the objectives, policies, and programs specified in the City of Los Angeles General Plan, including the Wilshire Community Plan adopted by City Council on September 19, 2001. Orderly development of the Project Site is further governed by Department of City Planning Case Nos. VTT-83387-1A and CPC-2021-4089-AD-GPA-ZC-HD-SP-SN, wherein the City recommends approval of an Annexation, General Plan Amendment, Zone Change, Height District Change, Code Amendment, Specific Plan, and Sign District for a project that would permit up to a maximum of 1,724,000 square feet of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. The Development Agreement will be considered for adoption by resolution by the City Council.
5. This Development Agreement is administrative and technical in nature and will have no impact on the project under the EIR prepared for the project, the TVC 2050 Project EIR, ENV-2021-4091-EIR (SCH No. 2021070014). Moreover, the provisions of the Development Agreement do not grant the Project or the Project Applicant any exceptions, variances, or otherwise allows the applicant to deviate from the required development regulations of the Code. The intent of the Development Agreement is to recognize the life of the entitlements to a specified term in exchange for the provision of public benefits. The proposed Development Agreement will not be detrimental to the public health, safety, and general welfare. Approval of the Development Agreement will promote the expeditious delivery of public benefit monies directly from the Applicant to the identified parties for the provision of a Neighborhood Transportation Management Plan, contribution to the Council District 5 Beverly/Fairfax Trust Fund for local bike paths, streetscape improvements, park funding, public safety, local arts programs, and affordable housing. The Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements. Based upon the above Findings, the proposed Development Agreement is deemed consistent with public necessity, convenience, general welfare, and good zoning practice.

CEQA FINDINGS

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the TVC 2050 Project by preparing an environmental impact report (EIR) ENV-2021-4091-EIR (SCH No. 2021070014). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The TVC 2050 Project EIR, consisting of the Draft EIR, the Final EIR, and Erratum No. 1 to the EIR (Erratum), is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the Project, which is located at 7716–7860 West Beverly Boulevard in Los Angeles, California (Site or Project Site). The Project would establish the TVC 2050 Specific Plan (Specific Plan) to allow for the continuation of an existing studio use and the modernization and expansion of media production facilities within the approximately 25-acre Television City studio site. The proposed Specific Plan would permit a maximum of 1,724,000 square feet of floor area of sound stage, production support, production office, general office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space.

While CEQA required a 45-day public comment period, the Draft EIR was circulated for a 60-day public comment period beginning on July 14, 2022, and ending on September 13, 2022. A Notice of Completion and Availability (NOC/A) was distributed on July 14, 2022, to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. The Draft EIR was also made available at three libraries: Los Angeles Central Library, Fairfax Branch Library, and Hollywood Regional Library. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on July 14, 2022.

The Final EIR was then distributed on November 21, 2023. Notices regarding availability of the Final EIR were distributed to property owners and occupants within a 500-foot radius of the Project Site, as well as anyone who commented on the Draft EIR, and interested parties. Responses were sent to all public agencies that made comments on the Draft EIR at least 10 days prior to certification of the EIR pursuant to CEQA Guidelines Section 15088(b).

The Erratum was completed on April 5, 2024, to evaluate the impacts of the modifications made by the Applicant and reductions to the Project in response to community input. The Erratum states that this information does not represent significant new information that would affect the analysis or conclusions presented in the Final EIR. The Erratum was made available on the City's website.

A noticed public hearing for the Project was held by the Deputy Advisory Agency and Hearing Officer on behalf of the City Planning Commission on May 15, 2024. In a Letter of Determination dated May 28, 2024, the City's Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project's Vesting Tentative Tract Map (VTTM). Nine appeals for the Project were received, which are addressed in an Appeal Report dated September 3, 2024.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA (Pub. Res. Code Section 21166) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously

certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified, or a negative declaration has previously been adopted and 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 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.

None of the above changes or factors has arisen since the approval of the Project. There are no substantial changes to the Project, and it is substantially the same as the approved project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from

changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Initial Study, Draft EIR, Final EIR, and Erratum are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft and Final EIR are also available at the following three Library Branches:

- Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- Frances Howard Goldwyn–Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles, CA 90028
- Fairfax Branch Library, 161 South Gardner Street, Los Angeles, CA 90036

MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program, attached as Environmental Standards (Appendix B) of the Specific Plan, are imposed on the project through Environmental Conditions of Approval to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation. Appendix B is incorporated into the TVC 2050 Specific Plan and is required of all development processed under the Specific Plan.

EXHIBIT A

Draft DA Ordinance

CPC-2021-4090-DA

September 12, 2024

ORDINANCE NO. _____

An ordinance authorizing the execution of the development agreement by and between the City of Los Angeles Television City Studios, LLC, a Delaware limited liability corporation, relating to real property in the 7716-7860 West Beverly Boulevard.

WHEREAS, the City Planning Commission at its meeting on September 12, 2024, approved and recommended that the City Council approve the development agreement which is attached to Council File No. _____ by and between the City of Los Angeles and Television City Studios, LLC (Development Agreement) which Development Agreement is hereby incorporated by reference and which is hereby incorporated into the provisions of this ordinance; and

WHEREAS, after due notice the City Planning Commission and the City Council did conduct public hearings on this matter; and,

WHEREAS, pursuant to California Government Code sections 65864, *et. seq.*, the City Planning Commission has transmitted to the City Council its Findings and recommendations; and,

WHEREAS, the Development Agreement is in the public interest and is consistent with the City's General Plan and the Wilshire Community Plan; and,

WHEREAS, the Development Agreement extends the life of the entitlements consistent with the environmental analysis under CEQA, and for the term identified in the Development Agreement; and,

WHEREAS, the City Council has reviewed and considered the Development Agreement and the Findings and recommendations of the City Planning Commission.

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. The City Council finds, with respect to the Development Agreement, that:

(a) It is consistent with the City's General Plan, policies and programs specified in the Central City Community Plan and is compatible with the uses authorized in, and the regulations prescribed for, the zone in which the real property is located;

(b) The intensity, building height and uses set forth in the development agreement are permitted by or are consistent with the Wilshire Community Plan;

(c) It will not be detrimental to the public health, safety and general welfare since it encourages the construction of a project which is desirable and beneficial to the public. Furthermore, the development agreement specifically permits application to the project of rules

and regulations under the Los Angeles Municipal Code Section 91.101.1 to 98.0605 relating to public health and safety;

(d) It complies with all applicable City and State regulations governing development agreements; and,

(e) It is necessary to strengthen the public planning process to reduce the public and private costs of development uncertainty.

Sec. 2. The City Council hereby approves the Development Agreement, extending the life of the entitlements to the term identified therein, and authorizes and directs the Mayor to execute the Development Agreement in the name of the City of Los Angeles.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in the daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and, one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO
City Attorney

Pursuant to Charter Section 559, I
approve/disapprove this ordinance on
behalf of the City Planning Commission and
recommend that it **be adopted/not be
adopted**.

By _____

Laura M. Cadogan Hurd
Deputy City Attorney

Vincent P. Bertoni, AICP
Director of Planning

Date: _____

Date: _____

File No. _____

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

EXHIBIT B

Draft DA

CPC-2021-4090-DA

September 12, 2024

DEVELOPMENT AGREEMENT

by and between

THE CITY OF LOS ANGELES

and

TELEVISION CITY STUDIOS, LLC

dated as of

_____, 2024

DEVELOPMENT AGREEMENT

TABLE OF CONTENTS

	Page
RECITALS	1
AGREEMENT	1
1. DEFINITIONS.....	2
1.1 “Agreement”	2
1.2 “Annexation”	2
1.3 “Annexation Property”	2
1.4 “Applicable Rules”	2
1.5 “Assignment Agreement”	2
1.6 “CEQA”	2
1.7 “City”	2
1.8 “City Agency”	2
1.9 “City Attorney”	2
1.10 “City Council”	2
1.11 “Days”	3
1.12 “Developer”	3
1.13 “Development Agreement Act”	3
1.14 “Discretionary Action”	3
1.15 “Effective Date”	3
1.16 “EIR”	3
1.17 “Floor Area”	3
1.18 “General Plan”	3
1.19 “LAFCO”	3
1.20 “Ministerial Permits and Approvals”	3
1.21 “Mitigation Measures”	3
1.22 “Parties”	3
1.23 “Party”	3
1.24 “Planning Commission”	3
1.25 “Planning Director”	4
1.26 “Processing Fees”	4
1.27 “Project”	4
1.28 “Project Approvals”	4
1.29 “Property”	4
1.30 “Property Owner”	4
1.31 “Reserved Powers”	4
1.32 “Term”	5
1.33 “Transferee”	5
2. RECITALS OF PREMISES, PURPOSE AND INTENT	5
2.1 State Enabling Statute	5
2.2 City Procedures and Actions.....	6

2.2.1	City Planning Commission Action.....	6
2.2.2	City Council Action.....	6
2.3	Purpose of this Agreement.....	6
2.3.1	Public Benefits	6
2.3.2	Developer Objectives	6
2.3.3	Mutual Objectives	6
2.4	Applicability of the Agreement	7
3.	ANNEXATION	7
3.1	Annexation.....	7
3.2	Effectiveness of Agreement as to Annexation Property	7
4.	AGREEMENT AND ASSURANCES	8
4.1	Agreement and Assurance on the Part of Developer	8
4.1.1	Project Development	8
4.1.2	Timing of Development	8
4.1.3	Additional Obligations of Developer as Consideration for this Agreement	8
4.2	Agreement and Assurances on the Part of the City	10
4.2.1	Entitlement to Develop.....	10
4.2.2	Consistency in Applicable Rules.....	11
4.2.3	Changes in Applicable Rules	11
4.2.3.1	Non-application of Changes in Applicable Rules	11
4.2.3.2	Changes in Building and Fire Codes.....	11
4.2.3.3	Changes Mandated by Federal or State Law.....	11
4.2.4	Subsequent Development Review.....	12
4.2.5	Administrative Changes and Modifications.....	12
4.2.6	Effective Development Standards	12
4.2.7	Interim Use.....	12
4.2.8	Moratoria or Interim Control Ordinances	12
4.2.9	Processing Fees	13
4.2.10	Timeframes and Staffing for Processing and Review	13
4.2.11	Other Governmental Approvals	13
5.	ANNUAL REVIEW	13
5.1	Annual Review.....	13
5.2	Pre-Determination Procedure.....	13
5.2.1	Special Review	14
5.3	Planning Director’s Determination	14
5.4	Appeal by Developer	14
5.5	Period to Cure Non-Compliance.....	14
5.6	Failure to Cure Non-Compliance Procedure.....	14
5.7	Termination or Modification of Agreement	15
5.8	Reimbursement of Costs.....	15
5.9	City’s Rights and Remedies Against Developer.....	15

6.	DEFAULT PROVISIONS.....	15
6.1	Default by Developer.....	15
6.1.1	Default.....	15
6.1.2	Notice of Default.....	16
6.1.3	Failure to Cure Default Procedures.....	16
6.1.4	Termination or Modification of Agreement.....	16
6.2	Default by the City.....	16
6.2.1	Default.....	16
6.2.2	Notice of Default.....	17
6.3	No Monetary Damages.....	17
7.	MORTGAGEE RIGHTS.....	17
7.1	Encumbrances on the Property.....	17
7.2	Mortgagee Protection.....	17
7.3	Mortgagee Not Obligated.....	18
7.4	Request for Notice to Mortgage.....	18
7.5	Mortgagee’s Time to Cure.....	18
7.6	Disaffirmation.....	18
8.	GENERAL PROVISIONS.....	18
8.1	Effective Date.....	18
8.2	Term.....	18
8.3	Appeals to City Council.....	19
8.4	Enforced Delay; Extension of Time of Performance.....	19
8.5	Dispute Resolution.....	19
8.5.1	Dispute Resolution Proceedings.....	19
8.5.2	Arbitration.....	20
8.5.2.1	Arbitration Procedures.....	20
8.5.3	Extension of Term.....	20
8.5.4	Legal Action.....	20
8.5.5	Applicable Law.....	20
8.6	Amendments.....	20
8.7	Assignment.....	21
8.7.1	Conditions of Assignment.....	21
8.7.1.1	Written Notice of Assignment Required.....	21
8.7.1.2	Automatic Assumption of Obligations.....	21
8.7.2	Liability Upon Assignment.....	21
8.7.3	Release of Property Owner.....	22
8.7.4	Release of Property Transferee.....	22
8.8	Covenants.....	22
8.9	Cooperation and Implementation.....	22
8.9.1	Processing.....	22
8.9.2	Other Governmental Permits.....	22
8.9.3	Cooperation in the Event of Legal Challenge.....	22
8.9.4	Relationship of the Parties.....	23

8.9.5	Operating Memoranda.....	23
8.9.6	Certificate of Performance	23
8.10	Indemnification	23
8.10.1	Obligation to Defend, Indemnify, and Hold Harmless	23
8.10.2	Defending the Project Approvals	24
8.10.3	Breach of Obligations.....	24
8.10.4	Waiver of Right to Challenge.....	24
8.10.5	Survival	24
8.11	Notices	24
8.12	Recordation.....	25
8.13	Constructive Notice and Acceptance	25
8.14	Successors and Assignees	25
8.15	Severability	25
8.16	Time of the Essence	26
8.17	Waiver.....	26
8.18	No Third Party Beneficiaries	26
8.19	Entire Agreement.....	26
8.20	Legal Advice; Neutral Interpretation; Headings, Table of Contents, and Index ...	26
8.21	Duplicate Originals	26

DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”) is executed this _____ day of _____, 2024 by and between the CITY OF LOS ANGELES, a municipal corporation (“City”), and Television City Studios, LLC (“Developer”), pursuant to California Government Code Section 65864 *et seq.*, and the implementing procedures of the City, with respect to the following:

RECITALS

WHEREAS, the City and the Developer recognize that the further development of the subject Property, as defined below, will create significant opportunities for economic growth in the City, the Southern California region, and California generally;

WHEREAS, the Developer wishes to obtain reasonable assurances that the Project, as defined below, may be developed in accordance with the Project Approvals, as defined below, and the terms of this Agreement;

WHEREAS, the Developer will implement public benefits above and beyond the necessary mitigation for the Project, including benefits and other consideration as noted in Sections 2.3.1 and 4.1.3;

WHEREAS, this Agreement is necessary to assure the Developer that the Project will not be subjected to new rules, regulations, ordinances, or policies unless otherwise allowed by this Agreement;

WHEREAS, by entering into this Agreement, the City is encouraging the development of the Project as set forth in this Agreement in accordance with the goals and objectives of the City, while reserving to the City the legislative powers necessary to remain responsible and accountable to its residents;

WHEREAS, the Development Agreement is in the public interest and is consistent with the City's General Plan including the Wilshire Community Plan;

WHEREAS, for the foregoing reasons, the Parties, as defined below, desire to enter into a development agreement for the Project pursuant to the Development Agreement Act, as defined below, and the City’s charter powers upon the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, pursuant to the authority contained in the Development Agreement Act, as it applies to the City, and in consideration of the mutual promises and covenants herein contained and other valuable consideration the receipt and adequacy of which the Parties hereby acknowledge, the Parties agree as follows:

1. DEFINITIONS

For all purposes of this Agreement, except as otherwise expressly provided herein or unless the context of this Agreement otherwise requires, the following words and phrases shall be defined as set forth below:

1.1 “Agreement” means this Development Agreement.

1.2 “Annexation” means the inclusion, attachment, or addition of territory to the City from the County, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56017.

1.3 “Annexation Property” means the approximately 0.63-acre portion of the Property located within unincorporated Los Angeles County, which is surrounded on all sides by property located within the City, owned by Property Owner which is proposed to be annexed to the City from the County, as described in Exhibit “B” and shown in Exhibit “C”.

1.4 “Applicable Rules” means the rules, regulations, fees, ordinances and official policies of the City in force as of the Effective Date of this Agreement governing the use and development of real property and which, among other matters, govern the permitted uses of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, parking requirements, setbacks, development standards, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property. Notwithstanding the language of this Section or any other language in this Agreement, all specifications, standards and policies regarding the design and construction of buildings and development projects, if any, shall be those that are in effect at the time the project plans are being processed for approval and/or under construction.

1.5 “Assignment Agreement” means an agreement entered into by the Developer to transfer in whole or in part the rights and obligations of Developer under this Agreement to a third party transferee.

1.6 “CEQA” means the California Environmental Quality Act (Cal. Public Resources Code Sections 21000 *et seq.*) and the State CEQA Guidelines (Cal. Code of Regs., Title 14, Sections 15000 *et seq.*).

1.7 “City” means the City of Los Angeles, a charter city and municipal corporation.

1.8 “City Agency” means each and every agency, department, board, commission, authority, employee, and/or official acting under the authority of the City, including, without limitation, the City Council and the Planning Commission.

1.9 “City Attorney” means the legal counsel for the City.

1.10 “City Council” means the City Council of the City and the legislative body of the City pursuant to Section 65867 of the California Government Code (Development Agreement Act).

1.11 “Days” means calendar days as opposed to working days.

1.12 “Developer” has the meaning as described in the opening paragraph of this Agreement.

1.13 “Development Agreement Act” means Article 2.5 of Chapter 4 of Division 1 of Title 7 (Sections 65864 through 65869.5) of the California Government Code.

1.14 “Discretionary Action” means an action which requires the exercise of judgment, deliberation or a decision on the part of the City and/or any City Agency, in the process of approving or disapproving a particular activity, as distinguished from Ministerial Permits and Approvals and any other activity which merely requires the City and/or any City Agency to determine whether there has been compliance with statutes, ordinances or regulations.

1.15 “Effective Date” has the meaning set forth in Section 8.1 below.

1.16 “EIR” means the Environmental Impact Report (“EIR”) prepared for the Project (Case No. ENV-2021-4091-EIR; State Clearinghouse No. 2021070014), inclusive of the Draft EIR published July 14, 2022 (“Draft EIR”), the Final EIR published November 21, 2023 (“Final EIR”), and Erratum No. 1 to the EIR published April 5, 2024 (“Erratum”).

1.17 “Floor Area” has the meaning set forth in the TVC Specific Plan (Case No. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN), which is included as Exhibit “D” (the “TVC Specific Plan” or “Specific Plan”).

1.18 “General Plan” means the General Plan of the City.

1.19 “LAFCO” means the Los Angeles County Local Agency Formation Commission.

1.20 “Ministerial Permits and Approvals” means the permits, approvals, plans, inspections, certificates, documents, licenses, and all other actions required to be taken by the City in order for Developer to implement, develop and construct the Project and the Mitigation Measures, including, without limitation, building permits, foundation permits, public works permits, grading permits, stockpile permits, encroachment permits, and other similar permits and approvals which are required by the Los Angeles Municipal Code and project plans and other actions required by the Project Approvals to implement the Project and the Mitigation Measures. Ministerial Permits and Approvals shall not include any Discretionary Actions.

1.21 “Mitigation Measures” means the mitigation measures described in the EIR prepared by the City in accordance with the requirements of CEQA.

1.22 “Parties” means collectively the Developer and the City.

1.23 “Party” means any one of the Developer or the City.

1.24 “Planning Commission” means the City Planning Commission and the planning agency of the City pursuant to Section 65867 of the California Government Code (Development Agreement Act).

1.25 “Planning Director” means the Director of City Planning for the City.

1.26 “Processing Fees” means all processing fees and charges required by the City or any City Agency including, but not limited to, fees for land use applications, project permits, building applications, building permits, grading permits, encroachment permits, tract or parcel maps, lot line adjustments, air right lots, street vacations and certificates of occupancy which are necessary to accomplish the intent and purpose of this Agreement. Expressly exempted from Processing Fees are all linkage fees or exactions which may be imposed by the City on development projects pursuant to laws enacted after the Effective Date of this Agreement, except as specifically provided for in this Agreement. The amount of the Processing Fees to be applied in connection with the development of the Project shall be the amount which is in effect on a Citywide basis at the time an application for the City action is made, unless an alternative amount is established by the City in a subsequent agreement.

1.27 “Project” means the TVC Project located at 7716-7860 West Beverly Boulevard, which includes the demolition, grading, and abatement of approximately 479,303 square feet of existing structures and the construction of approximately 1,459,623 square feet (1,724,000 square feet total; 980,320 square feet net new) of studio uses and related improvements. The permitted uses, maximum floor area and building height limitations, and other development regulations are set forth in the TVC Specific Plan (Case No. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN), which is included as Exhibit “D”. Provisions for the dedication of land are set forth in the Vesting Tentative Tract Map (Case No. VTT-83387), which is included as Exhibit “E”.

1.28 “Project Approvals” means those Discretionary Actions authorizing the Project which have been approved by the City on or before the Effective Date (irrespective of their respective effective dates), including, but not limited to: (1) annexation of the Annexation Property located within unincorporated Los Angeles County into the City of Los Angeles; (2) a General Plan Amendment to change the General Plan land use designations from Community Commercial, Limited Commercial and Neighborhood Commercial to a unified Community Commercial land use designation; assign a Community Commercial land use designation to the Annexation Property; and include the TVC Zone as a corresponding zone to the Community Commercial land use designation; (3) a Zone Change and Height District Change from the existing C1.5-2D-O and C2-1-O Zones to the TVC Specific Plan Zone (TVC Zone); assign the TVC Zone to the Annexation Property; and a corresponding Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the Los Angeles Municipal Code (“LAMC”); (4) the establishment of the TVC Specific Plan to regulate development within the Property; (5) the establishment of a Signage Supplemental Use (-“SN”) District to regulate signage within the Property; and (6) a Vesting Tentative Tract Map to permit the merger and re-subdivision of land and a haul route.

1.29 “Property” has the meaning as fully described in the legal description attached as Exhibit “A”, including the Annexation Property.

1.30 “Property Owner” means Television City Studios, LLC.

1.31 “Reserved Powers” means the rights and authority excepted from this Agreement’s restrictions on the City’s police powers and which are instead reserved to the City.

The Reserved Powers include the powers to enact regulations or take future Discretionary Actions after the Effective Date of this Agreement that may be in conflict with the Applicable Rules and Project Approvals, but: (1) are necessary to protect the public health and safety, and are generally applicable on a Citywide basis (except in the event of natural disasters as found by the City Council such as floods, earthquakes and similar acts of God); (2) are amendments to the Los Angeles Building or Fire Codes regarding the construction, engineering and design standards for private and public improvements and which are (a) necessary to the health and safety of the residents of the City, and (b) are generally applicable on a Citywide basis (except in the event of natural disasters as found by the Mayor or City Council such as floods, earthquakes, and similar acts of God); (3) are necessary to comply with state or federal laws and regulations (whether enacted previous or subsequent to the Effective Date of this Agreement) as provided in Section 4.2.3.3; or (4) constitute Processing Fees and charges imposed or required by the City to cover its actual costs in processing applications, permit requests and approvals of the Project or in monitoring compliance with permits issued or approvals granted for the performance of any conditions imposed on the Project, unless otherwise waived by the City.

1.32 “Term” means the period of time for which this Agreement shall be effective in accordance with Section 8.2 hereof.

1.33 “Transferee” means a third party that has entered into an Assignment Agreement with Developer.

2. RECITALS OF PREMISES, PURPOSE AND INTENT

2.1 State Enabling Statute. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the Development Agreement Act which authorizes any city to enter into binding development agreements establishing certain development rights in real property with persons having legal or equitable interests in such property. Section 65864 of the Development Agreement Act expressly provides as follows:

“The Legislature finds and declares that:

“(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and a commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development.”

Notwithstanding the foregoing, to ensure that the City remains responsive and accountable to its residents while pursuing the benefits of development agreements contemplated by the Legislature, the City: (1) accepts restraints on its police powers contained in development agreements only to the extent and for the duration required to achieve the mutual objectives of the parties; and (2) to offset such restraints, seeks public benefits which go beyond those obtained by traditional City controls and conditions imposed on development project applications.

2.2 City Procedures and Actions.

2.2.1 City Planning Commission Action. The City Planning Commission held a duly-noticed public hearing and recommended approval of this Agreement on [XX].

2.2.2 City Council Action. The City Council on _____, [XX] after conducting a duly-noticed public hearing, adopted Ordinance No. _____, to become effective on the thirty-first day after publication, or on the forty-first day after posting, found that its provisions are consistent with the City's General Plan and the Los Angeles Municipal Code, and authorized the execution of this Agreement.

2.3 Purpose of this Agreement.

2.3.1 Public Benefits. This Agreement provides assurances that the Public Benefits identified in Section 4.1.3 below will be achieved and developed in accordance with the Applicable Rules and Project Approvals and with the terms of this Agreement and subject to the City's Reserved Powers.

2.3.2 Developer Objectives. In accordance with the legislative findings set forth in the Development Agreement Act, and with full recognition of the City's policy of judicious restraints on its police powers, the Developer wishes to obtain reasonable assurances that the Project may be developed in accordance with the Applicable Rules and Project Approvals and with the terms of this Agreement and subject to the City's Reserved Powers. In the absence of this Agreement, Developer would have no assurance that it can complete the Project for the uses and to the density and intensity of development set forth in this Agreement and the Project Approvals. This Agreement, therefore, is necessary to assure Developer that the Project will not be (1) reduced or otherwise modified in density, intensity, or use from what is set forth in the Project Approvals; (2) subjected to new rules, regulations, ordinances, or official policies or plans which are not adopted or approved pursuant to the City's Reserved Powers; or (3) subjected to delays for reasons other than Citywide health and safety enactments related to critical situations such as, but not limited to, the lack of water availability or sewer or landfill capacity.

2.3.3 Mutual Objectives. Development of the Project in accordance with this Development Agreement will provide for the orderly development of the Property in accordance with the objectives set forth in the General Plan. Moreover, a development agreement for the Project will eliminate uncertainty in planning for and securing orderly development of the Property, assure installation of necessary improvements, assure attainment of maximum efficient resource utilization within the City at the least economic cost to its citizens and otherwise achieve the goals and purposes for which the Development Agreement Act was enacted. The Parties believe that such orderly development of the Project will provide Public Benefits, as described in

Section 2.3.1, to the City through the imposition of development standards and requirements under this Agreement, including without limitation: increased tax revenues; installation of on-site and off-site improvements; optimization of the currently underutilized Property to address past ad hoc building additions and meet the existing unmet and anticipated future demands of the entertainment industry; promotion of local and regional economic growth by creating a wide range of entertainment and construction jobs and keeping production jobs in Los Angeles; and preservation and rehabilitation of the on-site historical resource and providing architecturally distinct new development to enhance the identity of the Property as an iconic entertainment and media center. Additionally, although development of the Project in accordance with this Agreement will restrain the City's land use or other relevant police powers, this Agreement provides the City with sufficient reserved powers during the Term hereof to remain responsible and accountable to its residents. In exchange for these and other benefits to City, the Developer will receive assurance that the Project may be developed during the Term of this Agreement in accordance with the Applicable Rules, Project Approvals and Reserved Powers, subject to the terms and conditions of this Agreement.

2.4 Applicability of the Agreement. This Agreement does not: (1) grant height, density or intensity in excess of that otherwise established in the Applicable Rules and Project Approvals; (2) eliminate future Discretionary Actions relating to the Project if applications requiring such Discretionary Action are initiated and submitted by the Property Owner after the Effective Date of this Agreement; (3) guarantee that Developer will receive any profits from the Project; (4) prohibit the Project's participation in any benefit assessment district that is generally applicable to surrounding properties; (5) amend the City's General Plan; or (6) amend the City of Los Angeles Zoning Ordinance. This Agreement has a fixed Term. Furthermore, in any subsequent actions applicable to the Property, the City may apply such new rules, regulations and official policies as are contained in its Reserved Powers.

3. ANNEXATION

3.1 Annexation. After the Effective Date, the City and Property Owner may continue proceedings under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 *et seq.*), for the Annexation of the Annexation Property. The City and Property Owner agree to take such subsequent action as may be reasonably required to complete the Annexation action under such conditions as are imposed by LAFCO and reasonably acceptable to Property Owner and the City.

3.2 Effectiveness of Agreement as to Annexation Property. The provisions of this Agreement shall not become operative for the Annexation Property unless LAFCO proceedings annexing the Annexation Property to the City are completed within five (5) years following the date upon which the Project Approvals and all entitlements required for the development of the Project are final and all litigation with respect thereto and this Agreement has been finally resolved and no longer subject to appeal or further judicial review. If the Annexation of the Annexation Property is not completed within the time specified above or any extension thereto, subject to the modification provisions set forth in this Agreement or by mutual consent of the Parties, the effectiveness of this Agreement as to the Annexation Property shall be null and void. However, this Agreement shall be valid and enforceable, and this Section shall have no impact on the

operation of the Agreement for those portions of the Property already within the City's jurisdictional boundaries as of the Effective Date.

4. AGREEMENT AND ASSURANCES

4.1 Agreement and Assurance on the Part of Developer. In consideration for the City entering into this Agreement, and as an inducement for the City to obligate itself to carry out the covenants and conditions set forth in this Agreement, and in order to effectuate the promises, purposes and intentions set forth in Section 2.3 of this Agreement, Developer hereby agrees as follows:

4.1.1 Project Development. Developer agrees that it will use commercially reasonable efforts, in accordance with its own business judgment and taking into account market conditions and economic considerations, to undertake development of the Project in accordance with the terms and conditions of this Agreement, including the Applicable Rules and the Project Approvals. However, nothing in this Agreement shall be deemed to obligate Developer to initiate or complete development of the Project or any portion thereof within any period of time or at all, or deemed to prohibit Developer from seeking any necessary land use approvals for any different land use project on the Property.

4.1.2 Timing of Development. The parties acknowledge that Developer cannot at this time predict when or at what rate the Property would be developed. Such decisions depend upon numerous factors which are not all within the control of Developer, including, without limitation, market orientation and demand, availability of financing, interest rates and competition. Developer may therefore construct the Project in either a single phase or multiple phases within the Term of this Agreement. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal. 3d 465 (1984), that the failure of the parties therein to provide for the timing of development permitted a later adopted initiative restricting the timing of development and controlling the parties' agreement, Developer and the City do hereby acknowledge that Developer has the right to develop the Project in an order and at a rate and times as Developer deems appropriate within the exercise of its sole and subjective business judgment. The City acknowledges that this right is consistent with the intent, purpose, and understanding of the Parties to this Agreement.

4.1.3 Additional Obligations of Developer as Consideration for this Agreement. In addition to the obligations identified in Section 4.1.1, the development assurances provided by this Agreement and the resulting construction of the Project will result in the following:

- (1) Neighborhood Traffic Management Plan.** Developer shall fund a total of One Million Eight Hundred Thousand Dollars (\$1,800,000) to implement a Neighborhood Traffic Management Plan ("NTMP") to address existing and potential future residential neighborhood intrusion issues on the residential streets surrounding the Project (the "NTMP Contribution"). The NTMP Contribution shall include (a) Two Hundred Thousand Dollars (\$200,000) (the "NTMP Study Contribution") to be applied toward NTMP studies (the "NTMP Studies") for the two (2) study areas (i.e., \$100,000 per study area) identified in the Transportation Assessment (which is attached as Appendix

M.1 to the Draft EIR) and any expansion of those study areas as reasonably determined by Council District 5 and the Los Angeles Department of Transportation (“LADOT”), and (b) One Million Six Hundred Thousand Dollars (\$1,600,000) (the “CD 5 NTMP Contribution”) to the City of Los Angeles Council District 5 Beverly Fairfax Trust Fund No. _____ [TBD] (“CD 5 Trust Fund”) to implement NTMP measures at their discretion. Developer shall initiate the NTMP Studies within six (6) months of the Effective Date and the final resolution of any legal challenges related to the Project or Project Approvals, this Agreement or the Property (“Final Resolution Date”). If any portion of the \$200,000 remains after implementation of the NTMP Studies, such funds shall be moved to the CD 5 Trust Fund upon the earlier of (a) three (3) years of the Effective Date and the Final Resolution Date, if any, and (b) the date on which Developer has obtained one or more building permits for 350,000 square feet of net new Floor Area. Upon approval by LADOT of the NTMP Studies, Developer shall pay the CD 5 NTMP Contribution to the CD 5 Trust Fund. The NTMP Contribution shall be in addition to the NTMP funds previously set forth in the Transportation Assessment approval letter dated November 16, 2021 issued by the LADOT (Two Hundred Fifty Thousand Dollars [\$250,000]).

- (2) **CD 5 Beverly/Fairfax Trust Fund.** Developer shall fund an additional Four Million Six Hundred Thousand Dollars (\$4,600,000) (the “CD 5 Trust Fund Contribution”) to the CD 5 Trust Fund for the public benefits set forth below.
 - a. **Beverly Fairfax Neighborhood Bike Mobility Improvements.** One Million Dollars (\$1,000,000) for the creation, expansion, and connection of local bike paths in the Beverly Fairfax area consistent with the City of Los Angeles 2010 Bicycle Plan.
 - b. **Streetscape Improvements.** Five Hundred Thousand Dollars (\$500,000) for streetscape improvements in the Beverly Fairfax area, including along Fairfax Avenue, outside of the right-of-way improvements required by the Specific Plan.
 - c. **Pan Pacific Park.** One Million Dollars (\$1,000,000) to improve access to and utilization of local recreation facilities at Pan Pacific Park, including, among other things, improvement and operations associated with the soccer field.
 - d. **Public Safety.** Seven Hundred Fifty Thousand Dollars (\$750,000) for public safety improvements in the Beverly Fairfax area (“Public Safety Contribution”). The Public Safety Contribution shall include (a) Two Hundred Fifty Thousand Dollars (\$250,000) toward the creation of a Fairfax Business Improvement District (“BID”) to increase partnership and communication between local businesses and improve security and safety in the area, and (b) Five Hundred Thousand Dollars (\$500,000) toward a security fund for the Beverly Fairfax neighborhood.
 - e. **Local Arts Programs.** Two Hundred Fifty Thousand Dollars (\$250,000) to create and/or provide access to local arts programs and diversity, equity, inclusion and accessibility programs in the entertainment, media, and technology industries in the Beverly Fairfax community.

- f. **Affordable Housing.** One Million Dollars (\$1,000,000) to support affordable housing initiatives in Council District 5.
- g. **Other Community Benefits.** One Hundred Thousand Dollars (\$100,000) for other community benefit measures in Council District 5, or for additional contributions to the public benefit(s) listed above, to be determined by Council District 5.

Notwithstanding the above, Council District 5 shall have the discretion to use the CD 5 Trust Fund Contribution for any combination of the public benefits described above pursuant to an approved City Council motion.

(3) Funding Implementation. The funds set forth in Subsections 4.1.3 (1) and (2), above, shall be provided by Developer as follows, and Developer shall provide evidence of compliance with such obligations as part of the required annual compliance review set forth in Section 5.1.

- a. Developer shall fund the NTMP Contribution as described in Subsection 4.1.3 (1), above.
- b. Developer shall fund Two Hundred Fifty Thousand Dollars (\$250,000) within one (1) month following the Effective Date.
- c. Developer shall fund One Million Four Hundred Thousand Dollars (\$1,400,000) within one (1) month following the Effective Date and the Final Resolution Date, if any.
- d. Developer shall fund Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000) on a pro rata basis per square foot of net new Floor Area at a rate of Three Dollars and One Cent (\$3.01) (based on the total net new development approved [980,320 square feet]) on the date on which Developer has obtained one or more certificates of occupancy (temporary or permanent) for the net new Floor Area.

4.2 Agreement and Assurances on the Part of the City. In consideration for Developer entering into this Agreement, and as an inducement for Developer to obligate itself to carry out the covenants and conditions set forth in this Agreement, and in order to effectuate the promises, purposes and intentions set forth in Section 2.3 of this Agreement, the City hereby agrees as follows:

4.2.1 Entitlement to Develop. Developer has the vested right to develop the Project subject to the terms and conditions of this Agreement, the Applicable Rules, Project Approvals, and the Reserved Powers. Developer's vested rights under this Agreement shall include, without limitation, the right to remodel, renovate, rehabilitate, rebuild, or replace the Project or any portion thereof in substantial conformance with the design as approved, throughout the applicable Term for any reason, including, without limitation, in the event of damage, destruction, or obsolescence of the Project or any portion thereof, subject to the Applicable Rules, Project Approvals, and Reserved Powers. To the extent that all or any portion of the Project is

remodeled, renovated, rehabilitated, rebuilt, or replaced, Developer may locate that portion of the Project at any other location of the Property, subject to the requirements of the Project Approvals, the Applicable Rules, and the Reserved Powers.

4.2.2 Consistency in Applicable Rules. Based upon all information made available to the City up to or concurrently with the execution of this Agreement, the City finds and certifies that no Applicable Rules prohibit, prevent, or encumber the full completion and occupancy of the Project in accordance with the uses, intensities, densities, designs and heights, permitted demolition, and other development entitlements incorporated and agreed to herein and in the Project Approvals.

4.2.3 Changes in Applicable Rules.

4.2.3.1 Non-application of Changes in Applicable Rules. Any change in, or addition to, the Applicable Rules, including, without limitation, any change in any applicable general plan, zoning or building regulation, adopted or becoming effective after the Effective Date of this Agreement, including, without limitation, any such change by means of ordinance, including, but not limited to, adoption of a specific plan or overlay zone, City Charter amendment, initiative, referendum, resolution, motion, policy, order, or moratorium, initiated or instituted for any reason whatsoever and adopted by the City, the Mayor, City Council, Planning Commission, any City Agency, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict in any way with the Applicable Rules, Project Approvals, or this Agreement, shall not be applied to the Project unless such changes represent an exercise of the City's Reserved Powers, or are otherwise agreed to in this Agreement. Notwithstanding the foregoing, Developer may, in its sole discretion, give the City written notice of its election to have any subsequent change in the Applicable Rules applied to some portion or all of the Property as it may own, in which case such subsequent changes in the Applicable Rules shall be deemed to be contained within the Applicable Rules insofar as that portion of the Property is concerned. In the event of any conflict or inconsistency between this Agreement and the Applicable Rules, the provisions of this Agreement shall control.

4.2.3.2 Changes in Building and Fire Codes. Notwithstanding any provision of this Agreement to the contrary, development of the Project shall be subject to changes which may occur from time to time in the California Building Code and other uniform construction codes. In addition, development of the Project shall be subject to any changes occurring from time to time in the Los Angeles Municipal Code regarding the construction, engineering and design standards for both public and private improvements provided that these changes are (1) necessary to the health and safety of the residents of the City, and (2) are generally applicable on a Citywide basis (except in the event of natural disasters as found by the Mayor or City Council, such as floods, earthquakes and similar disasters).

4.2.3.3 Changes Mandated by Federal or State Law. This Agreement shall not preclude the application to the Project of changes in, or additions to, the Applicable Rules, including rules, regulations, ordinances and official policies, to the extent that such changes or additions are mandated to be applied to developments such as this Project by state or federal regulations, pursuant to the Reserved Powers. In the event state or federal laws or

regulations prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

4.2.4 Subsequent Development Review. The City shall not require Developer to obtain any approvals or permits for the development of the Project in accordance with this Agreement other than those permits or approvals which are required by the Reserved Powers and/or the Project Approvals. Any subsequent Discretionary Action initiated by Developer which substantially changes the entitlements allowed under the Project Approvals shall be subject to the rules, regulations, ordinances and official policies of the City then in effect. A substantial change to the entitlements allowed under the Project Approvals that would require subsequent Discretionary Action(s) include a net increase in the maximum permitted floor area and/or building height limits (“**Substantial Project Changes**”). The Parties agree that this Agreement does not modify, alter, or change the City’s obligations pursuant to CEQA and acknowledge that future Discretionary Actions may require additional environmental review pursuant to CEQA. In the event that additional environmental review is required by CEQA, the City agrees to utilize tiered environmental documents to the fullest extent permitted by law, as determined by the City, and as provided in California Public Resources Code Sections 21093 and 21094.

4.2.5 Administrative Changes and Modifications. The Project may demonstrate that refinements and changes are appropriate with respect to the details and performance of the Parties under this Agreement. The Parties desire to retain a certain degree of flexibility with respect to the details of the Project development and with respect to those items covered in general terms under this Agreement and Project Approvals. If and when the Parties find that “Substantially Conforming Changes,” as herein defined, are necessary or appropriate, they shall, unless otherwise required by law, effectuate such changes or adjustments through administrative modifications approved by the Parties. As used herein, “**Substantially Conforming Changes**” are changes, modifications or adjustments that are substantially consistent with the Project Approvals, and do not constitute Substantial Project Changes as defined in Section 4.2.4 of this Agreement. Such Substantially Conforming Changes would not be considered Discretionary Actions, and would therefore not require a public hearing.

4.2.6 Effective Development Standards. The City agrees that it is bound to permit the uses, intensity of use and density on this Property which are permitted by this Agreement and the Project Approvals, insofar as this Agreement and the Project Approvals so provide or as otherwise set forth in the Applicable Rules or the Reserved Powers.

4.2.7 Interim Use. The City agrees that Developer may use the Property during the Term of this Agreement for any use which is otherwise permitted by the applicable zoning regulations and the General Plan in effect at the time of the interim use and for a use which does not require a new or additional Discretionary Action from the City, except as expressly provided in this Development Agreement, or pursuant to any approvals, permits, other agreements between the City and Developer, or other entitlements previously granted and in effect as of the Effective Date. Developer shall seek the City’s approval of any interim use requiring a Discretionary Action.

4.2.8 Moratoria or Interim Control Ordinances. In the event an ordinance, resolution, policy, or other measure is enacted, whether by action of the City, by initiative, or

otherwise, which relates directly or indirectly to the Project or to the rate, amount, timing, sequencing, or phasing of the development or construction of the Project on all or any part of the Property, the City agrees that such ordinance, resolution or other measure shall not apply to the Property or this Agreement, unless such changes: (1) are found by the City to be necessary to the public health and safety of the residents of the City; (2) are generally applicable on a Citywide basis except in the event of natural disasters as found by the Mayor or the City Council, such as floods, earthquakes and similar disasters; and (3) are necessary to comply with state or federal laws and regulations (whether enacted previous or subsequent to the Effective Date of this Agreement) as provided in Section 4.2.3.3.

4.2.9 Processing Fees. Developer shall pay all Processing Fees for Ministerial Permits and Approvals in the amount in effect when such Ministerial Permit and Approvals are sought.

4.2.10 Timeframes and Staffing for Processing and Review. The City agrees that expeditious processing of Ministerial Permits and Approvals and Discretionary Actions, if any, and any other approvals or actions required for the Project are critical to the implementation of the Project. In recognition of the importance of timely processing and review of Ministerial Permits and Approvals, the City agrees to work with Developer to establish time frames for processing and reviewing such Ministerial Permits and Approvals and to comply with timeframes established in the Project Approvals. The City agrees to expedite all Ministerial Permits and Approvals and Discretionary Actions requested by Developer to the extent practicable. Developer agrees to pay any applicable fee for expedited review and processing time.

4.2.11 Other Governmental Approvals. Developer may apply for such other permits and approvals as may be required for development of the Project in accordance with the provisions of this Agreement from other governmental or quasi-governmental agencies having jurisdiction over the Property. The City shall reasonably cooperate with Developer in its endeavors to obtain such permits and approvals. Each Party shall take all reasonable actions, and execute, with acknowledgment or affidavit, if required, any and all documents and writings that may be reasonably necessary or proper to achieve the purposes and objectives of this Agreement.

5. ANNUAL REVIEW

5.1 Annual Review. During the Term of this Agreement, the City shall review annually Developer's good faith compliance with this Agreement by Developer and/or any Transferee. This "Annual Review" shall be limited in scope to good faith compliance with the provisions of this Agreement as provided in the Development Agreement Act, and the Property Owner and/or any Transferee shall have the burden of demonstrating such good faith compliance relating solely to such parties' portion of the Property and any development located thereon. The Annual Review shall be in the form of an Annual Report prepared and submitted by the Planning Director. The Annual Report shall include: the number, type, and square footage of and the status of the Project; the total number of parking spaces developed; status of activities relating to streetscape improvements; and a summary of performance of Property Owner's obligations.

5.2 Pre-Determination Procedure. Submission by Developer, and/or Transferee, of evidence of compliance with this Agreement, in a form which the Planning Director may

reasonably establish, shall be made in writing and transmitted to the Planning Director not later than thirty (30) days prior to the yearly anniversary of the Effective Date. If the public has comments regarding compliance, such comments must be submitted to the Planning Director at least thirty (30) days prior to the yearly anniversary of the Effective Date. All such public comments and final staff reports shall, upon receipt by the City, be made available as soon as possible to Developer and/or any Transferees.

5.2.1 Special Review. The City may order a special review of compliance with this Agreement upon reasonable evidence of material non-compliance with the terms of this Agreement.

5.3 Planning Director's Determination. On or before the yearly anniversary of the Effective Date of the Agreement, the Planning Director shall make a determination regarding whether or not Developer has complied in good faith with the provisions and conditions of this Agreement. This determination shall be made in writing with reasonable specificity, and a copy of the determination shall be provided to Developer or Transferee in the manner prescribed in Section 8.11.

5.4 Appeal by Developer. In the event the Planning Director makes a finding and determination of non-compliance, Developer, and/or any Transferee as the case may be, shall be entitled to appeal that determination to the Planning Commission within twenty five (25) days from the Planning Director's decision. After a public hearing on the appeal, the Planning Commission within twenty five (25) days shall make written findings and determinations, on the basis of substantial evidence, whether or not Developer, and/or any Transferee as the case may be, has complied in good faith with the provisions and conditions of this Agreement. A finding and determination of compliance by the Planning Commission shall be final and effective. Nothing in this Agreement shall be construed as modifying or abrogating the Los Angeles City Charter.

5.5 Period to Cure Non-Compliance. If, as a result of this Annual Review procedure, it is found and determined by the Planning Director, or the Planning Commission on appeal, that Developer and/or any Transferee, as the case may be, has not complied in good faith with the provisions and conditions of this Agreement, the City, after denial of any appeal or, where no appeal is taken, after the expiration of the appeal period described in Section 5.4, shall submit to Developer, by registered or certified mail, return receipt requested, a written notice of non-compliance in the manner prescribed in Section 8.11, stating with specificity those obligations of Developer which have not been performed. Upon receipt of the notice of non-compliance, Developer and/or any Transferee, as the case may be, shall promptly commence to cure the identified items of non-compliance at the earliest reasonable time after receipt of the notice of non-compliance and shall complete the cure of such items of non-compliance not later than sixty (60) days after receipt of the notice of non-compliance, or such longer period as is reasonably necessary to remedy such items of non-compliance, by mutual consent of the City and Developer provided that Developer shall continuously and diligently pursue the remedy at all times until the item of non-compliance is cured.

5.6 Failure to Cure Non-Compliance Procedure. If the Planning Director finds and determines that Developer or a Transferee has not cured an item of non-compliance pursuant to this Section, and that the City intends to terminate or modify this Agreement or those transferred

or assigned rights and obligations, as the case may be, the Planning Director shall make a report to the Planning Commission. The Planning Director shall then set a date for a public hearing before the Planning Commission in accordance with the notice and hearing requirements of Government Code Sections 65867 and 65868. If, after such public hearing, the Planning Commission finds and determines, on the basis of substantial evidence, that (i) Developer, or its Transferee, has not cured a default pursuant to this Section, and (ii) that the City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the finding and determination shall be appealable to the City Council in accordance with Section 8.3 hereof. In the event of a finding and determination of compliance, there shall be no appeal by any person or entity. Nothing in this Section or this Agreement shall be construed as modifying or abrogating the Los Angeles City Charter.

5.7 Termination or Modification of Agreement. The City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, after a finding or determination of non-compliance by the City Council or, where no appeal is taken, after the expiration of the appeal periods described in Section 8.3. There shall be no modifications of this Agreement unless the City Council acts pursuant to Government Code Sections 65867.5 and 65868, irrespective of whether an appeal is taken as provided in Section 8.3.

5.8 Reimbursement of Costs. Developer shall reimburse the City for its actual costs, reasonably and necessarily incurred, to accomplish the required Annual Review hereunder.

5.9 City's Rights and Remedies Against Developer. The City's rights in Section 5 of this Agreement relating to compliance with this Agreement by Developer shall be limited to only those rights and obligations assumed by Developer under this Agreement and as expressly set forth in the applicable Assignment Agreement authorized by Section 8.7 of this Agreement.

6. DEFAULT PROVISIONS

6.1 Default by Developer.

6.1.1 Default. In the event Developer or a Transferee of any portion of the Property fails to perform its obligations under this Agreement applicable to its portion of the Property as specified in the applicable Assignment Agreement, in a timely manner and in compliance pursuant to Section 5 of this Agreement, the City shall have all rights and remedies provided for in this Agreement, including, without limitation, modifying or terminating this Agreement, shall relate exclusively to the defaulting Party and such defaulting Party's portion of the Property, provided that the City has first complied with any applicable obligations set forth in this Agreement, including, without limitation, all applicable notice and opportunity to cure provisions in Sections 6.1.2 and/or 7.5, and given notice as provided in Sections 7.4 and/or 8.11 hereof, and provided further that Developer may appeal such declaration in the manner provided in, and subject to all terms and provisions of, Sections 5.4 and 5.5. In no event shall a default by Developer or a Transferee of any portion of the Property constitute a default by any non-defaulting Developer or a Transferee with respect to such non-defaulting parties' obligations hereunder nor affect such non-defaulting parties' rights hereunder, or respective portion of the Property.

6.1.2 Notice of Default. The City through the Planning Director shall submit to Developer or Transferee, as applicable, by registered or certified mail, return receipt requested, a written notice of default in the manner prescribed in Section 8.11, identifying with specificity those obligations of Developer or Transferee, as applicable, which have not been performed. Upon receipt of the notice of default, Developer or Transferee shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of the default(s) not later than sixty (60) days after receipt of the notice of default, or a longer period as is reasonably necessary to remedy the default(s), provided that Developer or Transferee, as applicable, shall continuously and diligently pursue the remedy at all times until the default(s) is cured. In the case of a dispute as to whether Developer has cured the default, the Parties shall submit the matter to dispute resolution pursuant to Section 8.5 of this Agreement.

6.1.3 Failure to Cure Default Procedures. If after the cure period has elapsed (Sections 5.5 and 6.1.2), the Planning Director finds and determines that Developer, or its Transferees, successors, and/or assignees, as the case may be, remains in default and that the City intends to terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the Planning Director shall make a report to the Planning Commission and then set a public hearing before the Planning Commission in accordance with the notice and hearing requirements of Government Code Sections 65867 and 65868. If, after the public hearing, the Planning Commission finds and determines, on the basis of substantial evidence, that Developer, or its Transferees, successors, and/or assigns, remains in default and that the City intends to terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, the Developer and its Transferees, successors, and/or assigns shall be entitled to appeal that finding and determination to the City Council in accordance with Section 8.3. In the event of a finding and determination that all defaults are cured, there shall be no appeal by any person or entity. Nothing in this Section or this Agreement shall be construed as modifying or abrogating the Los Angeles City Charter.

6.1.4 Termination or Modification of Agreement. The City may terminate or modify this Agreement, or those transferred or assigned rights and obligations, as the case may be, relating solely to the defaulting Developer or Transferee and such defaulting party's portion of the Property after such final determination of the City Council or, where no appeal is taken after the expiration of the appeal periods described in Section 8.3 relating to the defaulting party's rights and obligations. There shall be no termination or modification of this Agreement unless the City Council acts pursuant to Section 8.3.

6.2 Default by the City.

6.2.1 Default. In the event the City defaults under the provisions of this Agreement, Developer and Transferee shall have all rights and remedies provided herein or by applicable law, which shall include compelling the specific performance of the City's obligations under this Agreement provided that Developer or Transferee, as the case may be, has first complied with the procedures in Section 6.2.2. No part of this Agreement shall be deemed to abrogate or limit any immunities or defenses the City may otherwise have with respect to claims for monetary damages.

6.2.2 Notice of Default. Developer or Transferee, as the case may be, shall first submit to the City a written notice of default stating with specificity those obligations which have not been performed. Upon receipt of the notice of default, the City shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of such default(s) not later than one hundred and twenty (120) days after receipt of the notice of default, or such longer period as is reasonably necessary to remedy such default(s), provided that the City shall continuously and diligently pursue the remedy at all times until such default(s) is cured. In the case of a dispute as to whether the City has cured the default, the Parties shall submit the matter to dispute resolution pursuant to Section 8.5 of this Agreement.

6.2.3 No Monetary Damages. It is acknowledged by the Parties that the City would not have entered into this Agreement if it were liable in monetary damages under or with respect to this Agreement or the application thereof. The Parties agree and recognize that, as a practical matter, it may not be possible to determine an amount of monetary damages which would adequately compensate Developer for its investment of time and financial resources in planning to arrive at the kind, location, intensity of use, and improvements for the Project, nor to calculate the consideration the City would require to enter into this Agreement to justify the exposure. Therefore, the Parties agree that each of the Parties may pursue any remedy at law or equity available for any breach of any provision of this Agreement, except that the Parties shall not be liable in monetary damages and the Parties covenant not to sue for or claim any monetary damages for the breach of any provision of this Agreement.

7. MORTGAGEE RIGHTS

7.1 Encumbrances on the Property. The Parties hereto agree that this Agreement shall not prevent or limit the Developer from encumbering the Property or any estate or interest therein, portion thereof, or any improvement thereon, in any manner whatsoever by one or more mortgages, deeds of trust, sale and leaseback, or other form of secured financing (“Mortgage”) with respect to the construction, development, use or operation of the Project and parts thereof. The Planning Department acknowledges that the lender(s) providing such Mortgages may require certain Agreement interpretations and modifications and agrees, upon request, from time to time, to meet with the Developer and representatives of such lender(s) to negotiate in good faith any such request for interpretation or modification. The Planning Department will not unreasonably withhold, delay or condition its consent to any such requested interpretation or modification, provided such interpretation or modification is consistent with the intent and purposes of this Agreement.

7.2 Mortgagee Protection. To the extent legally permissible, this Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any Mortgage made in good faith and for value. Any acquisition or acceptance of title or any right or interest in or with respect to the Property or any portion thereof by the holder of a Mortgage (a “Mortgagee”), pursuant to foreclosure, trustee’s sale, deed in lieu of foreclosure, lease or sublease termination or otherwise, shall be subject to all of the terms and conditions of this Agreement except that any such Mortgagee, including its

affiliate, who takes title to the Property or any portion thereof shall be entitled to the benefits arising under this Agreement.

7.3 Mortgagee Not Obligated. Notwithstanding the provisions of this Section 7, Mortgagee will not have any obligation or duty pursuant to the terms set forth in this Agreement to perform the obligations of the Developer or other affirmative covenants of the Developer hereunder, or to guarantee such performance, except that the Mortgagee and its successor shall have no vested right to develop the Project without fully complying with the terms of this Agreement and executing and delivering to the City, in a form and with terms reasonably acceptable to the City, an assumption agreement of Developer's obligations hereunder.

7.4 Request for Notice to Mortgage. The Mortgagee of any Mortgage encumbering the Property, or any part or interest thereof, who has submitted a request in writing to the City in the manner specified herein for giving notices shall be entitled to receive written notification from the City of any notice of non-compliance by Developer in the performance of Developer's obligations under this Agreement.

7.5 Mortgagee's Time to Cure. If the City timely receives a written request from a Mortgagee requesting a copy of any notice of non-compliance given to Developer under the terms of this Agreement, the City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of non-compliance to Developer. The Mortgagee shall have the right, but not the obligation, to cure the non-compliance for a period of sixty (60) days after the Mortgagee receives written notice of non-compliance, or any longer period as is reasonably necessary by mutual consent of the City and the Mortgagee provided that Mortgagee shall continuously and diligently pursue the remedy at all times until the item of non-compliance is cured. Notwithstanding anything to the contrary contained herein, no notice of non-compliance given to Developer by the City shall be valid unless and until the City has complied with its obligations under Section 7.4 and this Section 7.5.

7.6 Disaffirmation. If this Agreement is terminated as to any portion of the Property by reason of (i) any default or (ii) as a result of a bankruptcy proceeding, or if this Agreement is disaffirmed by a receiver, liquidator, or trustee for the Developer or its Property, the City, if requested by any Mortgagee, shall negotiate in good faith with such Mortgagee for a new development agreement for the Project as to such portion of the Property with the most senior Mortgagee requesting such new agreement. This Agreement does not require any Mortgagee or the City to enter into a new development agreement pursuant to this Section.

8. GENERAL PROVISIONS

8.1 Effective Date. This Effective Date of this Agreement shall be the date on which the Agreement is attested by the City Clerk of the City of Los Angeles after execution by the Property Owner and the Mayor of the City of Los Angeles.

8.2 Term. The Term of this Agreement shall commence on the Effective Date and shall extend for a period of twenty (20) years after the Effective Date, unless said Term is otherwise terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the Parties hereto. Following the expiration of this Term, this Agreement shall

terminate and be of no further force and effect; provided, however, that this termination shall not affect any right or duty arising from entitlements or approvals, including the Project Approvals on the Property, approved concurrently with, or subsequent to, the Effective Date of this Agreement. The Term of this Agreement shall automatically be extended for the period of time of any actual delay resulting from any enactments pursuant to the Reserved Powers or moratoria, or from legal actions or appeals which enjoin performance under this Agreement or act to stay performance under this Agreement (other than bankruptcy or similar procedures), or from any actions pursuant to Section 8.5 (Dispute Resolution), or from any litigation related to the Project or Project Approvals, this Agreement or the Property.

8.3 Appeals to City Council. Where an appeal by Developer or its Transferees, as the case may be, to the City Council from a finding and/or determination of the Planning Commission is created by this Agreement, such appeal shall be taken, if at all, within fourteen (14) days after the mailing of such finding and/or determination to Developer, or its successors, transferees, and/or assignees, as the case may be. The City Council shall act upon the finding and/or determination of the Planning Commission eighty (80) days after such mailing, or within such additional period as may be agreed upon by the Developer or its Transferees, as the case may be, and the City Council. The failure of the City Council to act shall not be deemed to be a denial or approval of the appeal, which shall remain pending until final City Council action.

8.4 Enforced Delay; Extension of Time of Performance. In addition to the specific provisions of this Agreement, whenever a period of time, including a reasonable period of time, is designated within which either Party hereto is required to do or complete any act, matter or thing, the time for the doing or completion thereof shall be extended by a period of time equal to the number of days during which such Party is actually prevented from, or is unreasonably interfered with, the doing or completion of such act, matter or thing because of causes beyond the reasonable control of the Party to be excused, including: pandemic; labor disputes or strikes; war; insurrection; riots; floods; earthquakes; fires; casualties; acts of God; litigation and administrative proceedings against the Project (not including any administrative proceedings contemplated by this Agreement in the normal course of affairs [such as the Annual Review]); any approval required by the City (not including any period of time normally expected for the processing of such approvals in the ordinary course of affairs); restrictions imposed or mandated by other governmental entities; enactment of conflicting state or federal laws or regulations; judicial decisions; the exercise of the City's Reserved Powers; or similar bases for excused performance which are not within the reasonable control of the Party to be excused (financial inability excepted). This Section shall not be applicable to any proceedings with respect to bankruptcy or receivership initiated by or on behalf of Developer or, if not dismissed within ninety (90) days, by any third parties against Developer. If written notice of such delay is given to either Party within thirty (30) days of the commencement of such delay, an extension of time for such cause will be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

8.5 Dispute Resolution.

8.5.1 Dispute Resolution Proceedings. The Parties may agree to dispute resolution proceedings to fairly and expeditiously resolve disputes or questions of interpretation under this Agreement. These dispute resolution proceedings may include: (a) procedures developed by the City for expeditious interpretation of questions arising under development

agreements; or (b) any other manner of dispute resolution which is mutually agreed upon by the Parties.

8.5.2 Arbitration. Any dispute between the Parties that is to be resolved by arbitration shall be settled and decided by arbitration conducted by an arbitrator who must be a former judge of the Los Angeles County Superior Court or Appellate Justice of the Second District Court of Appeals or the California Supreme Court. This arbitrator shall be selected by mutual agreement of the Parties.

8.5.2.1 Arbitration Procedures. Upon appointment of the arbitrator, the matter shall be set for arbitration at a time not less than thirty (30) nor more than ninety (90) days from the effective date of the appointment of the arbitrator. The arbitration shall be conducted under the procedures set forth in Code of Civil Procedure Section 638, *et seq.*, or under such other procedures as are agreeable to both Parties, except that provisions of the California Code of Civil Procedure pertaining to discovery and the provisions of the California Evidence Code shall be applicable to such proceeding.

8.5.3 Extension of Term. The Term of this Agreement as set forth in Section 8.2 shall automatically be extended for the period of time in which the parties are engaged in dispute resolution to the degree that such extension of the Term is reasonably required because activities which would have been completed prior to the expiration of the Term are delayed beyond the scheduled expiration of the Term as the result of such dispute resolution.

8.5.4 Legal Action. Either Party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation, or enforce by specific performance the obligations and rights of the Parties hereto. Notwithstanding the above, the City's right to seek specific performance shall be specifically limited to compelling Developer to complete, demolish or make safe any particular improvement(s) on public lands which is required as a Mitigation Measure or condition of approval. Developer shall have no liability (other than the potential termination of this Agreement) if the contemplated development fails to occur.

8.5.5 Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California, and the venue for any legal actions brought by any Party with respect to this Agreement shall be the County of Los Angeles, State of California for state actions and the Central District of California for any federal actions.

8.6 Amendments. This Agreement may be amended from time to time by mutual consent in writing of the Parties to this Agreement and any Mortgagee of notice pursuant to Section 7.4 in accordance with Government Code Section 65868, and any Transferee of the Property or any portion thereof. Any amendment to this Agreement which relates to the Term, permitted uses, substantial increase in the density or intensity of use, and is not considered a Substantially Conforming Change (as defined in Section 4.2.5 of this Agreement), shall require notice and public hearing before the Parties may execute an amendment thereto. The City hereby agrees to grant priority processing status to any Developer-initiated request(s) to amend this Agreement. The City will use all reasonable and good faith efforts to schedule any noticed public hearings required to amend this Agreement before the Planning Commission and/or City Council as soon as

practicable. Developer, or a Transferee as applicable, shall reimburse the City for its actual costs, reasonably and necessarily incurred, to review any amendments requested by Developer or a Transferee, including the cost of any public hearings.

8.7 Assignment. The Property, as well as the rights and obligations of Developer under this Agreement, may not be transferred or assigned, in whole or in part, by Developer to a Transferee without the sole consent of the City, subject to the conditions set forth below in Sections 8.7.1.1 and 8.7.1.2. Upon such assignment the assignor shall be released from the obligations so assigned. For the avoidance of doubt, transfers to affiliates and indirect transfers in the Property shall not require the City's consent hereunder.

8.7.1 Conditions of Assignment. No such assignment shall be valid until and unless the following occur:

8.7.1.1 Written Notice of Assignment Required. Developer, or any successor transferor, gives prior written notice to the City of its intention to assign or transfer any of its interests, rights or obligations under this Agreement and a complete disclosure of the identity of the assignee or Transferee, including copies of the Articles of incorporation in the case of corporations, articles of organization in the case of limited liability companies, and the names of individual partners in the case of partnerships. Any failure by Developer or any successor transferor to provide the notice shall be curable in accordance with the provisions in Section 6.1.

8.7.1.2 Automatic Assumption of Obligations. Unless otherwise stated elsewhere in this Agreement to the contrary, a Transferee of the Property or any portion thereof expressly and unconditionally assumes all of the rights and obligations of this Agreement transferred or assigned by Property Owner and which are expressly set forth in the applicable Assignment Agreement.

8.7.2 Liability Upon Assignment. Each Transferee of any portion of the Property shall be solely and only liable for performance of such Transferee's obligations applicable to its portion of the Property under this Agreement as specified in the applicable Assignment Agreement. Upon the assignment or transfer of any portion of the Property together with any obligations assignable under this Agreement, the Transferee shall become solely and only liable for the performance of those assigned or transferred obligations so assumed and shall have the rights of a "Developer" under this Agreement, which such rights and obligations shall be set forth specifically in the Assignment Agreement, executed by the transferring Developer, and the Transferee, as of the date of such transfer, assignment or conveyance of the applicable portion of the Property. The failure of a Transferee of any portion of the Property to perform such Developer's obligations set forth in the applicable Assignment Agreement may result, at the City's option, in a declaration that this Agreement has been breached and the City may, but shall not be obligated to, exercise its rights and remedies under this Agreement solely as it relates to the defaulting Transferee's portion of the Property as provided for in Section 6.1 hereof, subject to such defaulting Transferee's right to notice and opportunity to cure the default in accordance with the provisions of Section 6.1 hereof. Any partial termination of this Agreement as it relates to that Transferee's holding is severable from the entire Agreement, and shall not affect the remaining entirety of the Agreement.

8.7.3 Release of Property Owner. With respect to a transfer and assignment of the Developer's interest in the Property and the related rights and obligations hereunder, upon the effective date of any such transfer and assignment, as evidenced by the execution of an Assignment Agreement pursuant to this Section 8.7.3 between Developer and the Transferee and delivery of such Assignment Agreement to the City, Developer shall automatically be released from any further obligations to the City under this Agreement with respect to the Property so transferred.

8.7.4 Release of Property Transferee. A Transferee shall not be liable for any obligations to the City under this Agreement relating to any portion of the Property other than that portion transferred to such Transferee, and no default by a Developer under this Agreement with respect to such other portions of the Property shall be deemed a default by such Transferee with respect to the portion of the Property transferred to such Transferee.

8.8 Covenants. The provisions of this Agreement shall constitute covenants which shall run with the land comprising the Property for the benefit thereof, subject to any Assignment Agreement (if applicable) and the burdens and benefits hereof shall bind and inure to the benefit of the Parties hereto and all successors and assigns of the Parties, including any Transferee of Developer.

8.9 Cooperation and Implementation.

8.9.1 Processing. Upon satisfactory completion by Developer of all required preliminary actions and payment of appropriate Processing Fees, including the fee for processing this Agreement, the Planning Department shall commence and process all required steps necessary for the implementation of this Agreement and development of the Property in accordance with state law and the terms of this Agreement. Developer shall, in a timely manner, provide the Planning Department with all documents, plans, fees and other information necessary for the Planning Department to carry out its processing obligations pursuant to this Agreement.

8.9.2 Other Governmental Permits. Developer shall apply in a timely manner for such other permits and approvals as may be required from other governmental or quasi-governmental agencies having jurisdiction over the Project as may be required for the development of, or provision of services to, the Project. The City shall cooperate with Developer in its endeavors to obtain such permits and approvals. Any fees, assessments, or other amounts payable by the City thereunder shall be borne by Developer or Transferee, as the case may be, except where Developer or Transferee, as the case may be, has notified the City in writing, prior to the City entering into an agreement, that it does not desire for the City to execute an agreement.

8.9.3 Cooperation in the Event of Legal Challenge. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the Parties hereby agree to affirmatively cooperate in defending said action. Developer and the City agree to cooperate in any legal action seeking specific performance, declaratory relief or injunctive relief, to set court dates at the earliest practicable date(s) and not to cause delay in the prosecution/defense of the action, provided such cooperation shall not require any Party to waive any rights.

8.9.4 Relationship of the Parties. It is understood and agreed by the Parties hereto that the contractual relationship created between the Parties hereunder is that Developer is an independent contractor and not an agent of the City. Further, the City and Developer hereby renounce the existence of any form of agency, joint venture or partnership between them and agree that nothing herein or in any document executed in connection herewith shall be construed as making the City and Developer agents of one another or as joint venturers or partners.

8.9.5 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between City and Developer. During the Term of this Agreement, clarifications to this Agreement and the Applicable Rules may be appropriate with respect to the details of performance of City and Developer. If and when, from time to time, during the terms of this Agreement, City and Developer agree that such clarifications are necessary or appropriate, they shall effectuate such clarification through operating memoranda approved in writing by City and Developer, which, after execution, shall be attached hereto and become part of this Agreement, and the same may be further clarified from time to time as necessary with future written approval by City and the Developer. Operating memoranda are not intended to and cannot constitute an amendment to this Agreement or allow a subsequent Discretionary Action to the Project but are mere ministerial clarifications; therefore, public notices and hearings shall not be required. The City Attorney shall be authorized, upon consultation with, and approval by, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment hereof which requires compliance with the provisions of Section 8.6 above. The authority to enter into such operating memoranda is hereby delegated to the Planning Director (or their designee) who is hereby authorized to execute any operating memoranda hereunder without further City action.

8.9.6 Certificate of Performance. Upon the completion of the Project, or upon performance of this Agreement or its earlier revocation and termination, the City shall provide the Developer, upon the Developer's request, with a statement ("Certificate of Performance") evidencing said completion or revocation and the release of the Developer from further obligations hereunder, except for any ongoing obligations hereunder. The Certificate of Performance shall be signed by the appropriate agents of the Developer and the City and shall be recorded in the official records of Los Angeles County, California. Such Certificate of Performance is not a notice of completion as referred to in California Civil Code Section 8182.

8.10 Indemnification.

8.10.1 Obligation to Defend, Indemnify, and Hold Harmless. The Developer hereby agrees to defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding ("Proceeding") against the City or its agents, officers, or employees (a) to set aside, void, or annul all or any part of this Agreement or any Project Approval or (b) for any damages, personal injury or death that may arise, directly or indirectly, from the Developer or the Developer's contractors, subcontractors, agents or employees operations in connection with the construction of the Project, whether operations be by the Developer or any of the Developer's contractors, subcontractors, by anyone or more persons directly or indirectly employed by, or acting as an agent for, the Developer or any of the Developer's contractors or subcontractors. In the event that the City, upon being served with a lawsuit or other legal process to set aside, void or annul all or part of any Project Approval, fails

to promptly notify the Developer in writing of the Proceeding, or fails to cooperate fully in the defense of the Proceeding, the Developer shall thereafter be relieved of the obligations imposed in this Section 8.10. However, if the Developer has actual written notice of the Proceeding, it shall not be relieved of the obligations imposed hereunder, notwithstanding the failure of the City to provide prompt written notice of the Proceeding. The City shall be considered to have failed to give prompt written notification of a Proceeding if the City, after being served with a lawsuit or other legal process challenging the Project Approvals, unreasonably delays in providing written notice thereof to the Developer. As used herein, “unreasonably delay” shall mean any delay that materially adversely impacts Developer’s ability to defend the Proceeding. The obligations imposed in this Section 8.10 shall apply notwithstanding any allegation or determination in the Proceedings that the City acted contrary to applicable laws. Nothing in this Section shall be construed to mean that the Developer shall hold the City harmless and/or defend it from any claims arising from, or alleged to arise from, its intentional misconduct or gross negligence in the performance of this Agreement.

8.10.2 Defending the Project Approvals. The Developer shall have the right, but not the obligation, to timely retain legal counsel to defend against any proceeding to set aside, void, or annul all or any part of any Project Approval, including without limitation a lawsuit to challenge a Project Approval or this Agreement based on an alleged violation of CEQA. The City shall have the right, if it so chooses, to defend the Proceeding utilizing in-house legal staff, or to retain outside legal counsel. Whether the City utilizes in-house legal staff or outside legal counsel, the Developer shall be liable for all legal costs, fees and expenses reasonably incurred by the City in defending a challenge to the Project Approvals. Provided that the Developer is not in breach of the terms of this Section, the City shall not enter into any settlement of the Proceeding that involves the modification of any Project Approval or otherwise results in the Developer incurring liabilities or other obligations, without the consent of the Developer.

8.10.3 Breach of Obligations. Actions constituting a breach of the obligations imposed in this Section 8.10 shall include, but not be limited to: (a) the failure to promptly pay the City for any attorneys’ fees or other legal costs for which the City is liable pursuant to a judgment or settlement agreement in the Proceeding seeking to set aside, void or annul all or part of any Project Approval; or (b) the breach of any other obligation imposed in this Section 8.10, in each case after written notice from the City and a reasonable period of time in which to cure the breach, not to exceed thirty (30) days. In the event that the Developer breaches the obligations imposed in this Section 8.10, the City shall have no obligation to defend against the Proceedings, and by not defending against the Proceedings, the City shall not be considered to have waived any rights in this Section 8.10.

8.10.4 Waiver of Right to Challenge. The Developer hereby waives the right to challenge the validity of the obligations imposed in this Section 8.10.

8.10.5 Survival. The obligations imposed in this Section 8.10 shall survive any judicial decision invalidating the Project Approvals.

8.11 Notices. Any notice or communication required hereunder between the City or Developer must be in writing, and shall be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed

to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days' written notice to the other Party hereto, designate any other address in substitution of the address, or any additional address, to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:

City of Los Angeles
Attention: Director of Planning
200 North Spring Street
Los Angeles, CA 90012

with a copy to:

Los Angeles City Attorney's Office
Real Property/Environment Division
7th Floor, City Hall East
200 North Main Street
Los Angeles, CA 90012

If to the Developer:

Television City Studios, LLC
Attention: Mr. Brent Iloulian
7800 Beverly Boulevard
Los Angeles, CA 90036

with copies to:

Television Studios, LLC
Attention: General Counsel
4060 Ince Boulevard
Culver City, CA 90232

Park & Velayos LLP
Attention: Francis Y. Park, Esq.
801 S. Figueroa Street, Suite 450
Los Angeles, CA 90017

8.12 Recordation. As provided in Government Code Section 65868.5, this Agreement shall be recorded with the Register-Recorder of the County of Los Angeles within ten (10) days following its execution by all Parties. Developer shall provide the City Clerk with the fees for such recording prior to or at the time of such recording should the City Clerk effectuate recordation.

8.13 Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Property.

8.14 Successors and Assignees. The provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties, any subsequent owner of all or any portion of the Property and their respective Transferees, successors and assignees.

8.15 Severability. If any provisions, conditions, or covenants of this Agreement, or the application thereof to any circumstances of either Party, shall be held invalid or unenforceable, the

remainder of this Agreement or the application of such provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

8.16 Time of the Essence. Time is of the essence for each provision of this Agreement of which time is an element.

8.17 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought and refers expressly to this Section. No waiver of any right or remedy with respect to any occurrence or event shall be deemed a waiver of any right or remedy with respect to any other occurrence or event.

8.18 No Third Party Beneficiaries. The only Parties to this Agreement are the City and Developer and their successors-in-interest. There are no third party beneficiaries and this Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person whatsoever.

8.19 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the Parties and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein and no testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the provisions or conditions of this Agreement.

8.20 Legal Advice; Neutral Interpretation; Headings, Table of Contents, and Index. Each Party acknowledges that it has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any Party based upon any attribution to such Party as the source of the language in question. The headings, table of contents, and index used in this Agreement are for the convenience of reference only and shall not be used in construing this Agreement.

8.21 Duplicate Originals. This Agreement is executed in duplicate originals, each of which is deemed to be an original, but all of which together shall constitute one instrument. This Agreement, not counting the Cover Page, Table of Contents, Index, or signature page, consists of [XX] pages and [five (5)] Exhibits which constitute the entire understanding and agreement of the Parties.

(signatures on following page)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

CITY OF LOS ANGELES, a municipal corporation of the State of California

APPROVED AS TO FORM:
HYDEE FELDSTEIN SOTO, City Attorney

By: _____
Ms. Karen Bass, Mayor

By: _____
Laura Cadogan Hurd, Deputy City Attorney

DATE:

DATE:

ATTEST:
HOLLY L. WOLCOTT, City Clerk

By: _____
Deputy

DATE:

APPROVED AS TO FORM:

Television City Studios, LLC

Park & Velayos LLP

By: _____
Name: Brent Ilouliau
Title: Authorized Signatory

By: _____
Francis Y. Park, Esq.

DATE:

DATE:

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL A:

LOT 1 OF TRACT NO. 15680, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 424 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF THE RANCHO LA BREA, PARTLY WITHIN AND PARTLY WITHOUT THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF BEVERLY BOULEVARD, 100.00 FEET WIDE, WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF GENESEE AVENUE, 60 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 5177, RECORDED IN BOOK 109 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.21 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES, RECORDED IN BOOK 21553 PAGE 68, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, TO THE SOUTHWESTERLY CORNER OF SAID LAND; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.18 FEET, MORE OR LESS, TO A POINT IN SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID GENESEE AVENUE THAT IS DISTANT SOUTHERLY 483.73 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID GENESEE AVENUE 483.73 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO PAN PACIFIC AUDITORIUM, INC., A CORPORATION RECORDED IN BOOK 15347 PAGE 179, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89° 48' 30" WEST, PARALLEL WITH THE SOUTHERLY LINE OF BEVERLY BOULEVARD, 100.00 FEET WIDE, 647.82 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF GENESEE AVENUE, 60.00 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 5177, RECORDED IN BOOK 109 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS DISTANT SOUTHERLY 889.08 FEET FROM THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF SAID GENESEE AVENUE, 405.35 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.18 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES, RECORDED IN BOOK 21553 PAGE 68, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN SAID DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTHERLY 404.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED AND CREATED BY THAT CERTAIN INSTRUMENT ENTITLED "QUITCLAIM OF EASEMENTS, GRANT OF EASEMENTS AND DECLARATION OF RECIPROCAL RIGHTS, OBLIGATIONS AND EASEMENTS" RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1430068, OFFICIAL RECORDS, AS AMENDED BY INSTRUMENT ENTITLED "FIRST AMENDMENT TO QUITCLAIM OF EASEMENTS, GRANT OF EASEMENTS AND DECLARATION OF RECIPROCAL RIGHTS, OBLIGATIONS AND EASEMENTS" RECORDED MAY 15, 2003 AS INSTRUMENT NO. 03-1384639, OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED LAND:

A PORTION OF LOTS 4, 5 AND 6 OF TRACT NO. 45628, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1265 PAGES 33 TO 39 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SAID TRACT NO. 45628, AS SHOWN ON SAID MAP FILED IN BOOK 1265 PAGES 33 TO 39 INCLUSIVE OF MAPS, IN SAID RECORDER'S OFFICE, SAID CORNER LYING ON THE WESTERLY LINE OF THE GROVE DRIVE, 60.00 FEET IN WIDTH, AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE OF THE GROVE DRIVE SOUTH 0° 00' 53" WEST 19.19 FEET TO A LINE LYING 19.19 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES FROM, THE NORTHERLY LINE OF SAID LOT 4, 5 AND 6; THENCE ALONG SAID PARALLEL LINE SOUTH 89° 47' 40" WEST 283.75 FEET, THENCE SOUTH 89° 59' 13" WEST 265.80 FEET; THENCE SOUTH 0° 05' 35" EAST 1.97 FEET; THENCE SOUTH 89° 47'

40" WEST 35.81 FEET; THENCE NORTH 36° 10' 19" WEST 25.05 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID LOT 6 LYING THEREON NORTH 89° 47' 40" EAST 7.20 FEET FROM THE EASTERLY NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG SAID NORTHERLY LINE OF LOTS 4, 5 AND 6 NORTH 89° 47' 40" EAST 600.12 FEET TO SAID POINT OF BEGINNING.

APN: 5512-001-003 and 5512-002-001 and 5512-002-002 and 5512-002-009

EXHIBIT "B"

LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

THAT PORTION OF THE RANCHO LA BREA, BEING LOS ANGELES COUNTY DESIGNATED LAND SURROUNDED BY CITY OF LOS ANGELES DESIGNATED LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF GENESEE AVENUE, 60.00 FEET WIDE, AND BEVERLY BOULEVARD, 100.00 FEET WIDE, AS SHOWN ON TRACT NO. 15680, AS PER MAP RECORDED IN BOOK 424 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89°53'51" WEST, 30.00 FEET ALONG SAID CENTERLINE OF BEVERLY BOULEVARD TO THE INTERSECTION WITH THE EASTERLY TRACT LINE OF SAID TRACT 15680, PRODUCED NORTHERLY; THENCE SOUTH 00°06'15" WEST, 50.00 FEET ALONG SAID PRODUCED LINE TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BEVERLY BOULEVARD, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID TRACT 15680 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE THE FOLLOWING NUMBERED COURSES:

1. NORTH 89°53'51" EAST, 275.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE CITY OF LOS ANGELES BOUNDARY LINE AS DESCRIBED IN ORDINANCE NO. 95489, RECORDED NOVEMBER 4, 1949;
2. SOUTH 00°06'15" WEST, 100.00 FEET ALONG SAID BOUNDARY LINE;
3. SOUTH 89°53'51" WEST, 275.00 FEET, CONTINUING ALONG SAID BOUNDARY LINE, PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY OF BEVERLY BOULEVARD TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT NO. 15680;
4. NORTH 00°06'15" EAST, 100.00 FEET ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING: 0.631 ACRES, MORE OR LESS.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY, AND OTHER MATTERS OF RECORDS, IF ANY.

EXHIBIT "C"

DEPICTION OF THE ANNEXATION PROPERTY

EXHIBIT "D"
SPECIFIC PLAN

EXHIBIT "E"

VESTING TENTATIVE TRACT MAP

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Holland & Knight

1901 Avenue of the Stars, Suite 1200 | Los Angeles, CA 90067 | T 310.201.8900 | F 310.201.8922
Holland & Knight LLP | www.hklaw.com

Andrew J. Starrels
+1 310-201-8906
Andrew.Starrels@hklaw.com

Jennifer L. Hernandez
+1 415-743-6927
Jennifer.Hernandez@hklaw.com

August 30, 2024

Via E-mail (paul.caporaso@lacity.org)

City Planning Commission
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Attention: Paul Caporaso, City Planner

Re: 7716-7860 Beverly Boulevard, Los Angeles, CA 90036
TVC 2050 Project
Case Nos. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA;
VTT-83387-1A

Ladies and Gentlemen:

This office represents the A.F. Gilmore Company, an important part of Los Angeles' business community for over 150 years, and submits this supplemental information in support of the Gilmore company's appeal of the above-captioned determination by the City's Advisory Agency in anticipation of the September 12, 2024 public hearing that has been noticed by the City Planning Commission. This submission supplements the appeal submission submitted on behalf of the Gilmore company on June 5, 2024, which is intended to be incorporated herein by this reference, and together will all other submissions, appeals, and documentation submitted by the numerous other appellants, to be added to the administrative record for the subject action.

A. The Tentative Map Approval Is Defective and Invalid. The Gilmore company's appeal documentation, and the entirety of the administrative record, reveal that the requirements for approval of the tentative map have not been satisfied, that required findings cannot permissibly be made, and that substantial evidence exists to support the claim that the Advisory Agency's approval of the map was legally impermissible.

1. The Findings made by the Advisory Agency are not supported by the evidence in the record and cannot support approval of the map. The proposed map, and the design and improvement of the subdivision it envisions, are not consistent with the applicable General and Specific Plans, because the Advisory Agency relied on the proposed amendments to the operative plan documents sought by the Applicant, rather than the existing standards that were in effect as of the local agency's determination.

Approval of an development request based upon prospective and presumed plan changes violates the provisions of Section 66474 of the Government Code, and renders the approval invalid. The development standards applicable to the Project site as of the Advisory's Agency's determination establish FAR limits and height restrictions that the proposed project markedly violates, and which characterize the development of other properties surrounding the Project site. While there may be justifications for exceeding those development standards, the applicable provisions of the Subdivision Map Act prohibit the approval of a map based upon findings that presume the changes to development standards and plan requirements than are in fact sought by the Applicant. The subject application does not even purport to make the case for massively changing the design and development standards – it asked the Advisory Agency to make findings that *presume* that those changes have already been made. Years ago, the Gilmore company sought and obtained entitlements for the development of the retail center adjacent to its longstanding retail operations (which would become the Grove), and its proposals maintained the established 1.5:1 FAR and modest height limits.

2. The Project site is not physically suited to the type and scale of development sought by the Applicant. The proposed Project constitutes a “regional center” that includes a hub of major studio, office, and commercial uses of indefinite and imprecise type and description injected into a small-scale neighborhood commercial area. The applicant seeks to transform an existing television studio operation that has existed under single ownership since 1952 by adding nearly 1,000,000 square feet of additional commercial and media space, which could consist of studio, production, support, or general office uses of indeterminate type, and could be operated by several different owners, tenants, licensees or transferees. In fact, the actual build-out of the Applicant's reinvention could evolve all at once or over decades, and could be virtually anything – the proposal suggests an opaque gray box of alternatives and imprecision while the actual final product could bring another Century City, Warner Center, Playa Vista or virtually anything else to an area already underserved by municipal infrastructure and facing economic, social and community challenges that the proposed Project offers little to address.

The proposed Project is opaque in both its design and its process. In addition to disclosing little of what actually might be built, the Applicant proposes an imprecise and vague process for how its development vision might change over time. In fact, while espousing the economic benefit of hypothetical, high-paying media industry jobs, the

Applicant's proposal does not even commit to studio/media development at all. The "land use exchange" contemplated by the proposed Specific Plan, allows changes and potentially increases in the portions of the Project site that could be occupied by general office or other commercial uses, all of which could be accomplished by the Project owner on a ministerial basis with limited if any municipal discretion. The administrative record contains no evidence that this flexibility and limitless optionality is appropriate for the Project site or the surrounding community, or serves any public benefit beyond fulfilling what the Applicant's submittal documents describe as its investment-backed expectations. The details of the Applicant's contribution of public benefits, a statutory prerequisite for the Development Agreement it seeks, have also not been disclosed, but remain hidden behind a grey curtain of imprecision and opaqueness. The community has been afforded no visibility into what if any public benefits are proposed to be contributed by this relaxation of development approval requirements.

3. The design of the subdivision and the proposed improvements are likely to cause serious public health problems, as a result of traffic impacts upon the surrounding areas near the Project site. The evidence contained within the administrative record substantiates the traffic congestion, dangers of cut-through traffic and other health risks associated with the massive intensification of the operations and use of the Project site.
4. The Advisory Agency's approval of the subdivision map curiously offers little insight into the proposed Project's effect upon the housing needs of the region, and as a result approval of the map fails to fulfill the requirements of the Subdivision Map Act set forth at Section 66412.3 of the Government Code. The project site is identified as a potential housing opportunity site in the City's Housing Element. The Project site's current zoning, and recent State housing laws, recognize the permissibility of use of the Project site for multifamily housing, and the Project site qualifies for Tier 3 incentives under the City's Transit Oriented Communities program. The proposed uses for the Project under the subdivision and the contemplated Specific Plan, however, do not contemplate housing as one of the potential uses in the land use exchange. The Specific Plan would change the treatment of medium and high density housing on the Project site from permissible by right, as it is under current zoning, to a use requiring discretionary approval. Accordingly, the future use of the Project site for housing should the Applicant's vision not be realized faces a more onerous hurdle than is currently in place, and as such, the approval of the subdivision, the Specific Plan and the improvements contemplated by the TVC 2050 plan violates Section 66300(b)(1) of the Government Code.

B. The Advisory Agency's Approval of the TVC 2050 Project EIR, Statement of Overriding Considerations and Mitigation Monitoring Program violates CEQA. The evidence contained within the administrative record confirm that the Advisory Agency's approval fails to comply with the requirements of the California Environmental Quality Act. The EIR does not disclose an accurate, stable and determined Project Description. The EIR also does not analyze, disclose and mitigate significant environmental effects threatened by the proposed Project,

including without limitation, damage to historic resources on the Project site and in the surrounding area, damage to surrounding communities and other environmental impacts posed by the Project,

1. The Project Description contained within the EIR reflects the Applicant's desire for limitless flexibility, allowing its development to evolve over time into anything – a giant studio, an monstrous office complex, or virtually any iteration of an amorphous plan camouflaged by a gray box of boundless permissions. Such endless alternative permissibility creates the antithesis of a clear and disclosive Project Description that CEQA requires.
2. The CEQA documentation concedes the historic status of the Television City studio building located on the Project site, as well as several historic resources located in close proximity to the site, including the Gilmore company's Gilmore Adobe and Original Farmers Market (LA HCM No. 543). The EIR, however, fails to adequately disclose and consider potential impacts from the Project upon both the Gilmore Adobe and the Original Farmers Market, during both construction and operation of the Project. The EIR fails to address the potential for damage to the Gilmore Adobe as a result of grading and vibration during Project construction. The EIR also defectively fails to disclose and adequately analyze potential impacts upon the structures and setting of the Gilmore Adobe and Original Farmer's Market as a result of the imposition of hundreds of thousands of additional square feet of contemporary commercial buildings, massive ingress and egress of trucks and motor vehicles, intensified use of the Project site, and the visual and physical impacts posed by the new development upon other structures and settings on the Gilmore property. The EIR summarily concludes that impacts upon the Gilmore historic resources will be insignificant as a result of the conclusory and incomplete assumption that no change to the Gilmore resources is proposed, and by the erroneous and unsupported conclusion that the 2002 construction of the Grove shopping center eliminated any historic significance of the Gilmore resource's setting. The EIR also provides minimal insight into the means by which the historic resources on the Project site will be preserved, whether only outside elements are to be retained, or how changes to various uses located and to be located on the Project site might impact those on-site resources.
3. The Project's Mitigation Measures are vague and ill-defined, and the conditions of approval adopted by the Advisory Agency do not provide an enforceable and exhaustive mechanism by which the many significant impacts posed by the Project can be reduced or eliminated. These deficiencies are exacerbated by the inadequacy of the Project Description, because imprecise and changeable Project uses, without any firm commitment to a particular development pathway, could yield limitless potential impacts and are incapable of effective mitigation.

4. The Project's Statement of Overriding Considerations is also deficient for purposes of CEQA compliance, because it impermissibly relies on the Applicant's stated objectives for concluding that achieving those objectives alone is sufficient to override the significant environmental impacts of the Project. The administrative record does not provide evidence to support the need for nearly one million square feet of sound stage and production facilities given the current state of the media industry. Moreover, if such need exists, the freedom with which the Applicant may utilize the land use exchange proposed in the Specific Plan to convert uses from studio and production to other uses (such as general office) means that the stated purpose of preserving the Project site as a production and studio facility might not be achieved, and the justification for the overriding consideration would be lost. Similarly, the Statement of Overriding Considerations justifies the Project's imposition of significant environmental impacts by relying on the Project's vision of increased media production within the City to reinforce its status as "the creative capital of the world," but the imprecise Project Description and non-commitment afforded by the land use exchange fails to ensure that those objectives will be achieved, rendering the Statement of Overriding Considerations inadequate. The Statement of Overriding Considerations is also deficient for its reliance upon the goals of the Wilshire Community Plan, which is (i) markedly out of date, and (ii) anticipates the provision of greater housing opportunities in transit-served areas, which the Project does not provide. Adoption of the Statement of Overriding Considerations also violates CEQA because the Project is not consistent with the applicable General and Specific Plans applicable to the Project site.

City Planning Commission

August 30, 2024

Page 6

For the foregoing reasons, and based upon the other evidence contained in the administrative record, we submit that the Gilmore company's appeal of the Advisory Agency's determination should be sustained, and the deficient CEQA documentation should be revised and recirculated. In addition, certain of the findings required for approval of the subdivision and the requisite CEQA documentation, as well as the proposed Specific Plan, Development Agreement, General Plan Amendment, Zone Change and Height District, cannot be lawfully made without significant modification to the proposed Project.

Sincerely yours,

HOLLAND & KNIGHT LLP



By: _____
Andrew J. Starrels

AJS:tlb

Holland & Knight

1901 Avenue of the Stars, Suite 1200 | Los Angeles, CA 90067 | T 310.201.8900 | F 310.201.8922
Holland & Knight LLP | www.hklaw.com

Andrew J. Starrels
+1 310-201-8906
Andrew.Starrels@hklaw.com

Jennifer L. Hernandez
+1 415-743-6927
Jennifer.Hernandez@hklaw.com

September 2, 2024

Via E-mail (paul.caporaso@lacity.org)

City Planning Commission
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
Attention: Paul Caporaso, City Planner

Re: 7716-7860 Beverly Boulevard, Los Angeles, CA 90036
TVC 2050 Project
Case Nos. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA;
VTT-83387-1A

Ladies and Gentlemen:

We write on behalf of our client, the A.F. Gilmore Company to supplement our submittal in support of the Gilmore company's appeal of the above-captioned actions by the Advisory Agency, in anticipation of the appeal hearing to be heard by the Planning Commission on September 12, 2024.

The recently published opinion of the California Court of Appeal in *Westside Los Angeles Neighbors Network v. City of Los Angeles* (August 19, 2024, BS320547) affirms the **limited** authority under CEQA of the Planning Commission or other delegated bodies to certify an environmental impact report for multi-component projects like the Westside Mobility Plan when other governmental bodies retain approval authority over other components of the project. In *Westside LA Neighbors*, the 2nd District Court of Appeal ruled that CEQA permitted the CPC to certify the EIR and approve the project, even though further discretionary action by the City Council was required to implement it (*ibid*, at p. 15). The Court of Appeal distinguished the circumstances surrounding the Westside Mobility Plan from the facts presented in another case,

Kleist v. City of Glendale (1976), 56 Cal. App. 3d 770 (City council was required to approve zone change as part of applicant's project, and delegated planning board's earlier certification of EIR was impermissible under CEQA).

The *Westside LA Neighbors* court distinguished *Kleist*, ruling that the approval of the Westside Mobility Plan and certification of its EIR was appropriately delegated to the Planning Commission, even when the City Council retained approval authority over certain **implementing** elements such as the program's "Fee Program Updates." In the *Kleist* case, by contrast, the principal elements of the project that yielded environmental impacts were yet to be decided, and required review by the City Council, which also was required under CEQA to certify the EIR. *Ibid.*

We respectfully submit that the circumstances of the TVC 2050 Project are more analogous to *Kleist* than to *West LA Neighbors*. Here, the City Council must approve, and has yet to act upon, a General Plan Update, a Zone Change and a Specific Plan in order to promulgate the Project. Much of the impact-generating details of TVC 2050 have yet to be finalized, were not disclosed publicly and have not been considered by the City as the lead agency. In fact, the Specific Plan itself has only been released in draft form, and is subject to further refinement and change. The only approval evaluated by the Advisory Agency in connection with TVC 2050 was the vesting tentative map, and that alone is not sufficient to fall under the *Westside LA Neighbors* case, and distinguish TVC 2050 from *Kleist*. Moreover, as we have explained in our other submissions and is revealed elsewhere in the administrative record, a permissible CEQA determination cannot be made when the Project itself has not been adequately described and disclosed, and is not sufficiently finalized to be considered and evaluated.

Sincerely yours,

HOLLAND & KNIGHT LLP



By:

Andrew J. Starrels

AJS:tlb

cc: City Planning Commission (cpc@lacity.org)

August 30, 2024

VIA E-MAIL

Ken Hardy, Esq.
Director of Enforcement
Los Angeles City Ethics Commission
200 N. Spring St., Ste. 241
Los Angeles, CA 90012-3748

Re: Follow-Up to Complaint Regarding Undisclosed Lobbying Payments by Television City Opponents

Dear Mr. Hardy:

As you know, we submitted a complaint on May 9, 2024 on behalf of Television City Studios, LLC requesting that the City Ethics Commission (“CEC”) investigate the undisclosed source of over \$1 million of funds which have been spent on lobbying activities in opposition to the Television City Project (“Project”). As discussed in the complaint, these lobbying activities have been promoted by the “Beverly Fairfax Community Alliance” (the “Alliance”), “Neighbors for Responsible TVC Development” (the “Neighbors”), and other related organizations which purport to be “community” groups, but rather appear to be surrogate “shell” organizations for a small group of adjacent property owners and private commercial interests.

This letter provides information about significant additional lobbying activity by the Alliance and Neighbors which has occurred since the May 9th complaint, including explicit requests that members of the public attend the May 15th public hearing at the Planning Department (the first public hearing for the Project) and the upcoming September 12th hearing before the full City Planning Commission. This letter therefore again urges the CEC to take action before the September 12th Planning Commission hearing so that the City and the public can know who is behind this “dark,” highly coordinated, million-dollar opposition campaign.

Significant New Undisclosed Lobbying Expenditures

The Alliance and Neighbors have spent a significant amount of money on additional lobbying activities since the May 9th complaint:

- On or around the week of August 12th, the Alliance paid for two high-profile billboards at the corner of Beverly Boulevard and La Jolla Avenue opposing the Project and urging residents to contact City officials. (Photographs attached as Tab 1.) The billboards are

Ken Hardy, Esq.
August 30, 2024
Page 2

located along high-visibility corridors and likely command high-dollar rents, which provides further evidence that immediate investigation by the CEC is necessary.¹

- The Neighbors' website (<https://fixtvc.org/>) was fully redesigned on or around May 2024 (screenshot attached as Tab 3), and the following text was added at the bottom of the website: "Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City."

- An ad opposing the Project and urging people to attend and voice their opposition at the May 15th hearing was added to the homepage of the Beverly Press' website (screenshot attached as Tab 4) prior to the hearing. This ad does not mention any organization or source of funding, but the graphic is the same as those used in other materials previously disseminated by the Alliance. (See, e.g., attached copy of Alliance's 5/9/24 full-page advertisement in the Beverly Press newspaper as Tab 5.)

- The Alliance and Neighbors distributed numerous letters and emails with opposition messages and calls to action to join the May 15th hearing (see letters and emails dated May 1, May 2, May 4, May 8, May 10, May 11, and May 15, 2024 attached as Tab 6) as well as calls to action to reach out to City officials and provide additional opposition comments following the hearing (see emails dated May 21, and May 23, 2024 attached as Tab 7). Neighbors also hosted a Zoom meeting on May 8th to discuss opposition talking points for the May 15th hearing.

- The Alliance sent a press release on June 24th and included a full-page ad in the Beverly Press newspaper dated July 4th regarding the appeals of the Project, which were spearheaded by these undisclosed organizations. (Attached as Tab 8.)

- Recently, Neighbors sent an email blast urging members of the public to attend the upcoming September 12th hearing and oppose the Project. (Attached as Tab 9.) The email states that Neighbors will provide "air-conditioned motor coaches" from The Original Farmers Market to City Hall and back, and that the organization will provide "breakfast and lunch" to the people who attend. The Alliance included a full-page advertisement in the Beverly Press newspaper dated August 29, 2024 with similar information. (Attached as Tab 10.)

¹The Alliance has also filed another Major Filer report for the third quarter of 2024, bringing the total spent in opposition to the TVC Project to almost \$1.1 million. (Copy attached as Tab 2.)

Ken Hardy, Esq.
August 30, 2024
Page 3

Activities Go To Heart of City's Lobbying Law

The activities of the Alliance, Neighbors and related and similarly undisclosed organizations are a perfect example of why the City has a lobbying law. As the Municipal Lobbying Ordinance states: "The citizens of the City of Los Angeles have a right to know the identity of interests which attempt to influence decisions of City government as well as the means employed by those interests." (L.A. Muni. Code section 48.01.B(2).) Here, deep-pocketed sources have continued their widespread, highly-coordinated dark lobbying activities, including distributing flyers, signs, mailers, newspaper ads – and now billboards – among other activities, attempting to influence how City officials vote on a pending City government matter. These opposition groups have carefully and repeatedly led the City and the public to believe that these groups are made up of and funded by active and genuine community members and represent the community's true concerns. Yet no one – not the local residents, not other members of the public, not the Planning Commissioners, not the press, and not the other City officials who have made and will be making critical decisions on the Project – actually knows who is paying for these extensive (and expensive) lobbying activities. Therefore, no one really knows whether the City and the public are in fact being intentionally misled by these "community" groups.

The CEC has a duty to identify the funding sources and provide that information to City decision-makers and the public – and should do so before the September 12th Planning Commission meeting. The City's lobbying law requires the identity of these funders to be made public, and require the CEC to conduct an investigation to obtain this information.

Thank you for your prompt attention to this matter, and please feel free to contact us with any questions about these lobbying activities.

Sincerely,

RUTAN & TUCKER, LLP



James R. Sutton

Attachments

- Tab 1 – Billboards
- Tab 2 – Alliance Major Filer Q2 2024
- Tab 3 – Neighbors Website Redesign & Funding Disclosure
- Tab 4 – Beverly Press Homepage Advertisements
- Tab 5 – Beverly Press Full Page Advertisement

Ken Hardy, Esq.
August 30, 2024
Page 4

Tab 6 – Letters and Emails Urging Public Action
Tab 7 – May 15 Hearing Follow Up Urging Public Action
Tab 8 – Beverly Press Advertisement & Email Blast
Tab 9 – 8/20/24 Email Blast Urging Public Action
Tab 10 – Beverly Press 8/29/24 Full Page Advertisement

May 9, 2024

VIA E-MAIL & CERTIFIED MAIL

Ken Hardy, Esq.
Director of Enforcement
Los Angeles City Ethics Commission
200 N. Spring St., Ste. 241
Los Angeles, CA 90012-3748

Re: Request for Investigation Into Funding Sources for Television City Opposition Groups and Unreported Lobbying in Connection Therewith

Dear Mr. Hardy:

On behalf of Television City Studios, LLC, the owner of Television City Studios (“TVC”) located at 7716-7860 West Beverly Boulevard in Los Angeles, we respectfully request that the City Ethics Commission (“CEC”) investigate the source of funds used to support activities promoted by the “Beverly Fairfax Community Alliance,” “Neighbors For Responsible TVC Development,” “Protect Our Beverly Fairfax Neighborhood,” and other related organizations which have spent money opposing the Television City project (the “Project” or “TVC Project”). These organizations are actively attempting to influence City government decision-making, but the spending by their benefactors has not been disclosed on City lobbying reports, as required by the City’s lobbying law.¹ Additionally, despite the fact that these organizations have collectively engaged in an organized, million-dollar group effort, there is no evidence that any of them are a bona fide nonprofit entity -- which raises the specter that they are merely “pass-throughs” being used as a surrogate for private, commercial special interests, and which thereby demands investigation by the CEC.

The TVC Project

The TVC Project, which will be considered by City decision-makers at public hearings beginning on May 15, 2024, would preserve the existing studio use and modernize the site into a state-of-the-art production studio. The Los Angeles Times recently profiled the TVC Project, underscoring its Citywide importance. (Article attached as Tab 1.) TVC developed the plan over several years with significant input from industry experts, the community, and City leaders, and TVC and its outside consultants have been disclosing all of their lobbying activities on reports filed with the CEC.

¹For your reference, the official Planning Department numbers for the Project are CPC-2021-4089-AD-GPA-ZC-SN-SP, CPC-2021-4090-DA, VTT-83387 and ENV-2021-4091-EIR.

Ken Hardy, Esq.
May 9, 2024
Page 2

Potential “Shell” Opposition Groups

The entity which has reported spending the most money to oppose the TVC Project is the “Beverly Fairfax Community Alliance” (the “Alliance”). According to the Major Filer reports (CEC Form 37) that this “group” has filed with the CEC since the third quarter of 2022, the Alliance has spent almost \$1 million on lobbying against the Project in total throughout 2022 and 2023. (Copies attached as Tab 2.²) It is our understanding that this \$1 million went to a wide array of lobbying activities, including mailers, flyers, newspaper ads, door-to-door canvassers, yard signs, breakfast and happy hour events and socials, etc. (See ads, flyers, signs and social media posts attached as Tab 3.)

We question, however, whether the Alliance is a bona fide entity, or rather simply a shell funded by private commercial interests, especially given the large amount of money which it raised and spent over such a short period of time. Nonprofit corporations are legally required to file Articles of Incorporation and register with the Secretary of State’s office – but the Alliance does not appear on the Secretary of State’s website. Nonprofits are also legally required to register with the Attorney General’s Registry of Charitable Trusts – but the group is not listed on the Registry’s website. The group has also not registered or filed tax returns with the IRS. (Print-outs from regulatory agency websites attached as Tab 4.)

The group sent a letter to the Mid-City West Neighborhood Council opposing the TVC Project in September 2022, days before the Neighborhood Council meeting to vote on the Project, but merely signed it “Beverly Fairfax Community Alliance” rather than listing any person’s name.³ (Copy attached as Tab 5.) The only information in the “Contact” section of its website (<https://www.beverlyfairfaxcommunityalliance.org/>, attached as Tab 6) is a generic email address (info@beverlyfairfaxcommunityalliance.org), and – unlike a bona fide nonprofit – the website does not contain an “About Us” section specifying the type of nonprofit or even a “Donate” button soliciting donations. These omissions arguably create the appearance that the group is trying to hide something.

The lack of any formal filings by this organized million-dollar group, or any other evidence that it is a bona fide nonprofit entity, raises the specter that it is merely a pass-through being used as a surrogate for private commercial interests to hide those entities’ lobbying expenditures against the TVC Project. Again, the large amount of money which the Alliance has reported raising and spending in such a short period of time increases the likelihood that the Alliance is merely a pass-through for some other funding source.

²A first quarter 2024 request does not appear on the CEC website as of the date of this letter.

³We note that sending an anonymous letter to a Neighborhood Council also seems to violate Municipal Code section 48.08.8.

Ken Hardy, Esq.
May 9, 2024
Page 3

The Alliance’s website and public statements support this conclusion. The website describes The Original Farmers Market and The Grove as the group’s “founders,” but it does not specify any donors: “The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City[.]” The website’s “Documents” page includes a letter from The Grove and The Original Farmers Market. (<https://www.beverlyfairfaxcommunityalliance.org/documents>, attached as Tab 7.) In addition, a representative of The Original Farmers Market confirmed to the press that The Original Farmers Market and The Grove are funding the Alliance, though the amounts were not specified. (See 8/16/22 L.A. Times article, attached as Tab 8.)

Two other potential shell groups – “Neighbors For Responsible TVC Development” (“Neighbors”) and “Protect Our Beverly Fairfax Neighborhood” (“Protect”) – have created other websites which urge residents to contact City officials to oppose the TVC Project in addition to hosting a number of gatherings with the same purpose. The Neighbors website even includes Councilwoman Yaroslavsky’s telephone number and email address. (<https://www.fixtvc.org/> and <https://protectbeverlyfairfax.org/> attached as Tabs 9 and 10.) These websites clearly trigger the City’s lobbying law. Like the Alliance, Neighbors and Protect have not registered with the Secretary of State or Attorney General’s office and have not filed tax returns with the IRS. (Printouts attached as Tabs 11 and 12.) The websites do not make any reference to founders or supporters, do not have an “About Us” section, and do not even list basic contact information (<https://www.fixtvc.org/>).⁴

The two websites seem to have been created by a professional consultant, with active graphics, links to numerous City documents and newspaper articles, the ability to join a mailing list, a link to a petition opposing the Project, etc. The websites are clearly not the work of volunteers and easily could have cost \$5,000 or more – yet neither group has filed any Major Filer reports. These new, anonymous websites are further evidence of a concerted effort to keep the identity of the individuals and entities which are paying for this coordinated lobbying campaign against the TVC Project from the public.⁵

⁴ Some press accounts have listed Danielle Schenker Peters and Shelley Wagers as representatives of the Neighbors group. For your reference, their contact information is: dnschenker724@gmail.com, 323/854-0333 and shelley@wagersmail.net, 310/384-9876.

⁵Three full-page ads in the Beverly Press from February and April 2024 say they are paid for by the Alliance, but they send readers to the Neighbors website. In addition, the Alliance website includes a link to the Protect website, and the Protect website includes a link to the Alliance website. (Attached as Tab 13.) These groups therefore seem to be working together – or perhaps they are really one entity created and financed by the same sources that is representing itself as several different “fronts” or “brands” to convey more widespread opposition than really exists.

Ken Hardy, Esq.
May 9, 2024
Page 4

In addition to the websites, Neighbors and Protect have engaged in numerous other opposition activities throughout the years, including hosting meetings and events, sending mailers, distributing flyers door-to-door with paid canvassers, distributing advertisements, posting social media, etc. (See example attached as Tab 14).

Potential Legal Violations

The use of pass-throughs violates both the spirit and legal requirements of the City’s lobbying law. The law states that “the citizens of the City of Los Angeles have a right to know the identity of interests which attempt to influence decisions of City government, as well as the means employed by those interests.” (Muni. Code section 48.01(B).) As you know, to achieve this goal, the law requires individuals and entities which spend \$5,000 or more on grassroots lobbying in a calendar quarter to file a “Major Filer” report disclosing their lobbying activities. (Muni. Code sections 48.02 & 48.08(E).) Given that the Alliance does not appear to be anything more than a name being used on a website, this name cannot properly be characterized as “the person” who has spent almost \$1 million to date on lobbying activities. Merely listing the name of a website, the name printed on a flyer, or even the name of a bank account on a Major Filer report does not give the public any real information about who is funding this million-dollar lobbying effort and does not satisfy the requirements of the law.

The same analysis applies to Neighbors and Protect. The Neighbors and Protect websites are another example of the type of anonymous, unreported efforts to influence City matters which the lobbying law is designed to stop. The appearance of these other anonymous and opaque groups warrants further inquiry by the CEC to determine whether the individuals or entities funding these new efforts are the same people behind the Alliance and whether these new entities should also be filing Major Filer reports.

The Beverly/Fairfax community and the larger public have the right to know who is behind this \$1 million (or more) in lobbying spending. Moreover, Planning Commissioners, City Councilpersons, and other City officials who will be called upon to review the TVC Project – starting with the public hearing before the Hearing Officer and Deputy Advisory Agency on May 15, 2024 – need to know who is spending money to oppose the Project and whether these organizations truly reflect community concern or are merely a “front” for private commercial interests. Planning Department staff, Planning Commissioners and City Councilpersons could view opposition comments differently if they learn that the opposition is being financed by a small group of private commercial special interests with extensive resources which are opposing the TVC Project for their own financial interests, rather than by an organic, community-based effort. This concern is especially relevant here, where at least \$1 million has been spent on glossy mailers, sophisticated ads and a widespread canvassing operation. Again, the City’s lobbying law is designed precisely to provide this information and transparency to City decision-makers and the public.

Ken Hardy, Esq.
May 9, 2024
Page 5

Request for Immediate Investigation

Based on these facts, we request that the CEC immediately contact the Alliance, Neighbors, Protect, and anyone else whom you think may have information about the funding sources for these groups in order to determine whether the Major Filer reports filed for the Alliance should have been filed under a different name or names, and whether any other Major Filer reports are due.⁶ To make certain that the City decision-makers know whether the individuals and organizations which may submit written comments or speak at the upcoming public hearings are being paid or influenced by other special interests, we request that the CEC complete its investigation and compel compliance with the law before the public hearings for the TVC Project begin on May 15th.

Thank you very much for your consideration of this request.

Sincerely,

RUTAN & TUCKER, LLP



James R. Sutton

JS:vl

cc: Councilwoman Katy Yaroslavsky
Thao Tran, Councilwoman Yaroslavsky's Field Deputy
Vivian Rescalvo

Attachments:

1. 4/4/24 L.A. Times article
2. Beverly Fairfax Community Alliance Major Filer reports
3. Alliance flyers, mailers, ads, etc.
4. Searches for Alliance on Secretary of State, Attorney General and IRS websites
5. 9.8.22 letter to Mid-City West Neighborhood Council

⁶ For your reference, the contact information for the registered lobbyists for The Grove and The Original Farmers Market are:

- Kate Hennigan-Ohanesian, 213/986-2131, kate@collaborate-la.com
- Nicole Kuklok-Waldman, 818/468-1983, nicole@collaborate-la.com
- Ira Handelman, 818/990-0559, ihandelman@handelmanconsulting.com

Ken Hardy, Esq.
May 9, 2024
Page 6

6. Alliance website
7. 8/4/22 letter from The Original Farmers Market and The Grove
8. 8/16/22 L.A. Times article
9. Neighbors for Responsible TVC Development website
10. Protect Our Beverly Fairfax Neighborhood website
11. Searches for Neighbors on Secretary of State, Attorney General and IRS websites
12. Searches for Protect on Secretary of State, Attorney General and IRS websites
13. 2/22/24, 2/29/24 and 4/18/24 ads in Beverly Press
14. Protect flyer



BUSINESS

Studio owners revise plans for \$1-billion update of historic Television City



The main entrance to Television City on Beverly Boulevard at Genesee Avenue as proposed by studio owner Hackman Capital Partners. (Courtesy of Foster + Partners and Television City)

By Roger Vincent
Staff Writer

April 4, 2024 3 AM PT

The owners of Television City have scaled back their plans to enlarge and modernize the landmark Los Angeles studio where CBS began making shows to broadcast nationwide at the dawn of the television age.

Formerly known as CBS Television City, the studio sits next to popular tourist attractions the Original Farmers Market and the Grove shopping center in the Fairfax district where it has been operating since 1952 as a factory for such hit shows as “All in the Family,” “Sonny and Cher” and “American Idol.”

CBS sold the famous studio for \$750 million in 2019 to Hackman Capital Partners, one of the world’s largest movie lot owners and operators. CBS continues to occupy Television City as a tenant.



An architect's rendering of the planned office and production space at Television City, an entertainment studio in the Fairfax district of Los Angeles. (Courtesy of Foster + Partners and Television City)

Hackman Capital announced a \$1.25-billion plan two years ago to expand and upgrade facilities on the lot at Beverly Boulevard and Fairfax Avenue in hopes of harnessing strong demand in the region for soundstages, production facilities and offices for rent on studio lots.

Hackman Capital on Friday will update its application to the city to enhance the studio, saying it is responding to feedback about the project from nearby residents, stakeholders and city officials. If approved, the new project is expected to be completed by 2028.

The studio owners also brought in a new design architect, Foster + Partners. The London-based firm is led by Norman Foster, a prominent architect whose designs include the pickle-shaped [Gherkin skyscraper](#) in London and the master plan for the \$2-billion One Beverly Hills condominium and hotel complex [under construction](#) in Beverly Hills.



REAL ESTATE

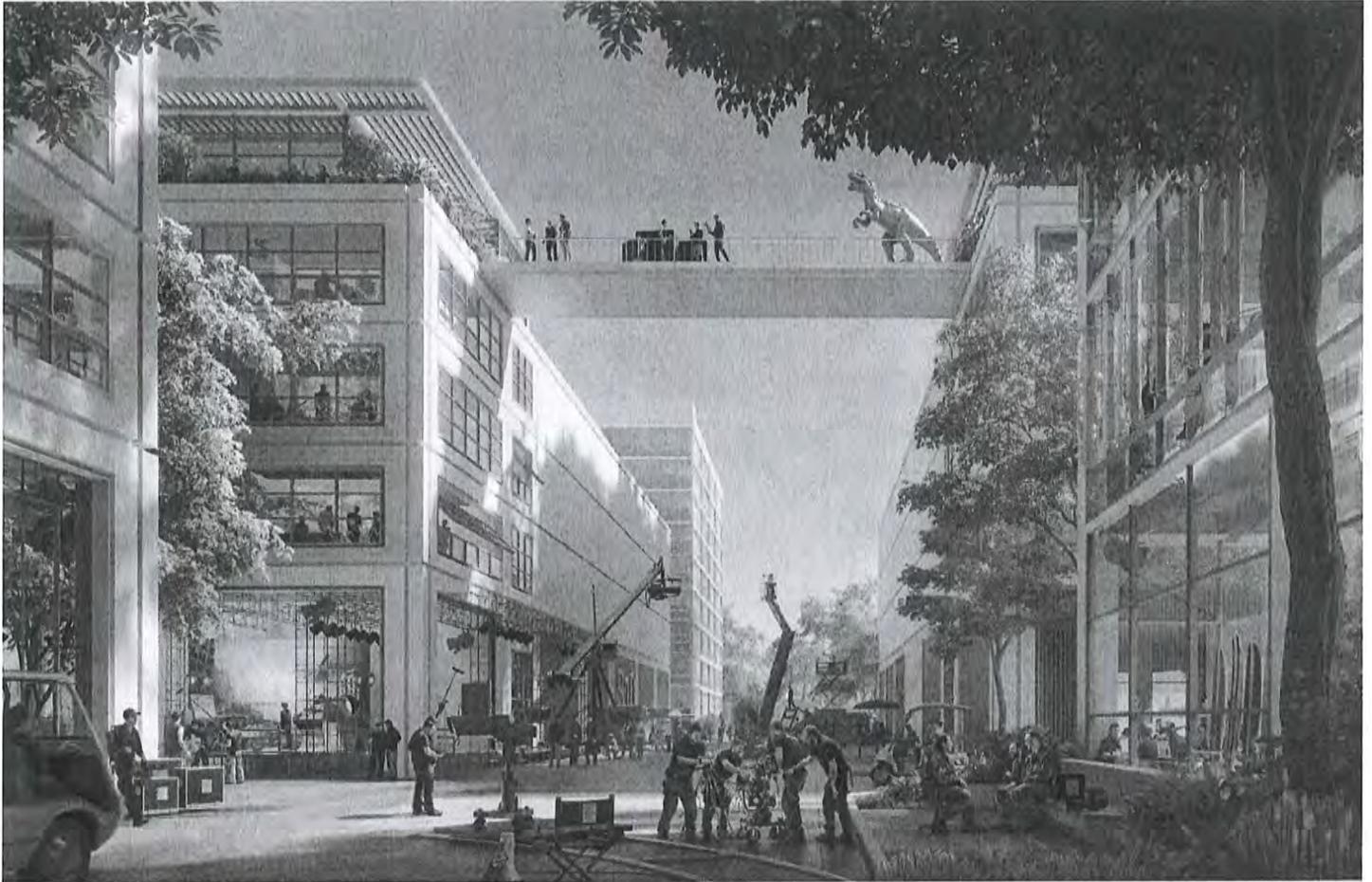
Work begins on transformative condo and hotel development in Beverly Hills

Feb. 8, 2024

Hackman Capital, which operates studios in the U.S., Canada and U.K., is also responding to changing conditions in the office rental market, which has contracted since the COVID-19 pandemic drove many companies to work remotely at least some of the time. Plans still call for creating new offices, but there would be fewer of them.

Foster's new design eliminates a 15-story office tower on the west side of the lot, cutting 150,000 square feet of offices to rent to entertainment-related firms. Another 15-story office tower remains in the plan, but other building heights have been lowered, particularly along the perimeters, Hackman Capital said.

ADVERTISEMENT



An architect's rendering of plans for Television City. (Courtesy of Foster + Partners and Television City)

The plan still represents an addition of more than 980,000 square feet to the 25-acre site at Beverly Boulevard and Fairfax Avenue that retains a suburban-style low-density appearance with soundstages, low-rise offices and support facilities flanked by asphalt parking lots.

The company's proposal calls for combining old and new space to create 700,000 square feet of offices to support production on the lot and an additional 550,000 square feet of offices for rent to entertainment and media companies, the company said.

Office space behind studio gates is in high demand in the Los Angeles area and has been snapped up at other studios by such big Hollywood players as Netflix and Amazon.

“The industry wants to have a location where they can do production and have offices in a self-contained campus environment,” said real estate broker Jeff Pion of CBRE, who represents Hackman Capital. “Having all of the different components that make up production in one location is very attractive to the industry.”

Plans for Television City also call for a new commissary and more than four acres for production base camps. The streetscapes would be improved to be more visually appealing to passersby, with wider sidewalks.

On Fairfax Avenue, where pedestrians now pass by a fenced parking lot, there would be shops and restaurants serving the public on the ground floor of office buildings that could be reached only from inside the lot.

COMPANY TOWN

CBS sells Television City for \$750 million to Los Angeles real estate developer

Dec. 10, 2018

The separation is part of the balancing act Hackman Capital is attempting to make Television City feel more friendly to the neighborhood while retaining the security and exclusivity of a closed campus that appeals to celebrities and others who make movies and television shows.

Landlords can also charge a premium for office space on movie lots because they are close to the action for independent production companies and offer the cachet prized by many in the entertainment industry.

Filming activity in Los Angeles has fallen off substantially in the wake of strikes by writers and actors last year, according to FilmLA, a nonprofit organization that tracks on-location shoot days and filming permits in the region. The downward trend compounded a dip that emerged in late 2022 as on-location filming in Los Angeles took a dive as studios pared back movie and TV production that surged during the COVID-19 pandemic.



A rendering of the entrance to the planned mobility hub on Fairfax Avenue where shuttle buses from a nearby subway station would come and go. (Courtesy of Foster + Partners and Television City)

California is finding it particularly hard to rebound from the strikes because it's more expensive to shoot here, multiple production executives told The Times. That makes Los Angeles less attractive to studios looking to cut costs after major industry disruption.

To Hackman Capital Chief Executive Michael Hackman, the downturn and filming pullback from California suggest that regulators and studio operators should further support production companies.

“Our actual customers tell us all of them want to stay in Los Angeles,” he said. “We have the best crews in the world here, but we don’t have enough modern soundstages in premier locations. We also have to push the state on tax incentives so that we don’t lose business outside of the city.

“The entertainment industry is our city signature industry and if we don’t invest in the future, we’re really at risk of losing it,” Hackman said. “We’re still emerging from a once-in-a-generation dual strike. And the production stoppage cost Angelenos approximately \$6.5 billion or more in lost wages and economic activity, which makes it clear how important this industry is to our city, and especially the people who work in entertainment every day.”

Hackman Capital’s proposal calls for raising the number of Television City stages to at least 15, from 8, along with production support facilities.

To make room for the planned additions, parking would be converted from surface lots to garage structures and underground spaces capable of parking 4,930 vehicles.

Two stages built in the 1990s on the east side of the lot would be demolished as part of a planned reconfiguration of the site.

The four original stages built by CBS in 1952 would be preserved along with other historical design elements created by Los Angeles architect William Pereira, who also designed such noteworthy structures as the futuristic Theme Building in the middle of Los Angeles International Airport and the Transamerica Pyramid office tower in San Francisco.

Pereira's long-range plan for Television City conceived in the 1950s was expansive, said Bob Hale, creative director of Rios, the master plan architect of Hackman Capital's proposed makeover. Hale said Pereira's original concept called for the complex to grow to 24 stages and 2.5 million square feet of production space, including several multistory office buildings.

"It was built in a way that it could be disassembled and incrementally extended," Hale said. "For a number of reasons, that didn't happen."

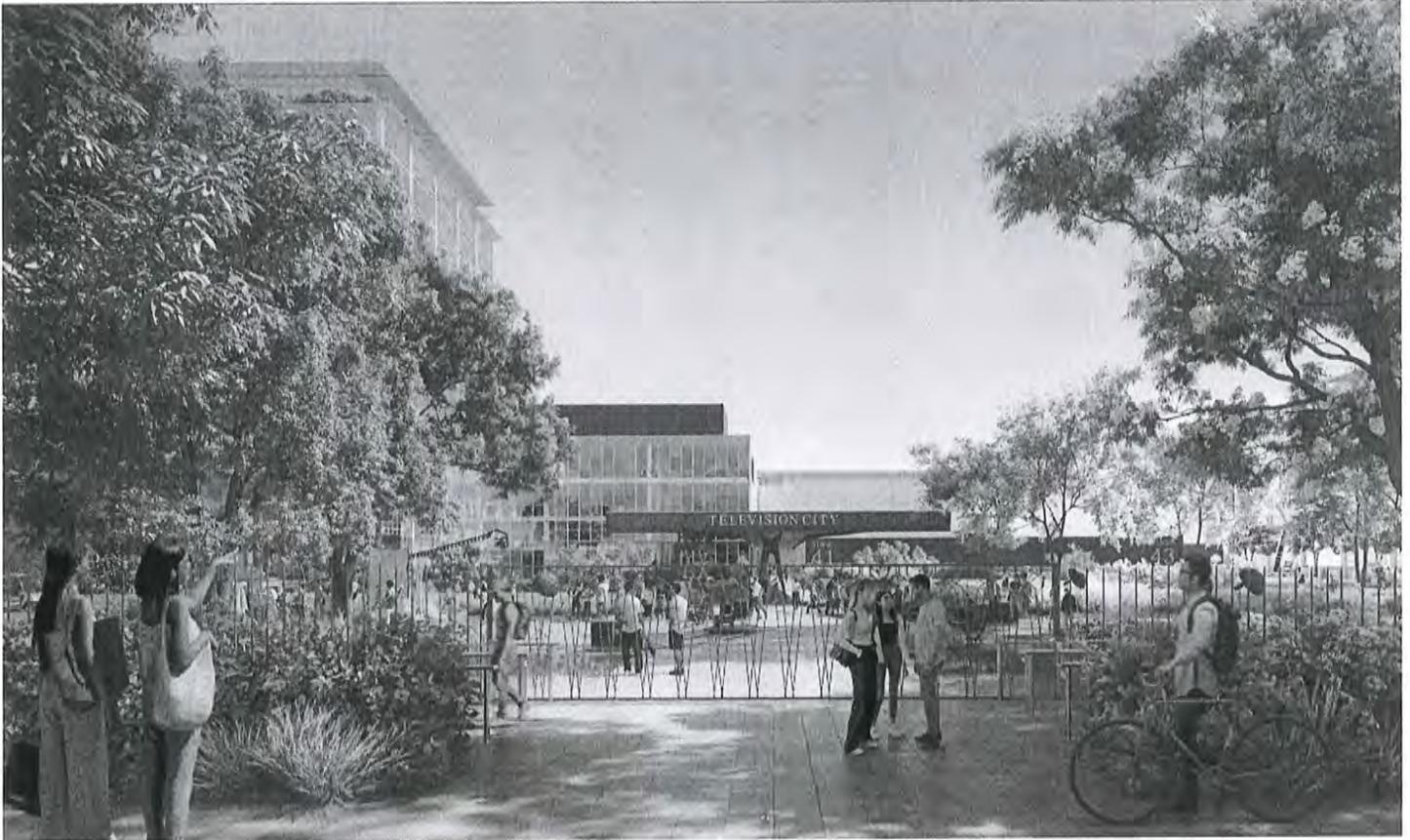
In an effort to make it happen now, Hackman Capital set out to get the support of Councilwoman Katy Yaroslavsky and the surrounding community. Over five years, the company met with nearly 3,000 neighbors, Hackman Capital said.

Among the groups supporting the project are the Holocaust Museum LA, Los Angeles Conservancy, Los Angeles/Orange Counties Building and Construction Trades Council, Mid City West Neighborhood Council and FilmLA, Hackman Capital said.

The first proposal drew fire from neighboring businesses the Grove and Farmers Market, which sent letters to residents in 2022 calling the Television City project a "massively scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community."

In July 2022, an executive representing Grove owner Rick Caruso appeared before a committee of the Mid City West Neighborhood Council and said the Television City project would create "complex" issues for the neighborhood, including traffic, parking and construction. Caruso himself has said he does not oppose the redevelopment of Television City.

The Beverly Fairfax Community Alliance, which was founded by the Grove and Farmers Market, has been more blunt, warning that the expanded site would clog Fairfax Avenue, Beverly Boulevard, La Brea Avenue and 3rd Street with traffic.



The signature red awning at Television City as seen from Beverly Boulevard. (Courtesy of Foster + Partners and Television City)

“Even those accustomed to living with L.A. traffic and parking nightmares will be shocked at how much worse it can be,” the group said on its website.

To address such concerns, Hackman Capital said the new plan will reduce the number of estimated daily car trips to Television City by 5,000 to 8,700. The landlord also plans to move its “mobility hub” from The Grove Drive on the east side to Fairfax at 1st Street on the west side of the lot. The mobility hub would serve public transit, rideshares and other passenger drop-offs as well as employee shuttle buses to the subway stop being built at Fairfax and Wilshire Boulevard.

“Our goal with Television City, particularly along the perimeter on our public edges, was to find a really great interface with the community. So it wasn’t just a studio with a blank wall, but we were active and engaged,” said Brian Glodney, a development executive for Hackman Capital.

Community members told Hackman Capital said they want the streets outside the studio to have a sense of connection between mom-and-pop businesses on Fairfax, the Farmers Market, the Grove and Pan Pacific Park, Glodney said.

Outlets on the edge of the lot such as shops and restaurants will be limited to a total of 20,000 square feet, he said, “just enough to help activate the streets but not compete with our neighbors.”

More to Read

Downtown L.A. is hurting. Frank Gehry thinks arts can lead a revival

April 12, 2024



L.A. City Council backs 520-unit apartment complex at Sportsmen’s Lodge site

April 3, 2024



Historic Sportsmen’s Lodge hotel may be demolished for 520-unit apartment complex

April 3, 2024



Roger Vincent

Roger Vincent covers commercial real estate for the Los Angeles Times.

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2022 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address
[REDACTED] **SAN RAFAEL, CA 94901**

Email Address
LOCALLOBBY@NMGVLAW.COM

Phone Number
415-389-6800

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

LOS ANGELES CITY
ETHICS
JAN 31
RECEIVED
LOS ANGELES CITY
ETHICS
JAN 31 2023

Summary of Activity

Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 110,383.14

RECEIVED

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 Project- Community outreach, public relations	\$ 110,383.14
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER [REDACTED SIGNATURE] 1/31/2023

Name Signature Date

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2022 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address
[REDACTED] SAN RAFAEL, CA 94901

Email Address
LOCALLOBBY@NMGVLAW.COM

Phone Number
415-389-6800

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

LOS ANGELES CITY
ETHICS COMMISSION
NOV 01 2022
RECEIVED

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 260,086.76

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 Project- Community outreach, public relations	\$260,086.76
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER
Name _____

[REDACTED SIGNATURE]
Signature _____

10/31/2022
Date _____

Major Filer Report

JAN 31 2024

RECEIVED

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Name of Organization/Individual who made or incurred the expenditure(s)
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Address
[REDACTED] **SAN RAFAEL, CA 94901**

Email Address Phone Number
LOCALLOBBY@NMGVLAW.COM **(415) 389-6800**

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 40,736.00

City Action Being Influenced

City Number (Council File, Contract, etc.)	Description of Legislation or Issue	Expense (Made or Incurred)
1. ENV-2021-4091 -EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 40,736.00
2.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER [REDACTED] 01/31/2024
Name of Responsible Officer Signature Date

FORM
37

Major Filer Report

LOS ANGELES CITY
ETHICS COMMISSION

MAY 02 2023

Los Angeles City
ETHICS COMMISSION

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing Amendment: Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name

BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual)

Address

SAN RAFAEL, CA 94901

Email Address

LOCALLOBBY@NMGVLAW.COM

Phone Number

415-389-6800

Name and Phone Number of Preparer (if different from filer)

JASON D. KAUNE

Summary of Activity

Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 543,269.96

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 543,269.96
2.		\$
3.		\$
4.		\$

_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER

Name

Signature

Signature

4/29/23

Date

Major Filer Report

A person other than a lobbying entity who makes payments or incurs expenditures of \$5,000 or more in a calendar quarter for public relations, media relations, advertising, public outreach, research, investigation, reports, analyses, studies, or similar activities for the purpose of attempting to influence City action must disclose those payments and expenditures on this form. **The form must be filed by the last day of the month following the end of the quarter.**

Original Filing **Amendment:** Date of Signed Original _____ Date of Last Amendment _____

Year: 2023 Quarter: 1st (Jan. 1 - Mar. 31) 2nd (Apr. 1 - Jun. 30) 3rd (Jul. 1 - Sep. 30) 4th (Oct. 1 - Dec. 31)

Filer Name
BEVERLY FAIRFAX COMMUNITY ALLIANCE

Name of Organization (if filer is an individual) LOS ANGELES CITY ETHICS COMMISSION
JUL 31 2023

Address RECEIVED
[REDACTED] SAN RAFAEL, CA 94901

Email Address Phone Number
LOCALLOBBY@NMGVLAW.COM **415-389-6800**

Name and Phone Number of Preparer (if different from filer)
JASON D. KAUNE

Summary of Activity
Total payments made or expenditures incurred this quarter in connection with attempts to influence City action: \$ 31,388.33

City Action Being Influenced

City Number (council file, contract, etc.)	Description of Legislation or Issue	Expense Made or Incurred
1. ENV-2021-4091-EIR	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS	\$ 31,388.33
2.		\$
3.		\$
4.		\$

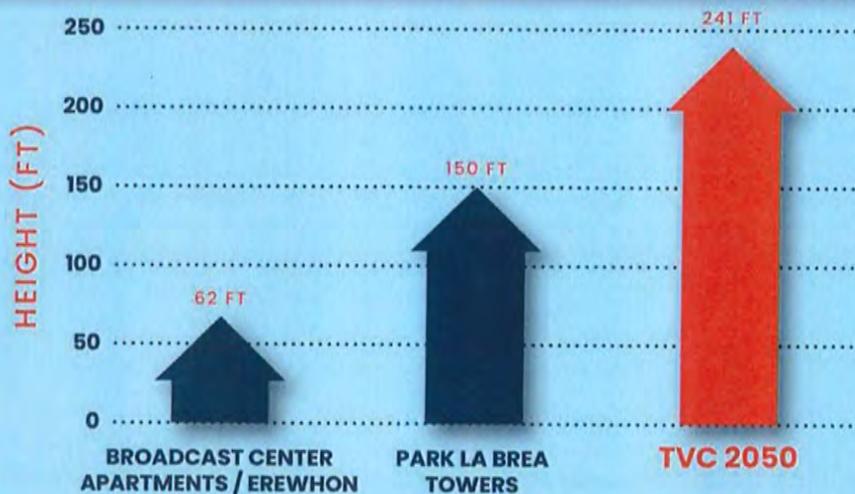
_____ additional sheets are attached.

Certification

I declare under penalty of perjury under the laws of the City of Los Angeles and the state of California that the information on this form is true and complete.

JASON D. KAUNE, ATTORNEY & AGENT FOR FILER [REDACTED] 7/27/23
Name Signature Date

TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



TOO BIG FOR OUR COMMUNITY!
2X THE SIZE AND AND HEIGHT OF THE BEVERLY CENTER

MORE GRIDLOCK!
8,000 WORKERS/DAY AND 5,300 PARKING SPACES PLANNED

DUMP TRUCKS FOR YEARS!
120,000 DUMP TRUCK TRIPS, JUST FOR EXCAVATION

DECADES OF DISRUPTION TO OUR DAILY LIVES
CONSTRUCTION TO LAST FOR UP TO 20 YEARS



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

URGENT: ACTION IS NEEDED NOW!

Call or email **Councilmember Yaroslavsky**
and tell her the project is just too big and must be downsized!
(213)473-7005 | Councilmember.Yaroslavsky@LACity.org
Visit **WWW.FIXTVC.ORG** to learn more.



**TVC 2050
IS NOT FOR
BEVERLY FAIRFAX**

The TVC 2050 Project is the proposed massive development of the 2.65 Square Mile site at Beverly and Fairfax streets that significantly impact our community.

The development will create traffic gridlock on the already congested streets, with nearly 8,500 vehicles per 11 minutes. The design requires the building over 300 additional vehicles with 1 hour construction and production loads will congest 14 Sts. Beverly, Third Street and our multiple streets.

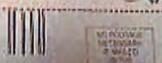
**JOIN THE BEVERLY FAIRFAX
COMMUNITY ALLIANCE**



Follow us:

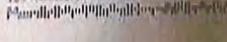
- [fb.com/stopthetvc2050project](#)
- [facebook.com/stopthetvc2050project](#)
- [facebook.com/stopthetvc2050project](#)

Visit us: www.stopthetvc2050project.com
Email us: info@stopthetvc2050project.com
Tel us: 213-446-9338



BUSINESS REPLY MAIL
FIRST CLASS MAIL PERMIT NO. 9 LOS ANGELES, CA
POSTAGE WILL BE PAID BY ADDRESSEE

BEVERLY FAIRFAX COMMUNITY ALLIANCE
P.O. BOX 82014
LOS ANGELES CA 90089-0150





TELEVISION CITY'S EXPANSION IS A MASSIVE PROJECT WITH LONG TERM CONSEQUENCES

SIZE The proposed development is nearly 100 times larger than the existing University of the South Florida campus.

TRAFFIC With a peak 5,000-6,000 vehicles per day and 8,000 projected daily vehicles, and thousands of additional vehicles at its second stage, the project will result in gridlock on our streets.

MASSIVE DUMP TRUCKS FOR YEARS Up to 772,000 cubic yards of dirt will be hauled to and from the site, requiring over 100,000 trips by 20-ton trucks driving through and parking in our community.

DENSITY This project is proposing to designate the property as a "Regional Center" like Disney City and downtown Los Angeles. This has drastic implications for the future redevelopment of development in our area.

Source: University of the South Florida

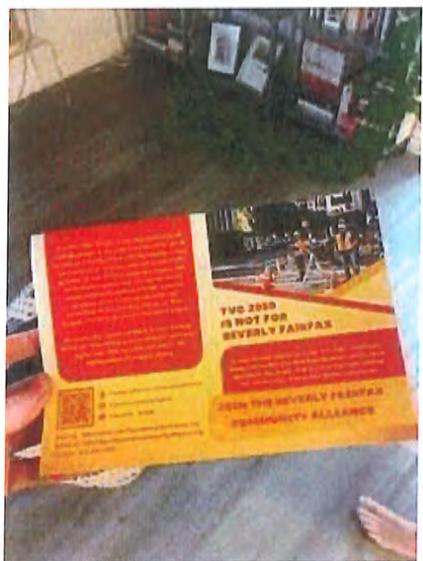
TELEVISION CITY'S VOICE TO BE HEARD

Name: _____
Address: _____
Phone: _____
Email: _____

We will participate in our community's development or participate in a community organization that will oppose the development.

What aspects of the TVC 2000 Plan are you most concerned about?

- Years of construction and truck trips
- Not suitable for our community
- Gridlock traffic problems in our neighborhoods
- Other





6:49



+1 (213) 585-4760

Text Message
Today 6:43 PM

Hi, my name is Sasha with the Beverly Fairfax Community Alliance. There is an important Zoom hearing on Tuesday at 6:30pm about the massive CBS Television City expansion that could choke our streets with traffic and cause residents to pay higher rents. Can you attend and speak in opposition?

Reply STOP to opt-out.

I support this project



Text Message





Download Latest Issue

BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Mirabele Hills, Malibu Park, Beverly Hills and other Hollywood communities since 1948

Our People
Our Places

VIEW NOW



NEWS CRIME DINING & ENTERTAINMENT LIFE, STYLE & ART SCHOOLS CALENDAR LETTERS



**DORDICK
LAW CORPORATION**
Toll Free: 800.555.5595
DORDICKLAW.COM
Ethics • Civility • Results
Catastrophic Injury & Wrongful Death Cases for Plaintiffs Only

BY EDWIN FOLVEN / AUGUST 10, 2022

Alliance opposes TV City project



Images posted online show an illustrative concept for the TVC 2050 project proposed by Hackman Capital Partners. (rendering courtesy of Hackman Capital Partners)

The Mid City West Community Council's Planning and Land Use Committee is scheduled to consider an expansion plan by the owners of Television City at a virtual meeting on Aug. 15, from 6:30-9 p.m., via Zoom.

The plan, known as the TVC 2050 Project, is proposed by Hackman Capital Partners, which purchased the Television City Complex from CBS in 2018. It will transform the 25-acre Television City property near Beverly Boulevard and Fairfax Avenue, creating 1,874,000 square feet of sound stages, production support space, office space and retail uses on the site, according to an environmental impact report that has been available for public review since July 14.

Opposition to the proposal has surfaced from the Beverly Fairfax Community Alliance, which is comprised of the ownership of The Grove and the A.F. Gilmore Company, owner of the Original Farmers Market. The Grove and Farmers Market are located next to the Television City property. The alliance is calling attention to the project and asking the public to participate in the upcoming Mid City West committee meeting and to review the EIR and provide input.

"The Beverly Fairfax Community Alliance was formed to publicly raise and address significant concerns regarding Hackman Capital's proposal to massively redevelop Television City (formerly CBS Television City) at Beverly Boulevard and Fairfax



**DORDICK
LAW CORPORATION**
CATASTROPHIC INJURY & WRONGFUL DEATH
CASES FOR PLAINTIFFS ONLY
Toll Free: 800.555.5595 DORDICKLAW.COM



**DORDICK
LAW CORPORATION**
CATASTROPHIC INJURY & WRONGFUL DEATH
CASES FOR PLAINTIFFS ONLY
Toll Free: 800.555.5595 DORDICKLAW.COM

kramer

Avenue," read a statement from the Beverly Fairfax Community Alliance. "The project, which includes 2 million square feet, two 20-story office buildings, a 5,300-car parking garage and 14 giant sound stages would forever transform and overwhelm the community with traffic, construction, trucking, parking restrictions, pollution and health and safety hazards. To accommodate the enormous scale and density of the project, the developer seeks to change the designation of the property to a 'Regional Center' like Century City and Downtown Los Angeles. We encourage the community to learn more about this project on our website at beverlyfairfaxcommunityalliance.org."

The project will include 1,626,180 square feet of new development, the retention of approximately 247,820 square feet of existing area and the demolition of 495,860 square feet of existing media production facilities, according to the EIR, which is available for review online. The existing main central building and façade on the Television City campus, which are designated as a city of Los Angeles Historic-Cultural monument, will be preserved under the plan, and new buildings will be built elsewhere on the property, according to the EIR.

Zach Sokoloff, senior vice president of Hackman Capital Partners, said in a statement that the project will be beneficial to the Los Angeles community and the owner has been transparent about details of the project.

"In recent years, California has lost nearly \$8 billion in economic activity, 28,000 jobs and over \$350 million in revenue for state and local budgets from film and television productions relocating to other states due, in part, to an acute shortage of soundstages. In 2021, Television City announced TVC 2050: The Los Angeles Studio Plan, a \$1 billion-plus investment to preserve its use as a studio and modernize production facilities, balancing economic growth, community input and historic preservation. This investment in Television City will allow the studio to meet the constantly evolving physical and technological demands of the entertainment industry, create thousands of new, good-paying jobs and reaffirm the city's status as the creative capital of the world. For years, TVC 2050 has taken a proactive and transparent approach working with our neighbors, meeting and engaging with hundreds of community members and ensuring project details and visualizations were fully disclosed and published in dozens of regional and local media outlets," Sokoloff said in the statement. "Our plan has earned broad support from residential and small business neighbors, nonprofits, community groups including the Melrose BID, business entities including the Los Angeles Area Chamber of Commerce and Los Angeles County Business Federation, organized labor including the Los Angeles/Orange Counties Building and Construction Trades Council, and the Los Angeles Conservancy. We look forward to further review from the Mid City West Neighborhood Council Planning and Land Use Committee."

Hackman Capital Partners is planning to present information on the project at the Mid City West Planning and Land Use Committee on Aug. 15.

To participate via Zoom, visit us02web.zoom.us/j/84194294834. To listen by phone, call (302)289-3283 and use the code 147 495 941.

The public can review and make comments on the EIR until Monday, Aug. 29. To review the EIR, visit planning.lacity.org/odocument/d9c98079-01e0-4e40-bdf2-dc1b178a9dbb/TVC_2050_Project_Initial_Study.pdf.



Our People Our Places

[VIEW NOW](#)

SOCIALIZE

Could not authenticate you. [followers](#)
[FOLLOW](#)

POPULAR POSTS

- 

L.A. County residents have until Oct. 16 to file income taxes
posted on April 12, 2023
- 

Stacy Keach to receive Walk of Fame star
posted on July 25, 2019
- 

Roxbury Drive home to be razed
posted on June 22, 2022
- 

O'Farrell targets sex trafficking and prostitution
posted on September 8, 2022
- 

Roxbury home could be demolished
posted on April 13, 2022

Previous Post
Encampment bill approved by council after outburst

Next Post
L.A. City Council comes out against 4 a.m. last call

1 COMMENT



BS
AUG 17, 2022

Alliance? You mean Caruso, don't you? Boo Hoo, there might be construction and temporary traffic issues near one of his properties. Forget the long-term benefit to the community and the industry. Not to mention all the workers he'll have next-door bound to bring increased revenues to the Grove once they're there. Both selfish and shortsighted. Why try and paint it as some sort of community initiative when it's crass NIMBYism?

Leave a Reply

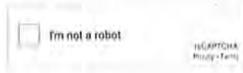
Comment *

Name *

Email *

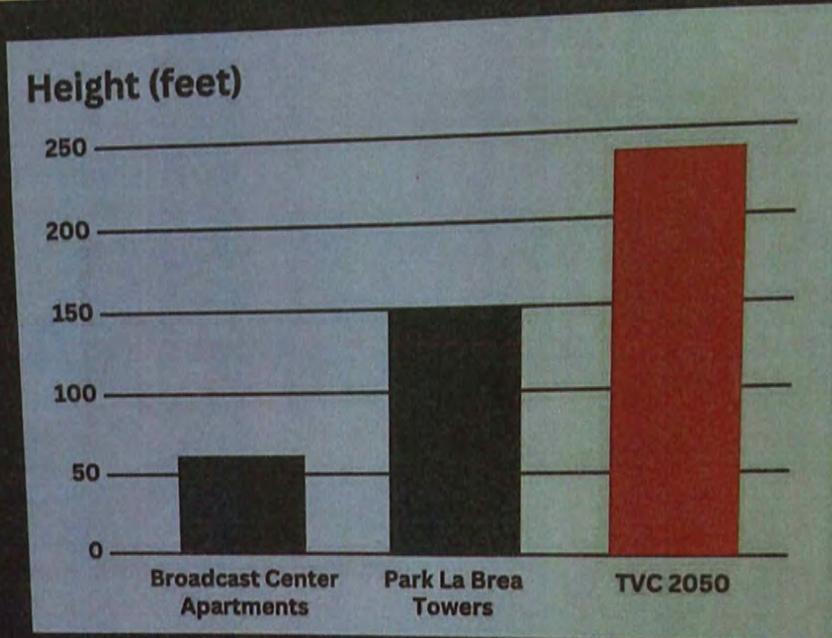
Website

Save my name, email, and website in this browser for the next time I comment.



captcha

THE TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



URGENT: ACTION IS NEEDED!

8,000 new employees will want to live near work.
RENTS WILL GO THROUGH THE ROOF!

Call or email Councilmember Yaroslavsky!
Tell her the Television City expansion IS TOO BIG!
(213) 473-7005 | councilmember.yaroslavsky@lacity.org



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

Join our Zoom on 3/7 at 7 PM: <https://bit.ly/FixTVCZoom>

Visit WWW.FIXTVC.ORG to learn more

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022 and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

Note from PLBRA: this page is a paid advertisement

Close

Chat



Kate Hennigan to Me (Direct Message)



Yes

Kate@collaborate-la.com

626.644.5313

Happy to help

Me to Kate Hennigan (Direct Message)

You are with who? What is collaborate.

IG

Kate Hennigan to Me (Direct Message)



The Beverly Fairfax community alliance hired me to help get community members organized to speak at the meeting tomorrow night.

Send to: [Kate Hennigan](#) ▾

Tap here to chat or tap a message to reply



Who can see your messages? Recording On

Kate Hennigan to Everyone



Please join us on Tuesday, September 13 to express your opposition to the TVC 2050 current plan.

When: Tomorrow, Tuesday, September 13 at 6:30PM

Where: Zoom Webinar ID: 871 153 10533

Join online at <https://us02web.zoom.us/j/87115310533>
or by telephone at +1 669 900 6833,,87115310533#
(Toll Free)

Press *9 to raise hand for public comment

Agenda: https://drive.google.com/file/d/1JvvQCJlbWnudYic6AnUb__J9LJSvo0pi/view

Please feel free to email or call me with any questions. I can be reached on my cell phone at 626.644.5313.
Thank you.

Send to: Danielle Peters, Beverly Grove Resident ▾

Windows taskbar and system tray area showing icons for network, volume, and battery, along with system time and date.

Windows desktop environment showing a Gmail inbox and an open email thread. The Gmail inbox lists various emails with senders like 'Mid City West Neigh.', 'Danielle Peters', and 'Katherine Hennigan'. The open email thread contains a series of messages with timestamps ranging from 7:34 PM to 3:24 PM, discussing project updates and meeting schedules.

Zoom meeting interface showing a grid of video thumbnails for participants. A digital clock in the center of the grid displays '01:02:09'. The thumbnails show various participants, including a man with glasses and a woman with blonde hair.

Home

Search

Forms

Help

Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, **a basic search will search only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

Home

Results: 6

Search

Entity Information

Initial Filing Date

Status

Entity Type

Formed In

Agent

Forms

Help

BEVERLY FAIRFAX BEEPERS, INC. (1788176)



07/30/1996

Suspended - FTB/SOS

Stock Corporation - CA - General

CALIFORNIA

LIAD ASGAD

BEVERLY FAIRFAX COMMUNITY CENTER (192271)



04/01/1943

Suspended - FTB

Nonprofit Corporation - CA - General

CALIFORNIA

BEVERLY FAIRFAX COMMUNITY PATROL WEST (1964442)



03/21/1996

Terminated - FTB Admin

Nonprofit Corporation - CA - Public Benefit

CALIFORNIA

MINDY LAKE

BEVERLY FAIRFAX GREYHOUND BREEDERS ASSOCIATION (70154184)



06/01/1933

Suspended - FTB

Legacy Corporation

CALIFORNIA

BEVERLY FAIRFAX GREYHOUND OWNERS ASSOCIATION (70154183)



06/01/1933

Suspended - FTB

Legacy Corporation

CALIFORNIA

Save Beverly Fairfax (5615152)



03/29/2023

Active

Nonprofit Corporation - CA - Public Benefit

CALIFORNIA

DALE KENDALL

Tax Exempt Organization Search

Select Database 

Search All 

Search By 

Organization Name 

Search Term 

beverly fairfax 

City

Enter City

State

All States 

Country

United States 

RESET

SEARCH

[Search Tips](#)

 **Your search did not return any results. Try again.**

Need Help? See [Search Tips](#) for guidance on effective searching, search criteria and logic, and selecting search terms.

[HOME](#) [ABOUT](#) [MEDIA](#) [CAREERS](#) [REGULATIONS](#) [RESOURCES](#) [PROGRAMS](#) [CONTACT](#)

Click on the Organization Name for details about the registration or report record. The maximum number of records shown per page is 50. If there are multiple pages of the search results, the clickable page numbers will be displayed at the bottom. If you get too many results or do not find the organization for which you are searching, click the **'Search Again'** button and change the search criteria. It is best to search by something that is as unique to the organization as possible such as State Charity Registration Number, FEIN, SOS Corporate Number, or an unusual portion of their name. To see all registration and report records associated with an organization, avoid searching by State Charity Registration Number as that is record-specific.

[Search Again](#)

<u>ORGANIZATION NAME</u>	<u>RECORD TYPE</u>	<u>REGISTRY STATUS</u>	<u>RCT NUMBER</u>	<u>FEIN</u>	<u>CITY</u>	<u>ST</u>
BEVERLY FAIRFAX COMMUNITY PATROL WEST	Charity Registration	Dissolved	101973		BEVERLY HILLS	CA

1

----- Forwarded message -----

From: **Beverly Fairfax Community Alliance** <info@beverlyfairfaxcommunityalliance.org>
Date: Thu, Sep 8, 2022 at 8:05 PM
Subject: TVC 2050
To: <info@midcitywest.org>
Cc: <paul.koretz@lacity.org>, <info@katyforla.com>, <info@samforla.com>, <vince.bertoni@lacity.org>

Mid-City West Neighborhood Council
5101 Santa Monica Blvd., Suite 8
PMB #268
Los Angeles, CA 90029

Re: TVC 2050

We understand that on September 13th, TVC 2050 will ask that the Mid-City West Neighborhood Council Board endorse its Project. The Beverly Fairfax Community Alliance respectfully requests that, for the reasons discussed below, the Board either (a) take no action until a Final Environmental Impact Report is made available for the Project; or (b) decline to endorse the Project because of the dramatically adverse impacts it would have on the Beverly Fairfax community.

A. The Board Should Take No Action

The Draft EIR – comprised of thousands of pages of descriptive and highly technical analytic material – was released for public review on July 14th. On September 13th, the period for the city to receive questions and comments on the Draft EIR will close. It is premature and inappropriate for TVC 2050 to ask the Neighborhood Council to endorse its Project before the City Planning Department has evaluated and responded to the questions and comments submitted by the community. There should be no rush when the community's future character is at stake.

Simply put, as a responsible Brown Act body elected to provide informed input to the City, the Neighborhood Council should base its recommendation on complete information; that is, a Final EIR prepared by the Planning Department that includes public comments to the Draft EIR (and responses to those comments), revised analyses, and changes (if any)

to the Project that may be made. Moreover, if the Neighborhood Council were to endorse the Project at this time, its recommendation would be suspect because the Board did not base its recommendation on a Final EIR.

B. The Board Should Decline to Endorse the Project

If the Board feels compelled to take an action on the Project before the Final EIR is complete, it should decline to endorse the Project for the following basic reasons (each of which is independently sufficient to reject the Project):

- As proposed, the Project is Out-of-Character with the Beverly-Fairfax Community. The Project is not a community-serving use and is located almost 3 miles away from the 10 Freeway (and the 101 Freeway is even further away). A use of this type, which is so heavily dependent on out of the area truck and automobile traffic, should be located close to freeways – not in the middle of what is today a low-scale, primarily residential, community. Despite the Developer's representations, no one can doubt that TVC 2050 would add to the already insufferable gridlock that afflicts our community.
- The Project should provide housing, including affordable housing, to support its new employees. The Project will employ approximately 8,000 workers but includes no housing whatsoever. Adding 5,700 new workers without corresponding housing will put enormous pressure on area rents. This will foreseeably lead to displacement of existing renters (particularly low income and the elderly) and lead to an increase in area rents in the midst of what is already a 'housing crisis'.
- Beverly-Fairfax should not become a "Regional Center" as proposed by TVC 2050. The existing, neighborhood commercial character of the community should be protected. Designating Beverly-Fairfax as a "Regional Center" (like Century City or Downtown Los Angeles) would pave the way for further intense redevelopment of the area. Certainly, a change this dramatic should not be made out of the context of a comprehensive update to the severely-out-of-date Wilshire Community Plan.
- The Draft EIR misrepresents the actual size of the Project. The Draft EIR's traffic, air quality, noise, and employment analyses do not include approximately 350,000 square feet of studio and production support area that TVC calls "Base Camp" space. Thus, the Project's FAR is significantly larger, and its effects are greater than the Draft EIR represents.
- TVC 2050 will cause an "Excessive Traffic Burden" on nearby residential streets, including the Beverly Fairfax National Historic District. LADOT has determined that in addition to compounding gridlock along Fairfax, Beverly and Third Streets, the Project's 5,300-space parking

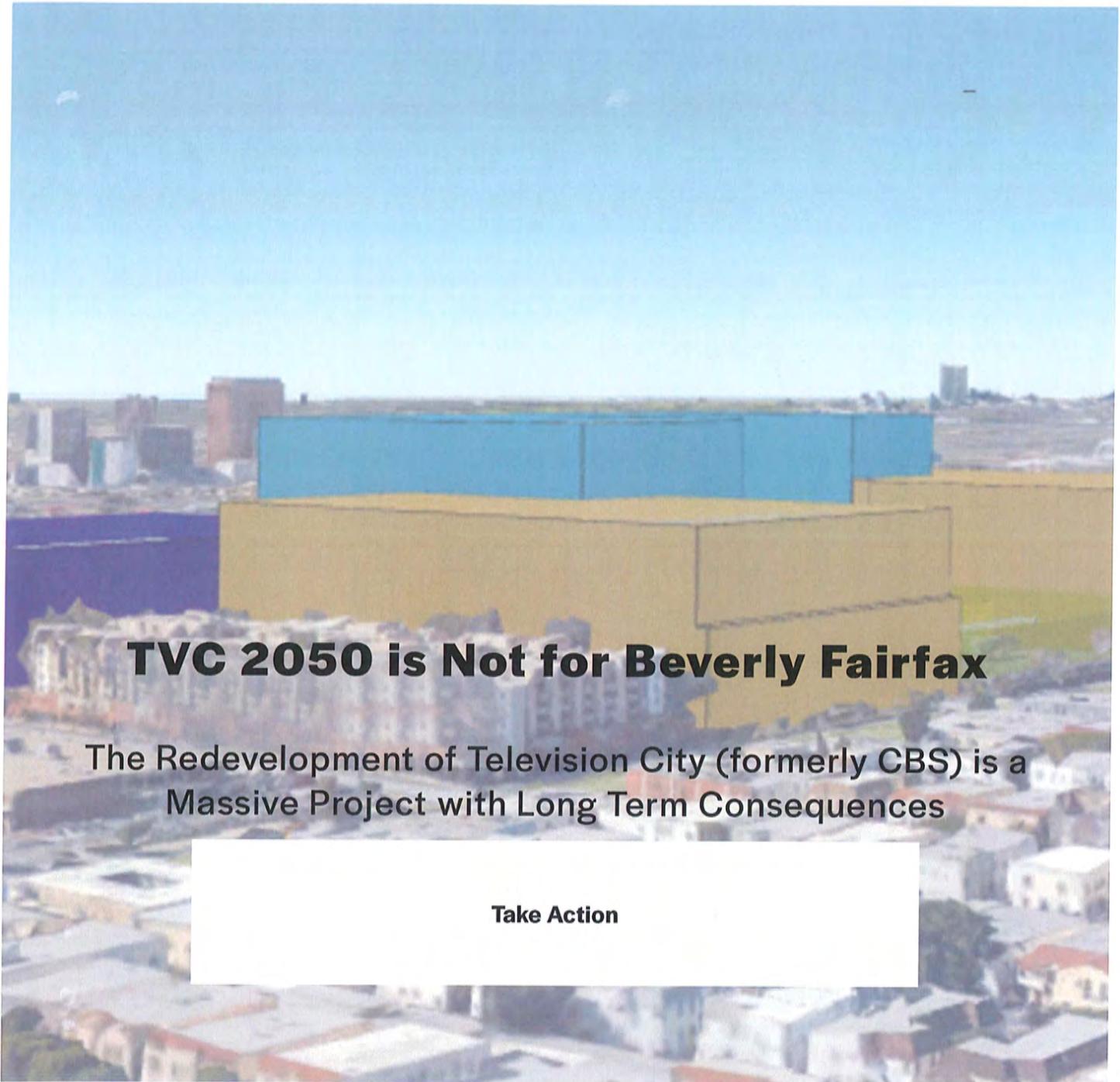
structure, 8,000 projected daily workers, and thousands of audience members at 14 sound stages, TVC 2050 will cause excessive cut-through traffic to the residential streets of the Beverly Fairfax National Historic District and other adjacent residential streets located north and west of the Project.

Thank you for your consideration.

Sincerely,

The Beverly Fairfax Community Alliance

cc: Vince Bertoni, City Planning Director
Councilmember Paul Koretz
Katy Yaroslavsky, candidate for City Council
Sam Yebri, candidate for City Council



TVC 2050 is Not for Beverly Fairfax

The Redevelopment of Television City (formerly CBS) is a Massive Project with Long Term Consequences

Take Action

Have you heard of the TVC 2050 project?

TVC 2050 is the proposed massive development of the CBS Television City site at Beverly and Fairfax which will significantly impact our community – we encourage you to

get informed and take action.

[Learn More](#)

About the Project

The Beverly Fairfax Community Alliance is a coalition of residents and businesses who are concerned about this massive development and its related impacts on our community, from the enormous expansion of the CBS Television City property by its new owner Hackman Capital.

The TVC 2050 project is proposing to designate the property as a “Regional Center” like Century City and downtown Los Angeles. This has dramatic implications for the future intensification of development for our entire community.

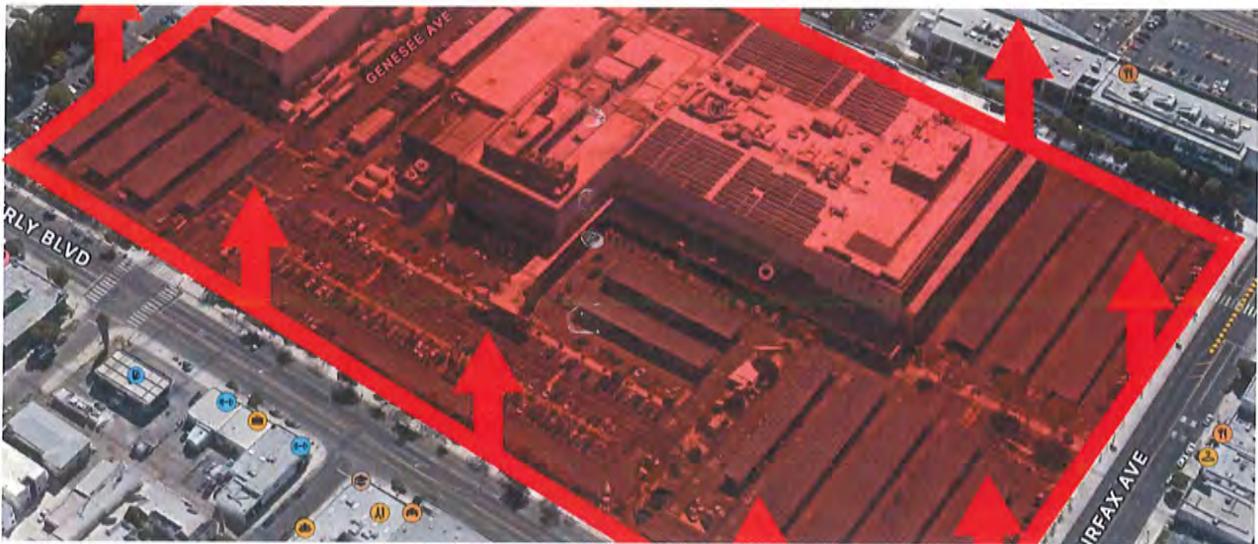
The project will triple the size of the existing development on the CBS property, with the addition of office, production and retail space – resulting in a nearly 2,000,000 square foot complex. The expansion would create 20 story buildings and will be more than two times the density and two times the height of the Beverly Center.

The TVC 2050 project entails:

- 2 million square feet, including 1.4 million square feet of office space
- 20-story office buildings
- A 5,000-car parking garage
- 14 mega sound stages for audience shows
- Huge production base camps utilizing 18-wheeler production trucks

Take Action

Please view documents from the applicant, studies, background, news articles, and other information provided to educate our neighbors [here](#).
Check back often as we learn and share more information!



Massive Development

An enormous increase over the current development with almost 2 MILLION square feet of uses. It would be more than two times the density of the Beverly Center and more than two times as tall.



More Gridlock

With a new 5,300-spot parking structure, 8,000 projected daily workers, and thousands of audience members at 14 sound stages, the project will result in gridlock on our streets. TVC 2050 visitors will park in residential neighborhoods, denying street parking to residents and their guests.



Dump Trucks for Years

770,000 cubic yards of DIRT being hauled in and out, requiring over 120,000 trips by large 20-ton trucks driving through and polluting the community! That's just for the

excavation work. There will be tens of thousands of additional truck trips for hauling construction materials to the site.



Long-term Construction Impacts

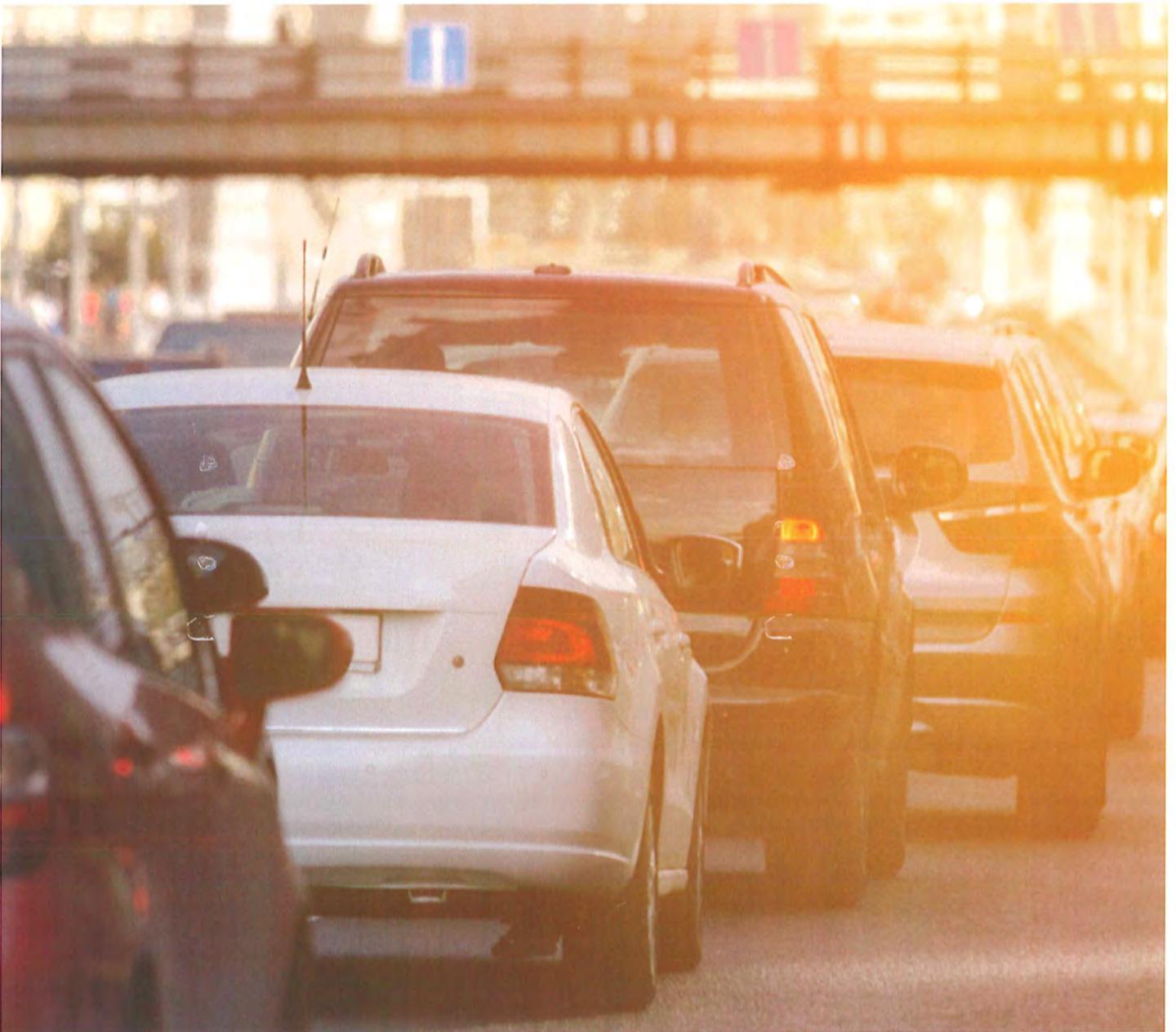
Construction timeline of up to 20 YEARS, bottlenecking our communities with street closures and trucks hauling millions of tons of steel, concrete, and materials.

“

We cannot overstate the magnitude of the expansion being planned - this colossal development will bring traffic and gridlock, thousands of audience show guests parking in the community, and change the character of the entire area by adopting a Regional Center designation. Even

those accustomed to living with LA traffic and parking nightmares will be shocked at how much worse it can be.

Beverly Fairfax Community Alliance



Get in Touch

Name (required)

First Name

Last Name

Email (required)

Address

Country

United States 

Address Line 1 (required)

Address Line 2

City (required)

State (required)

ZIP Code (required)

Phone

Message (required)

Submit

info@beverlyfairfaxcommunityalliance.org

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



August 4, 2022

To Our Friends and Neighbors,

We are writing you today on behalf of The Original Farmers Market and The Grove to share our profound concern about the development plan now being proposed for the CBS Television City property.

Our properties have a shared history of nearly a hundred years as beloved landmarks in the community. During this time, we have enjoyed a complementary relationship with CBS. But, CBS has sold Television City. Its new owner, Hackman Capital, is proposing to have the property designated as a “Regional Center” in order to make way for its massively-scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community.

The Hackman Project entails:

- 2 million square feet, including 1.4 million square feet of office development
- 20-story office buildings
- A 5,000-car parking garage
- 14 mega sound stages for new audience shows, utilizing 18-wheeler production trucks.

All of this would be built over a 3-year period, with 640 heavy duty trucks a day and lane closures – and all against the backdrop of our already severely congested streets, stressed public infrastructure, and with no regard for the City’s ‘Wilshire Community Plan,’ which is supposed to guide area development, and which is severely out-of-date.

Please join us today. Visit BeverlyFairfaxCommunityAlliance.org to sign up and follow us on Instagram @BeverlyFairfaxAlliance for the latest information.

We know that together, we can make our voices heard by our elected representatives and planning officials to ensure that the character and livability of our community is protected.

Thank you for your consideration,

Your neighbors, The Original Farmers Market and The Grove



Caruso battles studio plan by Grove

Mayoral candidate is fighting expansion of Television City, next to his flagship property.

By Julia Wick

and David Zahniser

As a candidate for mayor, real estate developer Rick Caruso has spoken of the need to keep entertainment productions within the city of Los Angeles.

But as a businessman, Caruso is enmeshed in a fight over plans to modernize and expand L.A.'s storied CBS Television City studios, located next to the Grove, the flagship retail complex Caruso developed two decades ago.

In a letter to neighbors sent this month, the Grove and the adjacent Original Farmers Market expressed "profound concern" about the plan for overhauling Television City, calling it a "massively scaled, speculative development which, if approved, would overwhelm, disrupt, and forever transform the community." Both entities urged recipients to visit a website and social media accounts for the Beverly Fairfax Community Alliance, a group that opposes the studio project — and counts the Grove as a member.

The development battle could complicate Caruso's message as a businessman focused on strengthening the region's economy. And it raises questions about how Caruso, if elected, would respond to businesses whose activities are potentially at odds with his company's interests.

A campaign spokesman declined to answer questions about whether Caruso's eponymous company formed the Beverly Fairfax Community Alliance, referring questions to that organization. But Ilysha Buss, marketing director for A.F. Gilmore Co., owner of the Original Farmers Market, said her company and Caruso's created the alliance and are funding it.

Buss, speaking on behalf of the alliance, said it opposes the development plan in its current form because it would designate the Television City site as a "regional center," which she characterized as "very much out of scale and inappropriate for this neighborhood."

An executive with Hackman Capital Partners, which purchased the Television City site from CBS Corp. in 2018 and is seeking to redevelop it, told The Times that his firm has met repeatedly with representatives of Caruso's company to discuss the project. During those meetings, Caruso executives focused on the effect the project would have on the Grove Drive, which serves as an

entrance to the shopping center's parking structure and valet area, according to Zach Sokoloff, a senior vice president at Hackman Capital Partners.

Sokoloff said representatives of Caruso's company threatened to stoke community opposition to the proposal if Hackman Capital "did not capitulate to the demands that they had for our proposed use of the Grove Drive."

"More recently," he added, "their legal counsel made that threat directly to our legal counsel, suggesting that if we didn't dramatically restrict our proposed use of the Grove Drive, they would launch a public and aggressive community campaign, activating hundreds of community members and sowing opposition to our proposed modernization at the studio."

The Television City proposal, known as the TVC 2050 Specific Plan, would allow for a major expansion of the site's soundstages and production offices.

The site, at Beverly Boulevard and Fairfax Avenue, would be permitted to have nearly 1.9 million square feet of studio, office and retail facilities, about 2½ times what is currently there, according to a draft environmental impact report posted by the city last month. The increase would allow the property to accommodate an additional 5,700 jobs, the report said.

Sokoloff said the most recent set of meetings between Hackman and Caruso's team began in April and included Caruso's chief development officer, Corinne Verdery, who is slated to become chief executive of his company on Sept. 1. Caruso previously said Verdery would fill his position as CEO if he is elected as L.A. mayor; the new plan was relayed in an internal announcement Friday, according to Jessica Wong, Caruso's senior vice president for public relations and marketing.

Wong, in an email, denied allegations that Caruso's team threatened to wage a community campaign against the Television City proposal. But she confirmed that the company is worried about the impacts of the project — and had engaged in "confidential settlement talks" with Hackman.

"We did not resolve the issues of impact of traffic, parking and construction, and to the best of our knowledge, no other party's issues were resolved," she said. "Part of the problem is that we really don't know what the actual project is because the [environmental impact report] does not have a detailed project description."

Last month, another Caruso executive appeared before a committee of the Mid City West Neighborhood Council and said the Television City project would create "complex" issues for the neighborhood, including traffic, parking and construction.

The Beverly Fairfax Community Alliance has been more blunt, warning that the expanded site would be twice the height of the Beverly Center and would clog Fairfax, Beverly, La Brea Avenue and 3rd Street with traffic.

"Even those accustomed to living with L.A. traffic and parking nightmares will be shocked at how much worse it can be," the group said on its website.

The Beverly Fairfax alliance last week posted a job listing on ZipRecruiter saying it was hiring

organizers for “community outreach efforts,” with compensation starting at \$25 an hour. In a statement, the group said it was formed to “publicly raise and address significant concerns” regarding the impacts of the Television City proposal.

Once completed, the studio expansion is expected to generate an additional 787 vehicle trips during morning rush hour and an additional 855 during afternoon rush hour, according to the environmental documents. The property would offer up to 5,300 parking spaces.

Diana Plotkin, president of the Beverly Wilshire Homes Assn., said she is worried that traffic would increase significantly, hurting local businesses and residents, if the project goes forward as proposed. Plotkin said her group has joined the alliance but has not contributed financially.

Southern California’s film industry has had to contend with a shortage of studio space amid surging demand. The shortage, among other factors, has spurred some producers to look outside the city, The Times has reported.

Caruso has been outspoken during his mayoral campaign about wanting to keep productions in Los Angeles.

“Instead of shipping the greatest industry we have in this city out of this city, I want to bring it back in this city,” Caruso said last week in a podcast interview with Hollywood trade newsletter the Ankler.

Asked about the Television City project, Caruso campaign spokesman Peter Ragone said the candidate supports building more studios in L.A.

“However, we all need to be good neighbors. Both can happen,” Ragone said. “Rick believes that local businesses, including production facilities, should address the community’s concerns about creating additional traffic, pollution and other harmful impacts.”

If elected mayor, Caruso would have the power to hire and fire the top manager at the Department of City Planning. He would also have the authority to replace the nine members of the city’s planning commission, a panel of volunteers that vets large-scale development projects.

The Television City proposal may not come before the commission until next year, after the new mayor has taken office.

Rep. Karen Bass, Caruso’s opponent in the Nov. 8 election, declined to take a position on the Television City project, saying through a spokeswoman that she is reviewing the environmental documents. Bass spokeswoman Sarah Leonard Sheahan criticized Caruso over his prior political donations to the city’s elected officials.

“He has made billions influencing City Hall decisions regarding his business. Now, he is trying to put himself in charge of those decisions as mayor,” Leonard said in a statement.

Caruso has made ending City Hall corruption a key component of his mayoral platform. Asked how Caruso would avoid conflicts of interest as mayor, Ragone referred The Times to earlier comments

made by the candidate about placing his company in a blind trust.

Times staff writer Seema Mehta contributed to this report.





The redevelopment of Television City (formerly CBS) at Beverly and Fairfax poses an unprecedented risk of gaming the system and wiping out the neighborhood.

A coalition of residents, homeowners, businesses, and community groups who live and work nearby has formed to insist on a legitimate redevelopment plan that respects the scale and character of the neighborhood.

We support development that helps communities thrive and change in positive ways.

This is the biggest risk to our neighborhood in decades.

~~We have to get it right.~~

Get in touch

Sign the petition!

See the Undisclosed TVC Specific Plan

Download the presentation from the 9/13/23 community meeting

OUR CONCERNS

- Hackman Capital Partners bought what used to be CBS Television City at Beverly and Fairfax.
- They are talking about a studio redevelopment “concept” but *asking for the right to build nearly any kind of commercial space they want.*
- They want the right to build 20-story office towers in nearly 2 million sq ft of space – *2x the size of the old Staples Center.*
- They want *the same zoning as Downtown LA* but right in the middle of residential neighborhoods where aging infrastructure is already overloaded and streets are choked with traffic.
- They want *20 years for construction.*
- They want a big blank check.



OUR GOALS

- Redevelopment that generates high-skill, high-wage jobs and keeps our city the entertainment capital of the world.
- A project downsized to be compatible with the scale and character of the neighborhood.
- A concrete proposal that the city and the community get time to review thoroughly.
- A process that is transparent.
- Commitments that are enforceable.

HERE ARE SOME SPECIFIC CONCERNS

Heavy equipment, dump trucks, construction crews by the busload, thousands

Whether they build a studio, opt for something else, or flip the property, we're looking at a traffic nightmare. For starters, a huge fleet of big rigs hauling dirt out and heavy construction equipment in, plus busloads of construction workers in and out of the site.

Hackman is planning on-site parking based on the fantasy that most employees would take public transportation.

But use of L.A.'s public transit is down 30% since 2019. In reality, employees would be clogging major streets and cutting through residential neighborhoods looking for shortcuts and parking.

staggering

Picture something twice
the size of Staples Center

It's hard to even picture 2 million square feet.

Start with the old Staples Center: 960,000 square feet. Now double it:

1,920,000 square feet.

Now cram into a spot between LA's beloved Original Farmer's Market and the small businesses and cherished residential neighborhoods around it.

Just imagine the impact on utilities and roads and street life.

It's not a studio, it's a "development scenario"

Hackman's PR campaign describes a glamorous studio project. But their official filing makes no promises or commitments. They call the studio a "development scenario."

If they get the entitlements they want, instead of a studio they could build a stadium, arena, auditorium, amusement park, or you-name-it.

Most of these projects would get no further public input or review.

Hackman's "concept" calls for 20-ton trucks making more than a hundred thousand trips in and out of the Beverly-Fairfax neighborhood, hauling over a half-million tons of dirt, waste, and hazardous materials.

Add to that tens of thousands of truck trips hauling construction materials. All spewing exhaust every inch of the way.

Emergency response gridlock

The Fire Department says
they can't support a

Police and fire departments are already dangerously short-staffed. Response times are longer than ever. Streets around Television City are already some of the most congested in the city.

Now add thousands more big rigs and vehicles of every kind every day. Ambulances, fire trucks, and police vehicles will be brought to a standstill.

Ignoring seismic risks

Pumping out huge amounts of water in a

Hackman's "concept" calls for permission to pump vast amounts of water out of the ground just yards away from the beloved Farmer's Market, blocks from homes and apartments, and less than a mile-and-a-half from the LA County Museum of Art. Removing that much groundwater from a sensitive seismic area sounds like an ecological nightmare and a recipe for disaster.

The Domino effect

Other developers will follow

The entitlements that Hackman is asking for would set a dangerous precedent. Once Hackman changes the General Plan and sidesteps the

zoning code, other developers will follow right behind.

After Hackman's mega-development, other developers' proposals will sound reasonable by comparison. In no time, a flood of reckless development will obliterate any trace of the neighborhood we know and love.

The big picture

How much can one neighborhood take?

Nearby Purple Line construction will continue for a couple more years at least. The new development at Town & Country will be 50 percent bigger. A 243-foot residential tower with ground-floor retail is going in on Wilshire near Sweetzer.

The 238-foot medical office tower planned for San Vicente Bl at 6th Street is expected to generate over 3,500 car trips per day.

We will reach the saturation point well before Hackman adds another 2 million sq ft with construction that could take 20 years.

WHAT OUR NEIGHBORS ARE SAYING

pecified

e of our

Scherffius
arly Fairfax

s already

el's back,

Michelle Menna

Broker Associate & Realtor, Keller Williams Realty

“Hackman is asking for nothing less than carte blanche to do as they please over a 20-year timeline without public input or review.

What they have in mind promises irreversible damage to public health, quality of life, and the environment.”

Greg Goldin

President, Miracle Mile Residential Association

IN THE PRESS



Larchmont Chronicle

HANCOCK PARK • WINDSOR SQUARE • FREMONT PLACE • PARK LABREA • LARCHMONT VILLAGE • MIRACLE MILE

HOME
NEWS
PEOPLE
ENTERTAINMENT
REAL ESTATE
ADVERTISE IN THE CHRONICLE
ENTER SEARCH TERMS
SEARCH

Neighbors oppose 'regional center' and question entitlements
Suzan Filipak | March 2, 2023 | 0 Comments

Not too far from the Miracle Mile, on Crescent Heights and Sunset boulevards, is an empty lot that now is for sale. It had been planned to be home to a residential-and-retail complex designed by famed architect Frank Gehry.

The backstory to this vacant piece of land is a cautionary tale that includes preservationists pitted against developers, the California Supreme Court and the mid-century modern Lytton Savings building designed by the late Los Angeles architect Kurt Meyer.

In the end, the historic bank was demolished, and the much-touted Gehry project has been abandoned.

But the entitlements and the property are now available to the highest bidder.

"Who is to say that won't happen here?" a caller to the **Chronicle** asked in regard to a project closer to home, the TVC 2050 Project at the historic Television City studio on Fairfax Avenue and Beverly Boulevard.

TVC 2050 developer Hackman Capital Partners now seeks City of Los Angeles adoption of a Specific Plan for the property that it purchased from CBS Corporation in late 2018. The request includes allowing buildings with heights up to approximately 20 stories on the 25-acre site. The request would allow 1.9 million square feet of sound stage, office and other uses, plus 1.6 million square feet of additional development.



EXISTING television city property at the southeast corner of Beverly and Fairfax is the subject of great controversy because of a developer's "TVC 2050" up-zoning proposal.

The developer says the project will create jobs and modernize and expand the aging TV studio, originally developed in 1952.

"We know that the TVC Project will benefit not only studio workers...but local businesses and neighbors..." Zach Sokoloff, senior vice president, Hackman Capital Partners, told us in an earlier statement.



BEVERLY PRESS

PARK LABREA NEWS

Serving the Park Labrea Area of Beverly Hills, Hollywood and West Hollywood

Download Latest Issue

NEWS
CRIME
DINING & ENTERTAINMENT
LIFE, STYLE & ART
SCHOOLS
CALENDAR
LETTERS

Neighbors Scrutinize TV City Project

TODD TOLSON / COURTESY OF NRD



Approximately 70 people attended a meeting held by Neighbors for Responsible TVC Development on Jan. 29 at the Gilmore Adobe. (photo courtesy of Neighbors for TVC Development)

LATEST PRESS RELEASE

For Immediate Release

September 6, 2023

Contact: info@fixtvc.org

Undisclosed Document Sheds Harsh Light on TVC Redevelopment

City and Developer did not disclose plans for Nightclubs,

Alcohol sales until 2 am, and active helipad for the Television City site

Los Angeles - *The community group Neighbors for Responsible TVC Development has uncovered a previously undisclosed Specific Plan for the redevelopment of Television City, the former CBS Studios. The Plan reveals something much different from what Television City has been promoting to the community.*

This Specific Plan, seen only days ago for the first time, has major elements missing from the Draft Environmental Impact Report (DEIR). Among other things, it includes a plan to obtain permission for 10 liquor licenses allowing alcohol service until 2 am, indoor/outdoor nightclubs, and concerts with sound, lighting, and special effects. The Plan also includes a helipad for unlimited helicopter takeoffs and landings (not just related to studio uses).

As drafted, the Specific Plan would block any member of the community from challenging decisions of the Director of the Planning Department regarding the development. The Specific Plan for TVC 2050 says, "Only an Applicant [in this case, Hackman Capital Partners] .. may appeal the Director's

Determination to the Area Planning Commission. The Director's Determination is otherwise not appealable."

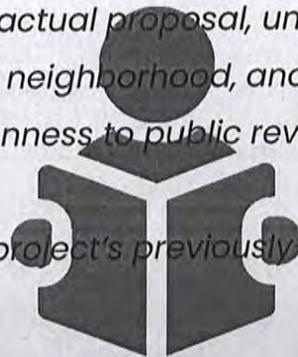
The Specific Plan was quietly submitted by the developer in 2021, was excluded from the Draft Environmental Impact Report for the project published last summer, and remained unavailable on City Planning and Hackman Capital Partners' websites for the project.

"Neither the developer nor City Planning Department ever disclosed or published the current Specific Plan for TVC 2050, leaving the community in the dark about the developer's full intentions for the site," said Danielle Peters, co-chair of Neighbors for Responsible TVC Development. "The City released its draft Environmental Impact Report more than a year ago, but the Specific Plan was never made public. We finally got our hands on the developer's plan, and it does pack some ugly surprises."

Shelley Wagers, co-chair of Neighbors for Responsible TVC Development, said, "Now we see that the TVC Specific Plan includes uses that have nothing to do with the developer's stated purpose of expanding studio and production space. Worse yet, the Specific Plan robs the community of the right to appeal. We are entitled to review the actual proposal, understand fully how this project and zoning would impact our neighborhood, and appeal if necessary. The lack of transparency and openness to public review breed deep mistrust."

The community can find the project's previously-undisclosed plan at our website www.fixtvc.org

WHAT CAN WE DO?



Stay informed.

What happens at City Hall doesn't stay at City Hall — it turns up on our streets and in our neighborhoods. We'll do our best to keep you up to speed.



Talk to our new Councilmember

Get word to Katy Yaroslavsky that we support responsible development, not smoke and mirrors.

Development compatible with the neighborhood? Yes.

A grandiose "concept" that amounts to a blank check? No.

Well-defined commitments? Yes.

A huge Trojan Horse? No.

Absolutely not.

(213) 473-7005 councilmember.yaroslavsky@lacity.org



Talk to our neighbors

We can help our neighbors see through Hackman's fairy tale.

We don't need to stand on a soapbox, we just need to talk sense whenever we get the chance.



Push back

Projects like these involve community outreach meetings and multiple hearings with the Planning Department, Planning Commission, Planning & Land Use Committee, and City Council.

Hackman has deep pockets and an army of union guys to plug their project. We will need to speak up again and again.

And again.

A community that pulls together is a powerful force.

We can't let them wear us down and destroy our vibrant, diverse community.

READY TO GET INVOLVED?

Name (required)

First Name

Last Name

Email (required)

Phone

Message (required)

Submit





READ THE FACTS:

- FACT:** CBS sold the property to Hackman Capital
- FACT:** Construction is planned for 20 years
- FACT:** Construction alone will bring tens of thousands of more trucks and vehicles into our neighborhoods
- FACT:** Tons of additional pollutants to our community

If you thought traffic was bad now, imagine:

- New development the size of more than two Beverly Centers, and twice as tall
- 2 million sq ft and 20 stories tall
- A caravan of 5,000 or more cars daily plus thousands of audience members
- Construction would move 770,000 cubic yards of dirt with 60,000 massive dump truck trips throughout neighborhood
- 6,000-8,000 employees commuting here daily

Why is the City and the Developer **RUSHING** This Project Through Now?

- Councilman Paul Koretz is Termed-Out and the Developer wants to start the approval process BEFORE we elect a new Councilmember
- The Developer is attempting to get approval prior to the overdue Wilshire Community Plan Update
- Traffic and Neighborhood Impacts have not been appropriately studied

**ADD YOUR NAME TO OPPOSE THIS
DEVELOPMENT**



Add your name along with your neighbors who oppose this massive development.

9/28/23, 3:26 PM

READ THE FACTS

ADD YOUR NAME

Copyright © 2022 Protect Our Beverly Fairfax Neighborhood - All Rights Reserved.

HOME

READ THE FACTS

ADD YOUR NAME



My wife and I have lived
in a block from Te...

Hertz, North Ogden



TOO BIG!

"Please don't ruin the
quality of life in our neig..."

Liv O'Brien, South Ogden



STOP THIS!

"Traffic was already bad.
Do not make it worse."

Vinh Lan, North Fairfax

YOUR VOICE MATTERS!

CLICK HERE TO ADD YOUR NAME

**STOP the approval of this
Massive Development Project NOW!**

**VISIT: BEVERLY FAIRFAX COMMUNITY
ALLIANCE WEBPAGE FOR MORE INFO**

WHAT YOUR NEIGHBORS ARE SAYING

Copyright © 2022 Protect Our Beverly Fairfax Neighborhood - All Rights Reserved.

HOME
READ THE FACTS
ADD YOUR NAME



Home

Search

Forms

Help

Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ? begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

Login

Business UCC

Advanced ▾

Home

Results: 1

Search

Forms

Help

Entity Information	Initial Filing Date	Status	Entity Type	Formed In	Agent
TVC DEVELOPMENT MANAGEMENT LLC (200719710220)	07/13/2007	Active	Limited Liability Company - Out of State	DELAWARE	CT CORPORATION SYSTEM

Home

Search

Forms

Help

Business Search

The California Business Search provides access to available information for **corporations, limited liability companies and limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, a **basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

Login

Business

UCC

Advanced 

Home

Results: 1

Search

Entity Information 

Initial Filing Date 

Status 

Entity Type 

Formed In 

Agent 

Forms

Help

UNITED NEIGHBORS FOR RESPONSIBLE DEVELOPMENT (3766978) 

03/12/2015

Terminated

Nonprofit Corporation - CA - Public Benefit

CALIFORNIA

CYNTHIA J BLATT

Tax Exempt Organization Search

Select Database 

Search All 

Search By 

Organization Name 

Search Term 

tvc development 

City

Enter City

State

All States 

Country

United States 

RESET

SEARCH

[Search Tips](#)

 **Your search did not return any results. Try again.**

Need Help? See [Search Tips](#) for guidance on effective searching, search criteria and logic, and selecting search terms.

Tax Exempt Organization Search

Select Database 

Search All 

Search By 

Organization Name 

Search Term 

protect our beverly 

City

Enter City

State

All States 

Country

United States 

RESET

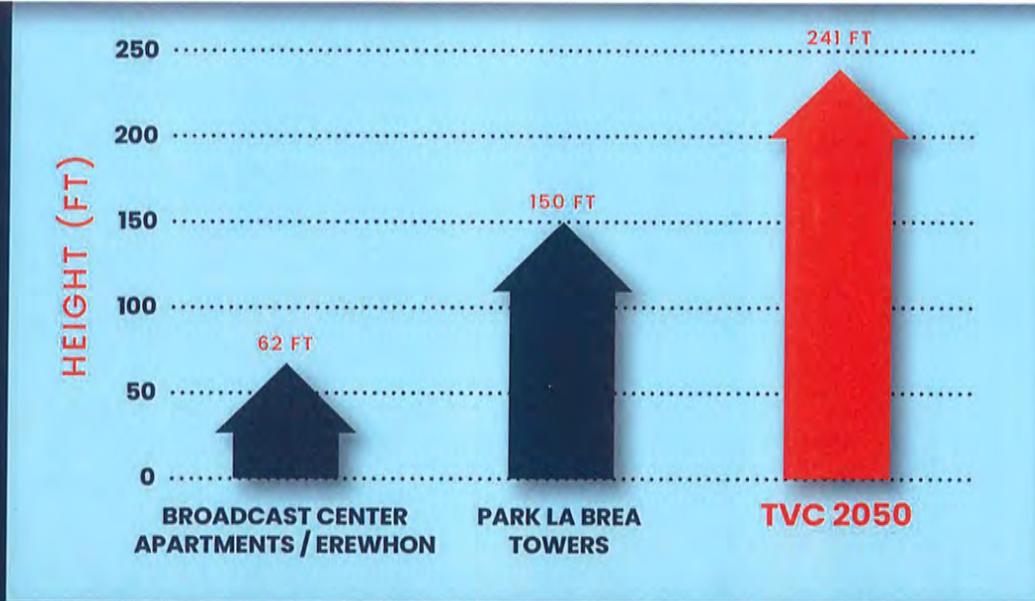
SEARCH

[Search Tips](#)

 **Your search did not return any results. Try again.**

Need Help? See [Search Tips](#) for guidance on effective searching, search criteria and logic, and selecting search terms.

TELEVISION CITY EXPANSION IS TOO BIG FOR BEVERLY FAIRFAX!



TOO BIG FOR OUR COMMUNITY!

2X THE SIZE AND HEIGHT OF THE BEVERLY CENTER

MORE GRIDLOCK!

8,000 WORKERS/DAY AND 5,300 PARKING SPACES PLANNED

DUMP TRUCKS FOR YEARS!

120,000 DUMP TRUCK TRIPS, JUST FOR EXCAVATION

DECADES OF DISRUPTION TO OUR DAILY LIVES

CONSTRUCTION TO LAST FOR UP TO 20 YEARS



BEVERLY FAIRFAX

COMMUNITY ALLIANCE

URGENT: ACTION IS NEEDED NOW!

Call or email **Councilmember Yaroslavsky** and tell her the project is just too big and must be downsized!

(213)473-7005 | Councilmember.Yaroslavsky@LACity.org

Visit WWW.FIXTVC.ORG to learn more.



A LETTER TO The Beverly Fairfax Community

To our Neighbors and Friends:

Some of you already know that a coalition of neighbors and local groups formed to represent the community's interests as the city considers the proposed expansion of CBS Television City at Beverly and Fairfax. We support a studio redevelopment that keeps L.A. the entertainment capital of the world. But this project is WAY TOO BIG for the neighborhood. It needs to be cut down to size.

"TVC 2050" would be **TWICE the size of the Beverly Center** and MUCH taller than the Park La Brea towers. It would dwarf everything around it.

By adding 8,000 commuters daily, it would choke major streets and push **cut-through traffic** into residential neighborhoods.

Babies now in diapers would graduate high school before Hackman's **20-year "construction window"** finally closed and all the bulldozers, dump trucks, and cement mixers left the scene.

As proposed, TVC 2050 would wipe out one of the most vibrant, diverse, livable neighborhoods in Los Angeles.

We met several times recently with the developer, and last week met face-to-face with our City Councilmember, Katy Yaroslavsky. She gets it – and she can make a much stronger case for downsizing TVC if the community takes a stand.

We URGENTLY need your voice.

Please tell Councilmember Yaroslavsky: "TVC IS TOO BIG."

(213) 473-7005 or councilmember.yaroslavsky@lacity.org

COMMENTS? QUESTIONS?

We're hosting a zoom to update you, get your views, and map out next steps.

THURSDAY, MARCH 7 AT 7:00 PM

Zoom Link: www.bit.ly/FixTVC

We hope you can join us then.

Danielle Peters & Shelley Wagers, Co-chairs

To learn more and get involved, visit: www.fixtvc.org



Revised Plan for Television City Studio Still **FAILS** to Resolve Major Community Issues

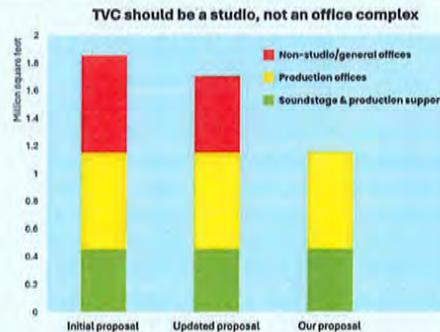
On April 5, the developers of the proposed Television City studio expansion announced that they have revised plans for their 1.724 million square foot project.

Notwithstanding some positive changes, the developers kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and quality of life.

- 】 The proposed complex is still roughly twice the size of the Staples Center.
- 】 It still includes a 225-foot tall office tower – about 100 feet taller than the tallest building in the area – and structures that loom more than 100 feet above the sidewalk on Fairfax Avenue.
- 】 Massive construction traffic followed by 8,000 new commuters promise to bring already-congested streets to standstill and push cut-through traffic into residential neighborhoods.
- 】 It still devotes almost 75% of its space to high-density offices that generate much more traffic than production facilities. 550,000 square feet of that office space has nothing to do with production.
- 】 It fails to address concerns raised by the Fire Department regarding their ability to adequately serve local homes, schools, and businesses.
- 】 It still allows stop-and-start construction over 20 years.
- 】 It still places no limits on “special events” or helipad use.

Neighbors for Responsible TVC Development supports the project, provided it is modified to address community concerns. We propose a win-win solution that allows for a viable studio without undue burden on the community.

Eliminating the surplus 550,000 square feet of office space unrelated to studio use would honor the developer’s stated intention to revitalize the studio and also their commitment to “being a good neighbor for the long-term.”



We’ve had positive conversations with LA City Councilmember Katy Yaroslavsky and her staff in recent months. With your help, she can make a much stronger case for downsizing TVC.

Please call/email CM Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space.

**Email Councilmember.Yaroslavsky@lacity.org
Call (213) 473-7005**

And please visit www.fixtvc.org for more details and regular updates.

Thank You!

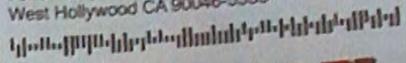
Danielle Peters & Shelley Wagers, Co-chairs

Beverly Fairfax
10000 Beverly Blvd., #361572
Los Angeles, CA 90036

Presorted Std.
U.S. Postage
PAID
Permit 957
Canoga Park, CA

P-2 P84*25*38400*****ECRWSS**C079

Resident
7540 Hampton Ave Apt 202
West Hollywood CA 90046-5533



BEVERLY FAIRFAX NEIGHBORHOOD ALERT!!!

HACKMAN CAPITAL PROPOSES GIGANTIC PROJECT

TELEVISION CITY

FORMERLY CBS

If you thought traffic was bad now, imagine:

- New development the size of more than two Beverly Centers, and twice as tall
- 2 million sq ft and 20 stories tall
- A caravan of 5,000 or more cars daily plus thousands of audience members
- Construction would move 770,000 cubic yards of dirt with 60,000 massive dump truck trips throughout neighborhood
- 6,000-8,000 employees commuting here daily



READ THE FACTS:

- FACT:** CBS sold the property to Hackman Capital
- FACT:** Construction is planned for 20 years
- FACT:** Construction alone will bring tens of thousands of more trucks and vehicles into our neighborhoods
- FACT:** Tons of additional pollutants to our community

Why is the City and the Developer **RUSHING** This Project Through Now?

- Councilman Paul Koretz is Termed-Out and the Developer wants to start the approval process BEFORE we elect a new Councilmember
- The Developer is attempting to get approval prior to the overdue Wilshire Community Plan Update
- Traffic and Neighborhood Impacts have not been appropriately studied

YOUR VOICE COUNTS!

Tell the City to STOP the approval of this Massive Development Project Now!

Visit: ProtectBeverlyFairfax.org



SCAN HERE











USED
STEINWAYS
PIANOS

TV CITY PROJECT IS NOT
FOR BEVERLY FAIRFAX

TOO BIG FOR OUR COMMUNITY
BEVERLYFAIRFAXCOMMUNITYCHANGE.ORG

MORE GRIDLOCK

DUMP TRUCKS FOR YEARS

20 YEARS OF CONSTRUCTION

PAID BY THE CITY OF BEVERLY FAIRFAX COMMUNITY ALLIANCE
©2017E

SUN 5PM
SEP 1 2014

KDOC
ALL ABOUT

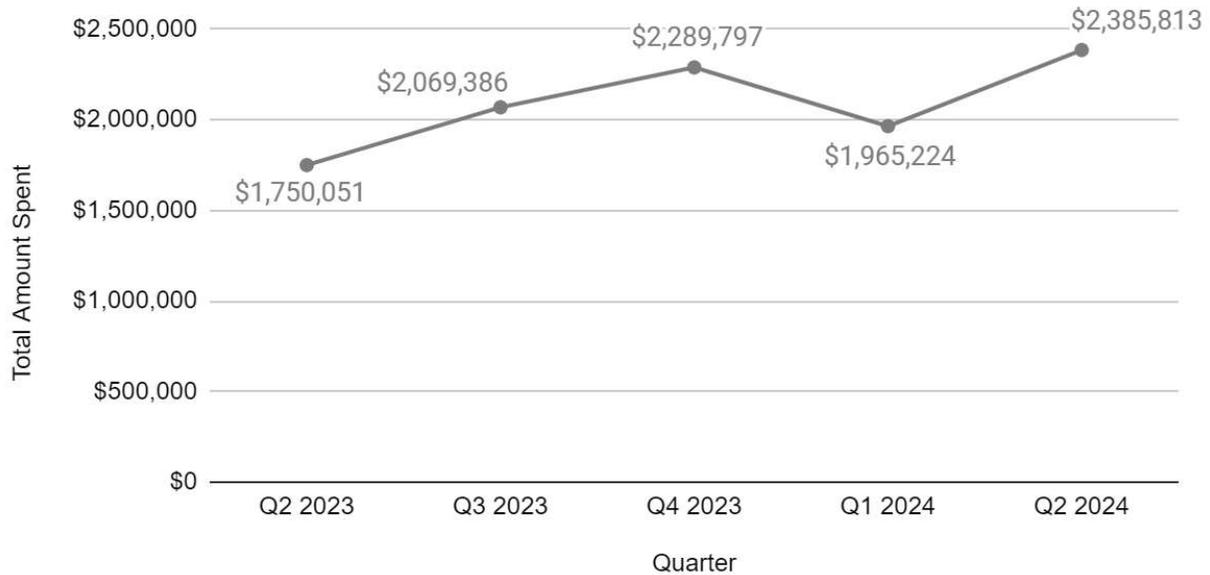
SHARAD

Chaco Martini &
Daycare



Other Expenditures

Q2 2023 to Q2 2024



G. Lobbyist Employers

A lobbyist employer is an entity that lobbies for itself through an in-house lobbyist. Lobbyist employers who were registered as of the second quarter of 2024 are identified in Attachment C. The City matters that lobbyist employers attempted to influence during the quarter are also identified, along with the descriptions that were provided by the lobbyist employers. Of the 116 registered lobbyist employers, 44 reported no lobbying activity for the second quarter.

H. Major Filers

A major filer is an entity or individual who makes or incurs expenses totaling \$5,000 or more in a calendar quarter to influence one or more City matters but does not qualify as a lobbying entity. As detailed in the following table, six major filers reported spending a total of \$380,485 in the second quarter of 2024. This is 737 percent more spending than was reported for the last quarter and 272 percent more than was reported for the same quarter last year.

Major Filer Activity Q2 2024			
Total Spent	Major Filer	City Matter	Amount
1. \$224,500	American Beverage Association	Comprehensive Plastics Reduction Draft PEIR (City Reference Number: None)	\$224,500
2. \$56,699	Beverly Fairfax Community Alliance	TVC 2050 PROJECT - COMMUNITY OUTREACH, PUBLIC RELATIONS (City Reference Number: ENV-2021-4091-EIR)	\$56,700
3. \$49,097	California Calls Education Fund	Los Angeles Rent Stabilization Ordinance Annual Rent Increase Formula (City Reference Number: CF 21-0042-S3; CF 23-1134; CF 20-0407-S1)	\$49,097

Flawed Plan for Television City Studio Expansion Will Get First City Hearing on May 15 - Urgent Action Needed!

The Core Problem

TVC is almost **twice the size of Staples Center** and **76% offices**. This is not a studio with some offices. It's a giant office complex with some studio.

A Clean Solution

Build a studio, not an office park. **Eliminate the surplus 550,000 square feet of office space unrelated to studio use.**

What You Can Do

Contact city councilmembers and attend upcoming public hearings and city council meetings to **make your voice heard!**

[Take Action](#)

We Need Your Help!

Virtual Public Hearing
May 15 @ 9:30 AM
[Learn More](#)

The city needs to hear from you on May 15!

Our Concerns

This project will have irreversible, permanent impacts on surrounding communities

TRAFFIC NIGHTMARE

Angelenos driving or living along every route that leads to Beverly and Fairfax would feel the impact. [Learn more](#)

20 YEARS OF STOP AND START CONSTRUCTION

Hackman is asking for 20 years of "phased" construction. [Learn more](#)

EMERGENCY RESPONSE DELAYS

The Fire Department says they can't handle this. [Learn more](#)

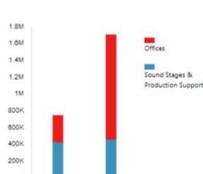
DOMINO EFFECT FOR DEVELOPMENT

This opens the floodgates to over-development. [Learn more](#)

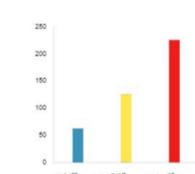
CRUSHING QUALITY OF LIFE

No limits on special events or helipad. [Learn more](#)

Core Problem



It's hard to even picture 1,724,000 square feet. Start with the old Staples Center. Now double it. Crammed onto a site designed for a modest 1950s studio. Right in the middle of residential neighborhoods. IT'S TOO BIG! It would have a devastating impact on the businesses and communities around it.



Like pretty much everything about development, the core issue is the context, the neighborhood. Hackman's April 2024 revised plan still includes a 225-foot tall office tower – about 100 feet taller than the tallest building in the area – and structures that loom more than 100 feet above the sidewalk on Fairfax Avenue.

STUDIO LAND USE	PERMITTED FLOOR AREA
SOUND STAGE	238,560 SF
PRODUCTION SUPPORT	215,440 SF
PRODUCTION OFFICE	700,000 SF
GENERAL OFFICE	550,000 SF
RETAIL	20,000 SF
TOTAL	1,724,000 SF

The revised April 2024 plan still devotes almost 75% of its space to high-density offices that generate much more traffic than production facilities. 550,000 square feet of that office space has nothing to do with production.

A Clean Solution

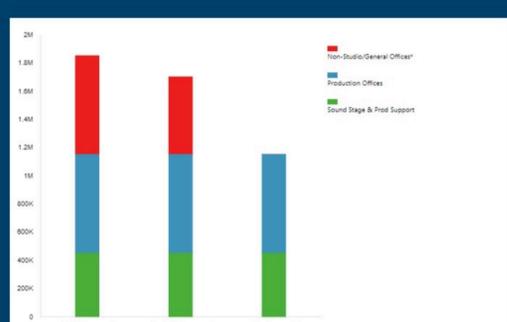
Build a studio, not an office park

Neighbors for Responsible TVC Development (a coalition of residents, homeowners, businesses, and community groups) supports the project, provided it is modified to address community concerns. We propose a win-win solution that allows for a viable studio without undue burden on the community.

Eliminate the surplus 550,000 square feet of office space unrelated to studio use. This would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long term."

What about the April 2024 Plan Update? Didn't Hackman address our concerns?

No. The developer made some positive changes but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and our cherished historic neighborhoods.



*As at Hackman's other studios, general offices can be leased to commercial tenants with no relation to production

Neighbors Speak Out

I am concerned about the TVC 2050 project, with a massive increase in traffic and construction interruptions for YEARS and YEARS to come. Reasonable renovation and construction are one thing – this is something else entirely.

Matt D.
Park La Brea Resident

I'm concerned about many unanswered questions around this project including an unspecified construction timeline, increased traffic, and environmental impacts. I welcome a project that brings responsible growth and good jobs but not at the expense of our neighborhood.

Matt Scherffus
4-year resident of Beverly Fairfax

We feel this project should be moved to a more open space that is in closer proximity to freeway access. The project, as proposed, will create further traffic congestion that will destroy our neighborhood with gridlock & intolerable pollution for decades.

Hayworth S Neighborhood Association

We have an overburdened infrastructure of roads, parking, and utilities. Local residents already suffer traffic gridlock and brownouts on a regular basis. Hackman's current proposal for Television City would be the straw that breaks the camel's back, and it would impact neighborhoods far beyond Beverly-Fairfax.

Michelle Menna
Keller Williams Realty

[submit your quote](#)

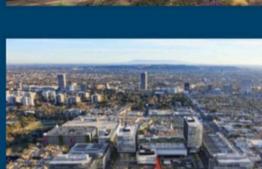
Media Coverage



TV City Expansion Reduces Size a Bit, But Not Controversy
LARCHMONT CHRONICLE
April 25, 2024



Why Homelessness and Traffic Get Steadily Worse in Los Angeles
CITYWATCH LA
March 14, 2024



Community Outcry Grows as Hackman Capital Partners Pushes Forward with Controversial TVC 2050 Project
LARCHMONT CHRONICLE
March 14, 2024



Neighbors Oppose 'Regional Center' and Question Entitlements
LARCHMONT CHRONICLE
March 2, 2023

[Read More](#)

Contact City Council

We're asking the City Council to cut the 550,000 sq ft of General Office space. We need your help to make this happen. You can call, email, and attend events.

Sample Email - use copy button then paste into email; send to addresses listed.

Dear Councilmember Yaroslavsky,

I am very concerned about the impacts the proposed Television City expansion project will have on our community. It is way too big for this neighborhood and will generate unbearable traffic.

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. They've been calling it a world class studio, but in reality, the new development would be a massive office complex with a minor studio attached. And they want to shove it in the middle of established residential neighborhoods.

While some of the TVC office space is designated for studio use, 550,000 square feet is general

01

Call

Contact Councilwoman Katy Yaroslavsky and tell her to cut the 550,000 sq ft of the General Office in Hackman's proposal.

City Hall: (213) 473-7005

District office: (323) 866-1828

02

Email

Please direct emails to both Councilmember Yaroslavsky and Vivian Rescalvo, her point person on the project.

councilmember.yaroslavsky@lacity.org vrescalvo@gmail.com

03

Attend

Attend upcoming city council meetings to express your concerns.

Upcoming Events

May 15 @ 09:30 AM

Virtual Public Hearing

Join the virtual public hearing and share your concern about the project's size and impact via Zoom or Phone.

[Zoom Webinar](#)
Passcode Required: 139966

Call 1-213-338-8477
Meeting ID: 873 7140 6111#

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

Resources

Our Presentations

Fix TVC Town Hall with Developers (YouTube Highlights) Nov 15, 2023

Fix TVC Town Hall with Developers (YouTube Full) Nov 15, 2023

Neighbors Zoom meeting Mar 7, 2024

Greenway Theatre Presentation (Slides) Sept 13, 2023

City Project Documents

Draft TVC 2050 Specific Plan for Modified Project April 2024

Appendices, Sign District, and Erratum to EIR April 2024

Final Environmental Impact Report Nov 21, 2023

Draft Specific Plan Oct 13, 2023

Draft Environmental Impact Report July 2022





Download Latest Issue

BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Miracle Mile, Hancock Park, Beverly Hills and West Hollywood communities since 1946.

Our People
Our Places

VIEW NOW



NEWS CRIME DINING & ENTERTAINMENT LIFE, STYLE & ART SCHOOLS CALENDAR LETTERS

THE TELEVISION CITY EXPANSION IS TOO BIG!
2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
CALL IN & EXPRESS YOUR CONCERNS.



[CLICK FOR MEETING LINK](#)



BEVERLY HILLS ABANDONS METRO PORTAL PLAN



CITY EMAILS LIKELY TO BE RELEASED IN DUPONT CASE



UPTICK IN GRAFFITI PAINTS A BLEAK PICTURE



Contractor for WeHo AIDS Monument set in stone

It's been over 10 years since the West Hollywood City Council first directed staff to explore the...



La Cienega Community Center stays closed due to foul odor

The La Cienega Park Community Center is closed indefinitely, according to the city of Beverly Hills. The recreation...

Mother's DAY BRUNCH
All-Day Brunch Special
 served Wednesday, May 8 through Sunday, May 12
 ~ Entrées ~
 Grilled Salmon with Mango Pico de Gallo with Grilled Asparagus and Creamy Mashed Potatoes
 OR
 Mango Waldorf Salad with choice of Grilled Steak, Chicken Breast or Salmon
 ~ Dessert ~
 Slice of Du-par's Fruit or Cream Pie
 \$30.95 per person
 Available for Dine-in, Take Out and Delivery



Open Daily 6 am - 9pm
Til 10pm
Fri & Sat

IN THE ORIGINAL FARMERS MARKET • 3rd & FAIRFAX
 (323) 933-8446 • (323) 933-8447 • frances@dupars-prz.com

Follow Us @dupars



Beverly Hills housing element approved by state

After three years of rejections, the California Department of Housing and Community Development officially approved the Beverly...



Trees at Carthay school back on the chopping block

The Los Angeles Unified School District held a meeting on May 7 to inform the community about plans...



Hollywood Media District BID focuses on beautifying streets

Landscaping and trees on the Highland Avenue medians north of Melrose Avenue were trimmed last week by the...



This may hurt a little. WHAAAP!

"Do not grow old," cautioned Einstein. "And never get in line behind a disheveled woman buying 150 cans..."

News

[View More...](#)



Hearing on Television City project planned on May 15

The Los Angeles Department of City Planning will hold a virtual public hearing on the Television City project on Wednesday, May 15, beginning at 9:30...

MAY 08, 2024



Developer plans to redesign affordable housing project on Larchmont



'Hot Pastrami' podcast cuts the mustard at Canter's

WeHo adopts language on Ellis Act

MAY 08, 2024

WeHo passes ordinance to help cannabis businesses

MAY 08, 2024

Sterling Building project tabled for now

MAY 08, 2024

LAFD, BHFD open doors for Fire Service Day

MAY 08, 2024

Beautification Conference planned in May at Pan Pacific Park

MAY 08, 2024

Notable Quotes

Sir Arthur Ignatius Conan Doyle

"Mediocrity knows nothing higher than itself, but talent instantly recognizes genius." Sir Arthur...

MAY 08, 2024

Sir Winston Churchill

"The United States is a land of free speech. No where is speech freer – not even here where we sedulously..."

MAY 01, 2024

Edgar Allen Poe

"Once upon a midnight dreary, while I pondered, weak and weary, Over many a quaint and curious volume..."

APR 24, 2024

Immaculate Heart



A Summer of Discovery For Girls
Entering Grades 4-8
Summer School & Youth Sports Camps
Register at
immaculateheart.org

Dining & Entertainment

[View More...](#)



'Taste' helps fight child hunger

The mission of No Kid Hungry is simple: end child hunger in the United States. The nonprofit strives to ensure every child in America gets three meals a day,...

MAY 08, 2024



'The Fall Guy' is why summer movies exist



Star Wars Day is a galactic hit with fans at Pink's Hot Dogs

Mother's Day Dining

MAY 08, 2024

Tea, brunch and more offered at The London

MAY 08, 2024

Italian-inspired meal for mamma

MAY 08, 2024

Dinners support brain cancer research in Pasadena

MAY 08, 2024

Beverly Hills hosts second annual Rugelach contest

MAY 08, 2024

School News

[View More...](#)



State leaders explore challenges with youth mental health



Allen honors Emily Shane Foundation for work in education

U.S. Department of Education launches next phase of FAFSA support strategy

MAY 09, 2024

Celebrities turn out for arts education at 'Express Yourself'

MAY 02, 2024



Music Center recognizes teen winners of

State leader honored for furthering Holocaust education

MAY 02, 2024

BHUSD leaders honored as 'Administrators of the Year'

APR 25, 2024

California First Partner Jennifer Siebel Newsom visited Hollywood High School on May 6 to participate in a discussion with students, parents and educators about...

MAY 09, 2024

[Spotlight arts contest](#)

[Jerry Herman nominations announced](#)

APR 25, 2024

THE TELEVISION CITY EXPANSION IS TOO BIG!
2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
CALL IN & EXPRESS YOUR CONCERNS.



Crime

[View More...](#)



Man arrested for violent assault in Hollywood

Detectives have arrested a 27-year-old man for a violent assault on Hollywood Boulevard on May 6 that left a victim severely injured. The assault was captured...

MAY 09, 2024



LAPD and community join together at inaugural Chicken With a Cop

MAY 09, 2024

Beverly Grove residents on edge after home burglaries

Concern grows over custody of Melrose murder suspect

MAY 01, 2024

LAFD quickly extinguishes house fire on Alta Vista

MAY 01, 2024



Beverly Hills Police Department holds inspection ceremony

MAY 01, 2024

Dordick wins case against officers who shot man

BH man convicted of tax evasion

MAY 01, 2024

THE TELEVISION CITY EXPANSION IS TOO BIG!
2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER
URGENT: ZOOM PLANNING HEARING ON MAY 15 AT 9:30 AM.
CALL IN & EXPRESS YOUR CONCERNS.



Life, Style & Art

[View More...](#)



Beasty Ball is a wildly good time

The Greater Los Angeles Zoo Association presents the return of the Beasty Ball, its annual fundraising event on Saturday, June 1. Actor, comedian and television...

MAY 08, 2024



The Ebell offers a variety of fun events in May



All Saints' Beverly Hills welcomes community to Ascension Day service

Getty acquires 17 drawings

MAY 09, 2024

Celebrities raise awareness in May about mental health care

MAY 09, 2024

Waldorf Astoria Beverly Hills welcomes Martins as sales and marketing director

MAY 09, 2024

May tells new 'Stories of Cinema' at Academy Museum

MAY 09, 2024

Low-riders motor into Petersen

MAY 09, 2024

Our People Our Places

[View More...](#)



Frank Gehry: The architectural virtuoso continues to inspire and enrich lives

With its sweeping silver façade dancing like musical notes on the Los Angeles skyline, the Walt Disney Concert Hall is perhaps the most recognizable...

SEP 28, 2023



Speed and poetry in motion

What's Cooking with Nancy Silverton

SEP 28, 2023

The ghosts of Greystone

SEP 28, 2023

Conservancy builds a bridge to L.A.'s past

FEB 12, 2024

Postcards from The Beverly Wilshire Hotel

FEB 12, 2024

Witch's House brings a bit of magic to Beverly Hills

FEB 12, 2024



Do you believe in magic?



Letters to the Editor

[View More...](#)

Support Taiwan's role in global health governance

The COVID-19 crisis has highlighted flaws in global health systems, but Taiwan has demonstrated remarkable resilience and efficacy in pandemic management, sharing...

MAY 08, 2024

8850 Sunset and TV City developments will bring more traffic gridlock

Project will bring NYC to Beverly Hills

Traffic calming measures make neighborhoods safer

APR 03, 2024

One-year minimum lease for all properties in WeHo is a setback

MAR 27, 2024

Changes on Willoughby will add traffic congestion elsewhere

MAR 27, 2024

WeHo should look deeper into ways to address housing crisis

FEB 28, 2024

Beware of fake voter guides

FEB 28, 2024



Calendar

[View More...](#)

Piano Spheres

Piano Spheres' Emerging Artist series begins on Tuesday, May 14, at 8 p.m. with Shaoai Ashley Zhang performing...

MAY 14, 2024 8:00PM

Writers Bloc

Writers Bloc welcomes former White House press secretary and current MSNBC anchor Jen Psaki in conversation with Crooked...

MAY 14, 2024 8:00PM

Mural talk at LACMA

Hear from artists Tania Godoroja Pearse, Johanna Poethig and Kim Martinez during "Muralist to Muralist: Stories from the..."

MAY 15, 2024 7:00PM

Dillon Francis

The Gammy Museum is holding "A Conversation with Dillon Francis" on Wednesday, May 15, at 7:30 p.m. in...

MAY 15, 2024 7:30PM

Brain health webinar

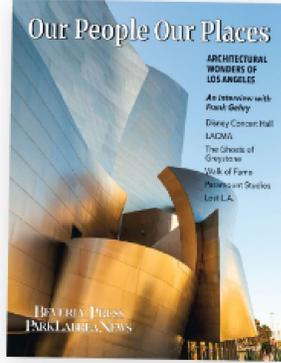
Join Belmont Village Senior Living for an educational webinar on Thursday, May 16, at 11 a.m. on how...

MAY 16, 2024 11:00AM

BEVERLY PRESS PARK LABREA NEWS

Serving the Park Labrea, Miracle Mile, Hancock Park, Beverly Hills and West Hollywood communities since 1946.

*Serving the Park Labrea, Miracle Mile,
Hancock Park and West Hollywood
communities since 1946.*



Our People Our Places

[VIEW NOW](#)



OUR PEOPLE OUR PLACES

75th Anniversary

[VIEW NOW](#)

**THE TELEVISION CITY STUDIO EXPANSION PROPOSAL:
2X THE SQUARE FOOTAGE &
2X AS TALL AS THE BEVERLY CENTER**

IT'S TOO BIG FOR OUR COMMUNITY!



**TELEVISION CITY STUDIO EXPANSION
IS NOT FOR BEVERLY FAIRFAX**

**TOO BIG
FOR OUR
COMMUNITY!**

2X THE DENSITY AND
2X AS TALL AS THE
BEVERLY CENTER

**MORE
GRIDLOCK!**

8,000 PROJECTED
DAILY WORKERS,
5,300-SPACE
PARKING STRUCTURE

**DUMP TRUCKS
FOR YEARS!**

120,000 TRIPS BY
DUMP TRUCKS, FOR
EXCAVATION ALONE

**LONG-TERM
CONSTRUCTION
IMPACTS!**

CONSTRUCTION TO
LAST FOR UP TO 20
YEARS

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

TO TAKE ACTION, CALL INTO THE CITY'S HEARING ON MAY 15 AT 9:30AM

CALL 213-338-8477, MEETING ID 873 7140 6111#

OR USE THIS ZOOM INVITE:

[HTTPS://TINYURL.COM/TVCMAY15](https://tinyurl.com/tvcmay15) PASSCODE 139966

TO LEARN MORE, VISIT [BEVERLYFAIRFAXCOMMUNITYALLIANCE.ORG](https://BeverlyFairfaxCommunityAlliance.org)



May 1, 2024

Dear Neighbors,

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

On Wednesday, May 15, the City will hold its first formal public hearing on this **massive, 1.724 million square-foot "TVC 2050" project.**

The developer, Hackman Capital Partners, recently made some positive changes to the plan – but they still kept 92.5% of the square footage. It's still almost twice the size of Staples Center, and the slight reduction does little to relieve major impacts on traffic, infrastructure and emergency response times in surrounding neighborhoods. As proposed, the project would still:

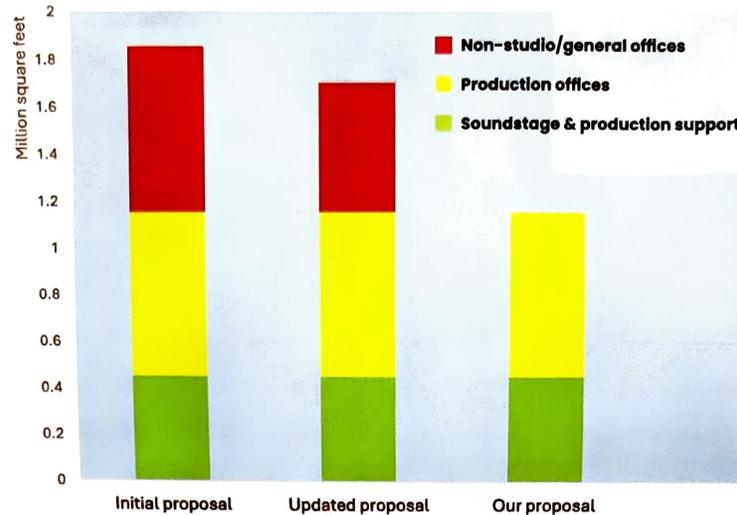
- › Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- › Disrupt the entire area with stop-and-start construction over 20 years.
- › Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- › Place no limits on "special events" or helipad use.
- › Dwarf the tallest buildings in the area with its 225 foot tall tower.
- › Set a dangerous precedent for overdevelopment in surrounding neighborhoods.

As proposed, TVC 2050 includes a whopping 550,000 square feet of office space unrelated to studio operations. **Eliminating the surplus 550,000 square feet of offices** would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long-term."

To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

(Over)

TVC should be a studio, not an office complex



We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

Here's how you can make your voice heard!

- › Call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. **Call 213-338-8477, Meeting ID 873 7140 6111#** or use this **Zoom invite: <https://tinyurl.com/TVCMay15> passcode 139966**
- › To learn more about the project before the hearing, please join our next community meeting via Zoom on **May 8 at 7:00 p.m.** We will update you on the project and get your input on making it better. **Zoom invite: <https://tinyurl.com/FixTVCZoomMay8>**
- › Please call/email Councilmember Katy Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space. Knowing that we have her back, she can be a strong advocate for responsible development.
Call (213) 473-7005 or email Councilmember.Yaroslavsky@lacity.org

This process can be overwhelming – we want to make sure your voice gets heard.

Please visit www.fixtvc.org for regular updates or email us at neighbors@fixtvc.org.

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs



Protect our community from the massive Television City studio expansion project!

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
To: [REDACTED]

Thu, May 2, 2024 at 10:00 AM

[View this email in your browser](#)

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

Important message about the massive Television City studio expansion project!

The group Neighbors for Responsible TVC Development is holding a community meeting via zoom on Wednesday, May 8 at 7PM to discuss the latest matters involving the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax, and you're invited.

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Here is their letter to the community:

Dear Neighbors,

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

On Wednesday, May 15, the City will hold its first formal public hearing on this **massive, 1.724 million square-foot "TVC 2050" project.**

The developer, Hackman Capital Partners, recently made some positive changes to the plan – but they still kept 92.5% of the square footage. It's still almost twice the size of Staples Center, and the slight reduction does little to relieve major impacts on traffic, infrastructure and emergency response times in surrounding neighborhoods.

As proposed, the project would still:

- Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- Disrupt the entire area with stop-and-start construction over 20 years.
- Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- Place no limits on “special events” or helipad use.
- Dwarf the tallest buildings in the area with its 225 foot tall tower.
- Set a dangerous precedent for overdevelopment in surrounding neighborhoods.

As proposed, TVC 2050 includes a whopping 550,000 square feet of office space unrelated to studio operations. **Eliminating the surplus 550,000 square feet of offices** would honor the developer's stated intention to revitalize the studio and also their commitment to “being a good neighbor for the long-term.”

To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

Here's how you can make your voice heard!

- Call in to the City's virtual public hearing on MAY 15 AT 9:30 a.m and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite:
<https://tinyurl.com/TVCMay15> passcode 139966
- To learn more about the project before the hearing, please join our next community meeting via Zoom on May 8 at 7:00 p.m. We will update you

on the project and get your input on making it better. Zoom invite:
<https://tinyurl.com/FixTVCZoomMay8>

- Please call/email Councilmember Katy Yaroslavsky and urge her to cut the 550,000 square feet of surplus office space. Knowing that we have her back, she can be a strong advocate for responsible development. Call (213) 473-7005 or email Councilmember.Yaroslavsky@lacity.org

This process can be overwhelming – we want to make sure your voice gets heard.

Please visit www.fixtvc.org for regular updates or email us at neighbors@fixtvc.org.

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



Copyright © 2024 Beverly Fairfax Community Alliance, All rights reserved.
You are receiving this email because you opted in via our website.

Our mailing address is:
Beverly Fairfax Community Alliance
[8023 Beverly Blvd Ste 1 # 504](#)
[Los Angeles, CA 90048-4523](#)

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).





Important update about the Television City expansion project

Neighbors For Responsible TVC Development <neighborsforresponsibletrvc@gmail.com>

Thu, May 2, 2024 at 2:53 PM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletrvc@gmail.com>

Bcc: [REDACTED]

Dear Neighbors,

On **Wednesday, May 8 at 7 PM**, we are holding a community meeting on Zoom to discuss the latest matters involving the redevelopment of Television City – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Here is an excerpt from the letter we recently sent to the community, which includes information about how to call into the upcoming public hearing (May 15 at 9:30 AM) and express your concerns:

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

On Wednesday, May 15, the City will hold its first formal public hearing on this **massive, 1.724 million square-foot "TVC 2050" project.**

The developer, Hackman Capital Partners, recently made some positive changes to the plan – but they still kept 92.5% of the square footage. It's still almost twice the size of Staples Center, and the slight reduction does little to relieve major impacts on traffic, infrastructure and emergency response times in surrounding neighborhoods.

As proposed, the project would still:

- Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- Disrupt the entire area with stop-and-start construction over 20 years.
- Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- Place no limits on "special events" or helipad use.
- Dwarf the tallest buildings in the area with its 225 foot tall tower.

To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

To make your voice heard, call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite: <https://tinyurl.com/TVCMay15> passcode 13996

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development



Important message about the massive Television City studio expansion project!

Neighbors for Responsible TVC Development <neighbors@fixtvc.org>

Sat, May 4, 2024 at 2:58 PM

To: [REDACTED]

Dear Neighbors,

On **Wednesday, May 8 at 7 PM**, we are holding a community meeting on Zoom to discuss the latest matters involving the redevelopment of Television City – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Here is an excerpt from the letter we recently sent to the community, which includes information about how to call into the upcoming public hearing (May 15 at 9:30 AM) and express your concerns:

Dear Neighbors,

We are a coalition of residents, homeowners, businesses, and community groups who live and work near Television City Studio at Beverly and Fairfax and are alarmed by the massive redevelopment plan for the old CBS studios. For the past two years, we have campaigned for a plan that respects the scale and character of the neighborhood.

On Wednesday, May 15, the City will hold its first formal public hearing on this **massive, 1.724 million square-foot "TVC 2050" project.**

The developer, Hackman Capital Partners, recently made some positive changes to the plan – but they still kept 92.5% of the square footage.

As proposed, the project would still:

- Clog every route to Beverly and Fairfax, first with huge construction equipment and then with 8,000 commuters.
- Disrupt the entire area with stop-and-start construction over 20 years.
- Devote almost 75% of its space to high-density office towers that generate much more traffic than production facilities.
- Place no limits on "special events" or helipad use.
- Dwarf the tallest buildings in the area with its 225 foot tall tower.

To be clear, we support redevelopment of this property, provided it is modified to address community concerns. It's not too late to change this Project to make it better for our community!

We propose a win-win solution that allows for a viable studio without undue burden on the community, and we need your help to right-size the project.

To make your voice heard, call in to the City's virtual public hearing on **MAY 15 AT 9:30 a.m** and share your concern about the project's size and impact. Call 213-338-8477, Meeting ID 873 7140 6111# or use this Zoom invite: <https://tinyurl.com/TVCMay15> passcode 13996

Thank You!

Danielle Peters & Shelley Wagers, Co-chairs
Neighbors for Responsible TVC Development

Reminder! Join us tonight at 7 PM on Zoom

Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Wed, May 8, 2024 at 12:09 PM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Bcc: 



Dear Friends and Neighbors,

REMINDER!

Tonight, our group is hosting a Zoom meeting to discuss the latest developments surrounding the proposed Television City expansion – the former CBS Studios, at Beverly and Fairfax – and you're invited!

Date: May 8th, 2024

Time: 7 PM

Registration and Zoom link: <https://tinyurl.com/FixTVCZoomMay8>

Sincerely,

Danielle Peters & Shelley Wagers
Co-Chairs, Neighbors for Responsible TVC Development

Protect our community! Join the virtual public hearing on 5/15 at 9:30AM to express your opposition to the Television City studio expansion

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>

Fri, May 10, 2024 at 2:37 PM

Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>

To: 



May 15, 9:30 AM

Join the City's virtual hearing on the Television City Studio Expansion Project

Dear Neighbors,

On Wednesday, May 15 at 9:30 AM, the City of Los Angeles Planning Department will hold a virtual public hearing about the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax.

The main purpose of the hearing is to collect feedback from the public, and we urge you to call in and speak about the impacts of this massive project on our community.

To join the meeting:

Call 1-213-338-8477
Meeting ID: 873 7140 6111#

or

Click here: [Zoom Webinar](#)
Passcode Required: 139966

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

The proposed Television City studio expansion project is way too big. It will generate more traffic gridlock and will have an enormous impact on our community

It would be twice the size of the Beverly Center!

**THE TELEVISION CITY
EXPANSION IS TOO BIG!**

2X THE SQ FEET & HEIGHT AS THE BEVERLY CENTER

URGENT: ZOOM PLANNING HEARING ON
MAY 15 AT 9:30 AM

**CALL IN AND EXPRESS YOUR CONCERNS.
THE HEARING WILL LAST SEVERAL HOURS.**

CLICK FOR MEETING LINK

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. It has been advertised as a world class studio. In reality, the new development would be a massive office complex with a small studio attached.

While some of the TVC office space is designated for studio use, 550,000 square feet is general office space that has no relation to production. This community does not need a huge office complex and should not bear the burden of the added disruption and congestion it will cause.

The developer made some positive changes in their April 2024 revision, but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response times, and our cherished historic neighborhoods.

Please join your neighbors at Wednesday's virtual hearing to express your opposition to this project and protect our community!

Thank you,

Danielle Peters & Shelley Wagers

Co-Chairs, Neighbors for Responsible TVC Development

Copyright © 2024 Neighbors for Responsible TVC Development. All rights reserved.

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

[View email in browser](#)

Neighbors for Responsible Television City Development · 8023 Beverly Blvd Ste 1 · Los Angeles, CA 90048-4523 · USA
[update your preferences](#) or [unsubscribe](#)



Protect our community! Please join Wed May 15 9:30AM virtual public hearing to express your opposition to the Television City studio expansion project

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>

Sat, May 11, 2024 at 11:49 AM

Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>

To: [REDACTED]

[View this email in your browser](#)

BEVERLY FAIRFAX

COMMUNITY ALLIANCE

May 15, 9:30 AM - Join the City's Virtual Hearing on Television City Studio Expansion Project

Dear Neighbors,

On Wednesday, May 15 at 9:30 AM, the City of Los Angeles Planning Department will hold a virtual public hearing about the redevelopment of Television City, the former CBS Studios, at Beverly and Fairfax.

The main purpose of the hearing is to collect feedback from the public, and we urge you to call in and speak about the impacts of this project to our community.

To join the meeting:

Call 1-213-338-8477

Meeting ID: 873 7140 6111#

or

Click here: [Zoom Webinar](#)

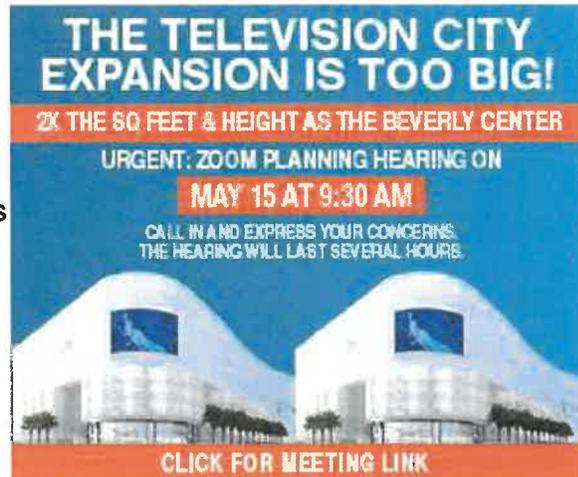
Passcode Required: 139966

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to “raise your hand” virtually following staff calling the item.

The proposed Television City studio expansion project is way too big, will generate more traffic gridlock, and will have an enormous impact on our community.

It would be twice the size of the Beverly Center!

The developer, Hackman Capital, has presented a 1.7 million square foot studio project which is just 25% studio and 75% office compound. It has been advertised as a world class studio. In reality, the new development would be a massive office complex with a small studio attached.



While some of the TVC office space is designated for studio use, 550,000 square feet is general office space that has no relation to production. This community does not need a huge office complex and should not bear the burden of the added disruption and congestion it will cause.

The developer made some positive changes in their April 2024 revision, but still kept 92.5% of their square footage. This slight reduction does little to minimize the alarming impact on traffic, infrastructure, emergency response, and our cherished historic neighborhoods.

Please join your neighbors at Wednesday's virtual hearing to express your opposition to this project and protect our community!

Thank you

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



Copyright © 2024 Beverly Fairfax Community Alliance, All rights reserved.

You are receiving this email because you opted in via our website.

Our mailing address is:

Beverly Fairfax Community Alliance
8023 Beverly Blvd Ste 1 # 504
Los Angeles, CA 90048-4523

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



TODAY at 9:30! Join the virtual hearing on the Television City studio expansion

Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Wed, May 15, 2024 at 7:30 AM

To: Neighbors For Responsible TVC Development <neighborsforresponsibletvc@gmail.com>

Bcc: [REDACTED]



REMINDER: Join the City's virtual hearing on the Television City studio expansion project TODAY at 9:30 AM!

Today is the day! Join the virtual public hearing at 9:30 AM to tell the City of Los Angeles Planning Department that the Television City redevelopment project is too big for our community.

To join the meeting:

Option 1

Call 1-213-338-8477

Meeting ID: 873 7140 6111#

Option 2

Click here: [Zoom Webinar](#)

Passcode Required: 139966

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

See below for potential talking points and issues to address. Please voice any additional concerns you may have as well. Join us in speaking out on behalf of our community!

The Project is Too Big

- The project is simply too big
- It is twice the size of the Crypto.com arena and the Beverly Center
- The tallest building, at 225 feet, would be 100 feet taller than any other structures in the area.

Traffic Impacts for Years

- A project of this size and scope will bring severe traffic impacts to an already overburdened area
- Large construction equipment will clog roads.
- Using alternative means of transportation, like public transit, is unrealistic at this time, and employees who depend on major streets would rely on cutting through residential neighborhoods to find parking and shortcuts.
- I'm concerned about the impact this will have on our safety and quality of life.

Disruptive 20-Year Construction Timeline

- The construction window is 20 years, which will have long-term disruptive impacts.
- I'm concerned about the environmental repercussions of a project of this magnitude.

- With emission-producing trucks constantly transporting dirt, waste, and hazardous materials over a 20-year construction timeline, it's inevitable that the environment and quality of life in Beverly Fairfax will be negatively impacted.

Impacts on Emergency Response Times

- I'm concerned about the impacts this project will have on emergency response times.
- Our neighborhood is already overburdened and the existing infrastructure isn't adequate to support a development of this scale.
- Hackman has said traffic and project uses will impact response times for fire, medical and police response – and, the project will only increase the demand for these services.

Office Space vs. Studio Space

- The proposed project is 25% studio and 75% office space.
- This includes 550,000 square feet of non-studio office space.
- Eliminating the surplus 550,000 square feet of offices would honor the developer's stated intention to revitalize the studio and also their commitment to "being a good neighbor for the long-term."

Special Events and Helipad Use

- As proposed, there are no limits on "special events" or helipad use, which could be very disruptive to the community.

Thank you again, and we hope to hear from you soon!

Danielle Peters & Shelley Wagers
Co-Chairs, Neighbors for Responsible TVC Development

TVC 2050 - Let your voice be heard

Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Reply-To: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
To: [REDACTED]

Tue, May 21, 2024 at 10:59 AM

[View this email in your browser](#)



BEVERLY FAIRFAX
COMMUNITY ALLIANCE

Dear Neighbors,

Upset about the massive scale of the proposed Television City redevelopment project and the traffic nightmare it will bring?

[CLICK HERE](#) to let the Council office and Planning Department know how you feel!

On Wednesday, the City of Los Angeles held its first of several hearings to consider the proposal to redevelop the Television City property at Beverly and Fairfax. We sincerely thank all those who called into the meeting and offered public comment against this enormous project.

At that meeting, Planning Department officials said they understood that not everyone in the community would be available to participate in

a daytime meeting, and so they *encourage you to send in comments about the project*. Those comments will be treated the same by the Planning Department as any comment given at the hearing.

Here's your chance to let them know how you feel about TVC 2050.

CLICK HERE to send them a letter expressing your concerns. Even if you spoke at the hearing last week, we would ask for you to also send in letter.

Thank you,

Beverly Fairfax Community Alliance

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.



Copyright © 2024 Beverly Fairfax Community Alliance. All rights reserved
You are receiving this email because you opted in via our website.

Our mailing address is:

Beverly Fairfax Community Alliance
8023 Beverly Blvd Ste 1 # 504
Los Angeles, CA 90048-4523

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



TVC 2050: submit a letter to make your voice heard!

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
To: [REDACTED]

Thu, May 23, 2024 at 8:59 AM



Dear Neighbors,

Upset about the massive scale of the proposed Television City redevelopment project and the traffic nightmare it will bring?

CLICK HERE to let the Council office and Planning Department know how you feel!

On Wednesday May 15th, the City of Los Angeles held its first of several hearings to consider the proposal to redevelop the Television City property at Beverly and Fairfax. We sincerely thank all those who called into the meeting and offered public comment against this enormous project.

At that meeting, Planning Department officials said they understood that not everyone in the community would be available to participate in a daytime meeting, and they *encourage you to send in comments about the project*. Those comments will be treated the same by the Planning Department as any comment given at the hearing.

Here's your chance to let them know how you feel about TVC 2050.

CLICK HERE to send them a letter expressing your concerns. Even if you spoke at the hearing last week, it would help our cause to send in a letter as well!

Thank you,

Danielle Peters & Shelley Wagers

Co-Chairs, Neighbors for Responsible Television City Development

Copyright © 2024 Neighbors for Responsible TVC Development. All rights reserved.

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

[View email in browser](#)

Neighbors for Responsible Television City Development · [8023 Beverly Blvd Ste 1](#) · [Los Angeles, CA 90048-4523](#) · [USA](#)
[update your preferences](#) or [unsubscribe](#)

9 Community Groups and Businesses Appeal Television City (TVC 2050) Expansion

Big news!

Nine community groups and local businesses in the Beverly Fairfax neighborhood have filed appeals with the City of Los Angeles Planning Department about the Television City project, known as TVC 2050.

Since it was first proposed, this massive expansion project has raised serious concerns among local residents, businesses, and community groups.

The following community organizations filed appeals with the City opposing the project: **Beverly Wilshire Homes Association, Fix the City, Miracle Mile Residents Association, Neighbors for Responsible TVC Development, Park La Brea Impacted Residents Group, and Save Beverly Fairfax.**

The following businesses also filed appeals: **A.F. Gilmore Company (owners of The Original Farmers Market), Broadcast Center Apartments and Caruso’s The Grove shopping center.**

Additionally, the group Neighbors for Responsible Television City Development recently delivered to LA City Councilmember Katy Yaroslavsky more than 2,200 signed petitions, collected by hand, from local residents opposing the size and scope of the project.

Hackman Capital’s TVC 2050 proposal would make the Television City property twice the size of the Staples Center, with an office tower 100 feet taller than any other structure in the surrounding community, and would add 550,000 of general, non-studio office space on the property. The additional office workforce would also add crushing traffic to an already congested area of Los Angeles. The project has a 20-year construction timeline, with 20-ton trucks conducting more than 100,000 trips driving through and polluting the community.

Protect your community! Visit www.fixtvc.org to learn more about this project.

Take action! Email Councilmember Katy Yaroslavsky and the Planning Department sharing your concerns: Councilmember.Yaroslavsky@lacity.org

COMMUNITY GROUPS & BUSINESSES UNITED



Fix The City – Los Angeles

From: Beverly Fairfax Community Alliance <info@beverlyfairfaxcommunityalliance.org>
Date: Monday, June 24, 2024 at 9:30 AM
To: <undisclosed-recipients:;>
Subject: 9 Community Groups and Businesses Appeal Television City Project

For Immediate Release

Contact: info@BeverlyFairfaxCommunityAlliance.org

9 Community Groups and Businesses Appeal Television City Project

Los Angeles – Nine community groups and local businesses in the Beverly Fairfax neighborhood have filed appeals with the City of Los Angeles Planning Department, challenging the City’s Advisory Agency’s May 28, 2024 approval of the Vesting Tentative Tract Map (“VTTM”) and related certification of the Final Environmental Impact Report (“EIR”) for the TVC 2050 Project.

Since it was first proposed, this massive expansion project has generated significant opposition from local residents, businesses, and community groups.

The following community organizations, members of the Beverly Fairfax Community Alliance, filed appeals with the City opposing the project: Beverly Wilshire Homes Association, Fix the City, Miracle Mile Residents Association, Neighbors for Responsible TVC Development, Park La Brea Impacted Residents Group, and Save Beverly Fairfax. The following businesses also filed appeals: A.F. Gilmore Company, Broadcast Center Apartments and Caruso’s The Grove shopping center.

Leading land use attorneys from Loeb & Loeb; Latham & Watkins; Carstens, Black & Minter; Sheppard, Mullin, Richter & Hampton and Collaborate prepared these appeals on behalf of several organizations and businesses.

Additionally, the group Neighbors for Responsible Television City Development recently delivered to LA City Councilmember Katy Yaroslavsky more than 2,200 signed petitions, collected by hand, from local residents opposing the project.

Hackman Capital’s TVC 2050 proposal would make the Television City property twice the size of the Staples Center arena, with an office tower that would be 100 feet taller than any other structure in the surrounding community, and add 550,000 of general, non-studio office space on the property. The additional office workforce would also add considerable traffic to an already congested area of Los Angeles. The project has a 20-

year construction timeline, with 20-ton trucks conducting more than 100,000 trips driving through and polluting the community.

The various appeals cite conflicts with the existing general and specific plan for this location; concerns with transparency, disclosure and other issues with the City's process; how the project is out of scale with the surrounding community; the addition of a massive general office complex that has no specific studio use; causing traffic gridlock; creating significant air pollution; impacts to emergency response; a 20-year construction timeline that will disrupt the neighborhood; and violations of the California Environmental Quality Act.

Commenting on the significant community opposition to the TVC 2050 project, Neighbors for Responsible TVC co-chairs Danielle Peters and Shelley Wagers said: "Despite our support for revitalizing the historic studio, the TVC 2050 project remains deeply unpopular in the Beverly Fairfax community. It would be twice as big as the Staples Center arena, with over 500,000 square feet of general office space, creating endless traffic gridlock. Its Specific Plan and 20-year construction timeline are a blank check. TVC needs to be refocused and downsized, and the City needs to review it properly."

Diana Plotkin, President of the Beverly Wilshire Homes Association, said: "The community has filed nine compelling appeals about the many negative impacts the Television City project will bring to the Beverly Fairfax neighborhood. It is our hope that the Developer, City Staff and our Council Member will support us in making the needed reductions to the project to make it compatible with the historic Beverly Fairfax neighborhood. If not, we will need to consider other options including litigation, action at the ballot box, or even a possible referendum."

All nine appeals are available for download here:

https://drive.google.com/drive/folders/1x0BZg3ruQl6wFB0QScPfYNp7MAuBqTy8?usp=share_link

In the months ahead, these community organizations and businesses, among others, will continue to advocate for the City to amend this massive development that will bring many negative impacts to the Beverly Fairfax community.

—

Excerpts from the appeals below:

In its [appeal](#), Neighbors for Responsible Television City Development states: “Many of the objections we have regarding this Project stem from size, Project Description, and the lack of required transparency in the administrative processes.”

In addition, Neighbors for Responsible Television City Development states: “The residential neighborhoods surrounding TVC are unsuitable for a project with the density of a studio PLUS an office park. An Office Park component *in addition to* an updated, modern, and efficient operational studio is just too much. Of course, we are assuming that the Applicant is actually proposing a Studio. Project uses in the Project Description are interchangeable throughout the site in the EIR ...”

In its [appeal](#), the Miracle Mile Residents Association wrote that “The EIR conceded that the Fire Department would be unable to service TVC2050, so the Applicant responded that the buildings on-site would have extra fire suppression systems. But emergencies aren’t just fires, and they are not confined to the lot. Emergencies are accidents, injuries, and 911 calls in a very dense neighborhood. Increased fire suppression equipment on the lot itself doesn’t resuscitate neighbors or get them to the hospital in an emergency. Ambulances and Paramedics — operated by the Fire Department — get caught in gridlocked traffic just like the rest of us, and can’t access side streets, either, thanks to the prevalence of driving software. The Applicant’s solution to traffic just doesn’t work and isn’t safe.”

In its [appeal](#), Park La Brea Impacted Residents Group, representing residents in the Park La Brea apartment community, wrote that they “remain concerned that the development of the Project authorized by the VTTM will have adverse impacts on the community. These impacts were obscured by an impermissibly opaque administrative process that prevented the full disclosure of Project details and intentions and their likely impacts, thereby preventing full environmental analysis and the mitigation of those likely impacts.”

In its [appeal](#), the Beverly Wilshire Homes Association wrote that it “appreciates the goal of modernizing Television City’s production facilities but asserts that the City’s administrative process has lacked the transparency required for full community understanding and the mitigation of impacts on that community. Notably, the Specific Plan was not even available for public review until nearly two years after the completion of the draft EIR. The EIR claimed impacts of the Project would be mitigated by the design and other standards included in the Specific Plan, but those standards were not made public during the EIR comment period.”

In its [appeal](#), Fix the City wrote: “The City has provided no stable information as to what the project is in the EIR or as part of the tract map, has changed the project multiple times, releasing modified plans and documents, yet still fails to provide enough detail on the project for the community and the Advisory Agency to know whether the site is physically suitable for the proposed development – or even what the proposed development is.”

In its [appeal](#), Save Beverly Fairfax wrote: “Many of the objections we have regarding this Project stem from the lack of required transparency in the administrative processes, with a project that has been a moving target that does not disclose the full costs of this development on the surrounding community....Further, what has been disclosed regarding this Project shows that it is far oversized for the site and for the surrounding residential community.”

In its [appeal](#), AIR Communities, which owns the adjacent Broadcast Center Apartments and nearby Palazzo West, Palazzo East and the Villas at Park La Brea apartments, wrote that the project’s Final EIR is unlawful. “Specifically, (a) the project description continues to be neither accurate, finite nor stable, (b) even if the revised project description was accurate, finite and stable, the Draft EIR must be fully revised and recirculated, (c) the FEIR failed to adequately respond, or in some cases respond at all, to many of the technical issues raised in the DEIR Comment Letter, and (d) the text of the current draft of the Specific Plan is problematic in numerous respects.”

In its [appeal](#), Caruso’s The Grove shopping center located adjacent to the TVC 2050 project wrote: “An EIR must inform the public of what the Project actually is, the Project’s significant impacts, and the feasible mitigation measures or alternatives that avoid or reduce these impacts. The Final EIR falls short of those mandates, failing even to meet the most basic requirement of describing the Project. The Final EIR lacks crucial data, analyses, and mitigation measures that should have been included across all technical sections. These errors are compounded by the alleged approval of a map that is not consistent with the ‘project’ the EIR assessed.”

In its [appeal](#), The A.F. Gilmore Company, which owns and operates The Original Farmers Market adjacent to the TVC 2050 project, wrote that the City’s Deputy Advisory Agency improperly “evaluated the Project against the Applicant’s requested – but not adopted – proposed planning and zoning amendments rather than against ‘applicable’ General and Specific Plans as required by Government Code Section 66474.... Because of the Project’s numerous inconsistencies with applicable general and specific plans, California Government Code Section 66474 mandates that the tentative map be disapproved.”

The Beverly Fairfax Community Alliance was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

###

SAVE THE DATE - City Planning Commission Hearing on Television City is September 12!

Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
Reply-To: Neighbors for Responsible Television City Development <neighbors@fixtvc.org>
To: [REDACTED]

Tue, Aug 20, 2024 at 10:29 AM



Dear Neighbor,

Thank you for your support over the past two years in the campaign to right-size the proposed Television City redevelopment at Beverly and Fairfax. Our work is not done. As it stands, this massive project will devastate traffic, infrastructure and emergency response for decades to come.

The "revised" project would still create a development twice the size of the Beverly Center and the Crypto.com arena. **The project must be scaled back – and we need your help to make this happen.**

On Thursday, September 12 the Los Angeles City Planning Commission will hold a hearing on the Television City project. **Everything we've done has been building up to this day.** We hope you will join us at City Hall to make your voice heard and stand up for our community. See below for additional details and please invite any family, friends and neighbors who would be willing to spend the day helping to get the City to right-size this project.

City Planning Commission Hearing Information

Thursday, September 12, 2024

8:30 AM

Los Angeles City Hall, Room 304

[200 North Spring Street](#)

[Los Angeles, CA 90012](#)

We will meet at The Original Farmers Market at 7 AM on the 12th and will provide transportation to and from downtown on air-conditioned motor coaches, along with breakfast and lunch.

Please make every effort to join us! It's crucial that we show the City that our concerns are widely shared by the community. Please [click here](#) to RSVP for the hearing, so that we can keep you updated on any changes and provide specifics on parking (validation will be provided by the Farmers Market) and the day's agenda.

Thank you,

Neighbors for Responsible TVC Development

Copyright © 2024 Neighbors for Responsible TVC Development. All rights reserved.

Paid for by the Beverly Fairfax Community Alliance, which was started by The Original Farmers Market and The Grove in August 2022, and partners with community organizations, businesses and residents who are concerned about the proposed redevelopment of Television City.

[View email in browser](#)

Neighbors for Responsible Television City Development · 8023 Beverly Blvd Ste 1 · Los Angeles, CA 90048-4523 · USA
[update your preferences](#) or [unsubscribe](#)



Partly cloudy, with temps around 80

BEVERLY PRESS

INSIDE

• Beverly Hills free speech zones questioned pg. 5

• Jimmy McHugh doc premieres pg. 9

Volume 34 No. 35

Serving Beverly Hills, West Hollywood, Hancock Park and Miracle Mile

August 29, 2024

Housing department says Beverly Hills violated law

■ Project appears to be 'barreling toward litigation'

BY TABOR BREWSTER

After the Beverly Hills City Council denied a 19-story mixed-use development with affordable housing from moving forward with its application, the city received a notice from the California Department of Housing and Community Development that its denial violated state housing laws. Additionally, developer Leo Pustilnikov's attorney Dave Rand said the developer is now strongly considering litigation against the city.

"HCD hereby notifies the city that its failure to accept the application for processing is in violation of state housing law," the state wrote on Aug. 22.

The letter also urged the city to allow the project to move forward with its application "without further delay."

The city has until Sept. 20 to submit a response to the state.

"HCD will consider any written



rendering courtesy of Ottinger Architects

The city may be forced to allow a 19-story mixed-use building at 125-129 S. Linden Drive.

response before taking further action authorized by Government Code section 65585, subdivision

See **Beverly Hills** page 25

8850 Sunset project narrowly OK'd in WeHo

■ Council approves Viper Room development

BY RANCE COLLINS

After more than four hours of public input and deliberation, the West Hollywood City Council approved the controversial 8850 Sunset Blvd. project in a 3-2 vote on Aug. 26. The development will replace the block of one-and-two story storefronts, which includes the famed Viper Room, with a mixed-used hotel, residential units, restaurant and retail space.

"We have a development team that is game to help beautify what is frankly dilapidated buildings and a rundown historic music venue and bring it back to life," Mayor John Erickson said.

"This area of Sunset has long been ready for improvements and the approved project will energize this area for decades to come," Vice Mayor Chelsea Byers said.

"New affordable housing units and opportunities for the entire community to benefit are ample and there are enough flexible spaces in the design to meet ongo-

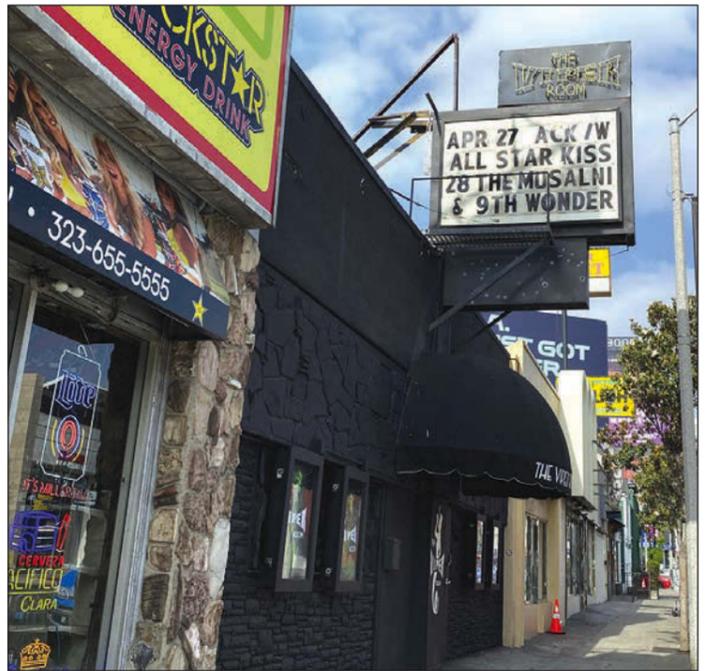


photo by Rance Collins

The current Viper Room will be leveled, and a new Viper Room will be included in the 8850 Sunset Blvd. development.

ing market demands. As a neighbor to the area, I am excited to see the way the Sunset Strip continues to evolve with the times and dream up new ways to excite our

imaginations and support our city."

The project has been in the planning stages for years, and var-

See **Viper Room** page 25

Bike lane controversies plague WeHo street plan

■ Residents object to potential loss of parking

BY RANCE COLLINS

Proposed bike lanes are causing consternation among some West Hollywood residents. On Aug. 22, the city hosted a meeting to review parking considerations for a planned streetscape redesign for

Vista and Gardner streets. The loss of 56% of street parking spaces was of specific concern to residents.

Attempts to reduce vehicular traffic and encourage alternative transportation has been an uphill battle for the West Hollywood City Council, which has approved various programs that would increase bike lanes and pedestrian-friendly spaces. But while the approved redesign of Vista and Gardner streets, as well as Willoughby

Avenue, would widen sidewalks, some community members take issue with other implementations for a "people friendly" redesign - particularly the e-scooter sharing program and parking reductions.

"About 100 residents filled the [meeting] and made it very clear that now they understand the project, they care and they are overwhelmingly against the plans," resident George Nickle said.

Mayor John Erickson said that he wanted "to know what the residents of Gardner think, and not individuals who are trying to turn this into a political issue."

"Sadly, it is election season, and there are a few candidates and individuals that would like to rile up the neighbors with mistruths," he said.

Erickson added that new redesigns are in the works to help minimize parking loss.

"The city will be able to give a dedicated parking district to the residents of Gardner, so they don't have to worry about losing parking at night," Erickson said. "Anyone that would like to know what's actually happening can give me a call and I'll talk to them one on one, and we'll make sure that their needs are heard."

See **WeHo** page 26



photo by Jon Viscott

Roughly 100 residents attended an Aug. 22 meeting regarding parking changes for the Gardner/Vista/Willoughby bike lane project.



photo courtesy of the 2nd District council office

Authorities displayed photos of stolen copper wire that thieves turned in as scrap metal.

Copper wire theft energizes city's search for solutions

■ Council examines more use of solar power in streetlights

BY EDWIN FOLVEN

The Los Angeles City Council approved a motion on Aug. 27 seeking information on potentially converting streetlights to solar power as a response to copper wire thefts, which are becoming

more frequent.

The motion put forth by Councilmembers Heather Hutt, 10th District, and Katy Yaroslavsky, 5th District, was approved on the same day that City Council President Paul Krekorian joined LAPD officials at a press conference to announce a crackdown on copper wire thieves and a series of arrests. Krekorian said copper wire theft

See **Wire theft** page 26

DORDICK LAW CORPORATION
Established in Beverly Hills since 1987

Toll Free: 800.555.5595
DORDICKLAW.COM
Ethics • Civility • Results

Dylan Dordick Gary A. Dordick Nava Dordick Michelle Dordick Taylor Dordick

Catastrophic Injury & Wrongful Death Cases for Plaintiffs Only



photo by Tabor Brewster

Water rushed down South Hamilton Drive near La Cienega Boulevard on Aug. 21 as crews worked to locate and repair the pipe.

Metro work identified as cause of Beverly Hills street flooding

BY TABOR BREWSTER

After a water main below the surface of the 100-200 block of South Hamilton Drive burst on the morning of Aug. 21, the city of Beverly Hills said this week that Metro construction accidentally caused the leak.

"The cause of the leak was a [Metro] construction defect and the city is working with Metro's contractor to resolve the issue so it does not occur in the future," Beverly Hills Public Information Manager Lauren Santillana said.

The leak caused water to inundate South Hamilton Drive for approximately two hours. Residents rushed to their cars to relocate them as water reached as far as some ground-floor entryways. Crews from the Beverly Hills Department of Public Works and Metro arrived on the scene quickly to locate the leak. BHPD traffic officers shut down the street between Wilshire Boulevard and Gregory Way as

crews stopped the leak and excavated a large portion of the street to make a repair.

"While working to restore utilities at the future Wilshire/La Cienega Station on the first section of Metro's D Line Subway Extension Project, a contractor reported a waterline leak while tying in the existing waterline to the newly constructed waterline," Metro spokesman Dave Sotero said. "The construction team was successful in resolving the issue by using multiple pumps to divert water into the city of Beverly Hills' storm drain system. There was no threat to public safety or other station construction impacts as a result of this incident."

Nearby, Metro continued work on the Wilshire/La Cienega subway station, as part of the D Line Extension Project. The contractor for the portion of the project is Skanska-Traylor-Shea, a Joint Venture. The station is expected to open in late 2025.

BHPD gala to be held on Sept. 26

The Beverly Hills Police Gala is set for Thursday, Sept. 26, honoring officers from the city. Cocktails and hors d'oeuvres will kick off the event, followed by dinner, awards and a live auction. Individual tickets start at \$500. Proceeds benefit the Beverly Hills Officers

Benevolent Fund. For information about the nonprofit, visit bhpoa.org or call (310)550-4551.

The gala will be held at Espelette in the Waldorf Astoria Beverly Hills, 9850 Wilshire Blvd. For tickets and information, visit e.givesmart.com/events/t17.

'A Woman Named Gloria'

Josefina López's "A Woman Named Gloria" runs from Friday, Aug. 30, through Sunday, Oct. 6, at the CASA 0101 Theater. The production tells the story of the late Gloria Molina, who served in President Jimmy Carter's White House administration as Deputy for Presidential Personnel and was the first Latina woman to be elected as a member of the California State Assembly. Molina was also the first Latina elected to the Los Angeles City Council and Los Angeles County Board of Supervisors. Showtimes are at 8 p.m., Friday and Saturday; 3 p.m., Sunday. Tickets are \$25. 2102 E. First St. (323)263-7684, casa0101.org.



Jennifer Holliday

Catalina Jazz Club welcomes Grammy and Tony Award-winner Jennifer Holliday to the stage from Friday, Aug. 30, through Sunday, Sept. 1. Star of "Dreamgirls, the Musical," Holliday marks her first performances at the Catalina Jazz Club. The intimate concerts follow her two-week residency at Café Carlisle in New York City, which showcased her sentimental side. The Broadway icon interprets the Great American Songbook with passion and soulful flair. Showtimes are 8:30 p.m., Friday and Saturday, 7:30 p.m., Sunday. Dinner service begins at 7 p.m. on Friday and Saturday, 6 p.m. on Sunday. Tickets start at \$65. 6725 W Sunset Blvd. CatalinaJazzClub.com.



'God Will Do The Rest'

Artists at Play joins the Latino Theater Company to present "God Will Do The Rest" running from Saturday,

CALENDAR

Aug. 31, through Sunday, Sept. 29, at the Los Angeles Theatre Center. A follow-up collaboration to last year's production of "This Is Not a True Story," the world premiere of "God Will Do The Rest," written by Nicholas Pilapil and directed by Fran de Leon, is a warm, funny new play about a multigenerational Filipino American household. Two \$10 previews take place on Aug. 29-30 at 8 p.m. Regular showtimes are at 8 p.m., Thursday through Saturday, 4 p.m., Sunday. Tickets start at \$10 except opening night, which is \$75 and includes a reception. 514 S. Spring St. (213)489-0994, latinotheaterco.org.

Japanese Car Cruise-In

The Petersen Automotive Museum is holding the annual Japanese Car Cruise-In on Sunday, Sept. 1, from 8-11 a.m. Immerse yourself in the ultimate celebration of Japanese automotive culture and enjoy a stunning collection of vehicles including rare classics and the latest innovations. Talk to owners about their experiences and learn about the cars. Coffee and bagels are complementary to all attendees. General admission is \$25. 6060 Wilshire Blvd. petersen.org/events/japanese-car-cruise-in-2024.

Holocaust talk

Holocaust Museum Los Angeles is holding an online Survivor Talk with Jacob Eisenbach on Sunday, Sept. 1, at 3 p.m. Eisenbach and his brother spent the first four years of the war in the Łódź Ghetto until they were deported in 1944. They were then forced to work for the Germans in munitions factories. holocaustmuseumla.org/event-details/virtual-sunday-survivor-talk-with-jacob-eisenbach.

Classical concert

Conductor Gustavo Dudamel leads the LA Phil in "Carmen and Carnival" on Tuesday, Sept. 3, and Thursday, Sept. 5, at 8 p.m. at the Hollywood Bowl. Experience two nights of pure whimsy as Dudamel leads "Carnival of the Animals." Brother-sister piano

duo Sergio Tiempo and Karin Lechner march with lions and waltz with elephants in the playful and imaginative suites by Saint-Saëns. Operalia prize-winner Rihab Chaieb transports the audience to Seville's sensuous town square between two enchanting showcases of symphonic Spanish dances by Roberto Sierra. Tickets start at \$61. 2301 Highland Ave. laphil.org.

'Freedom at the Moulin Rouge'

MUSE/IQUE presents "Freedom at the Moulin Rouge: A Las Vegas Civil Rights Story" led by artistic and music director Rachael Worby on Wednesday, Sept. 4, and Thursday, Sept. 5, at 7:30 p.m. at the Skirball Cultural Center. Featuring Kenton Chen, LaVance Colley, Ashley Faatoalia, Jabu Graybeal and Crystal Starr, the production is an incredible story about the first fully integrated hotel and casino in the country. 2701 N. Sepulveda Blvd. muse-ique.com/freedom-at-the-moulin-rouge.

Music at the Bowl

Don't miss Trombone Shorty, Big Boi and Danielle Ponder performing on Wednesday, Sept. 4, at 8 p.m. at the Hollywood Bowl. Grammy-winning horn player Trombone Shorty puts a New Orleans spin on everything he plays, delivering an explosive performance blurring the lines between funk, jazz and R&B. Big Boi made history as half of OutKast. Opener Danielle Ponder mixes pop, R&B, blues and rock. Tickets start at \$72. 2301 Highland Ave. laphil.org.

Open-Door Playhouse

Open-Door Playhouse will debut the new play "He/She/Us" starting on Wednesday, Sept. 4. The production is part of a series of short plays in podcast form. The cast includes Ivy Jane and Matthew Scott Montgomery. Astrid meets Paolo for the first time in almost a year after they have broken up. Listening is free, donations requested. opendoorplayhouse.org.

THE MUSIC MINUTE

Chinese Acrobats of Hebei

The Chinese Acrobats of Hebei are a multi-talented troupe that features such unique acts as Chinese Poles, Foot Juggling, Towering Chair Balance, and more - All paired with unbelievable martial arts. A beautiful oriental soundtrack drives each jaw-dropping act. This sets an exotic tone for the production. With stunning costumes and props that create a kaleidoscope of color, the Chinese Acrobats of Hebei create a definite "wow" factor for the audience.

SABAN THEATRE

September 27, 2024

Doors 6pm. Show 8:00pm.

8440 WILSHIRE BLVD, BEVERLY HILLS, CA

FOR DETAILS ON THESE GREAT SHOWS AND MORE - VISIT WWW.WHEREMUSICMEETSTHE SOUL.COM
TICKETS AVAILABLE ONLINE THROUGH AXS.COM, OR BY PHONE AT 888-645-5006

WE NEED YOUR TREASURES!

For Over 43 Years Buyer & Seller Of:
GOLD • SILVER • PLATINUM
RARE OLD COINS
JEWELRY • FINE TIME PIECES

Gold & Diamond Exchange

At Your Service! Google Us!

(310) 478-3077

11544 W. Pico Blvd. Los Angeles, CA 90064

(Between Sawtelle & Barrington)

IMPORTANT CITY HEARING
SEPTEMBER 12, 8:30 AM
ON THE MASSIVE TELEVISION CITY PROJECT



**THE TV CITY PROJECT IS NOT
 FOR BEVERLY FAIRFAX**

**TOO BIG
 FOR OUR
 COMMUNITY!**

2X THE DENSITY AND
 2X AS TALL AS THE
 BEVERLY CENTER

**MORE
 GRIDLOCK!**

8,000 PROJECTED
 DAILY WORKERS,
 5,300-SPACE
 PARKING STRUCTURE

**DUMP TRUCKS
 FOR YEARS!**

120,000 TRIPS BY
 DUMP TRUCKS, FOR
 EXCAVATION ALONE

**LONG-TERM
 CONSTRUCTION
 IMPACTS!**

CONSTRUCTION TO
 LAST FOR UP TO 20
 YEARS

ATTEND THE LA CITY PLANNING COMMISSION HEARING

LA CITY HALL, ROOM 304
 200 N SPRING STREET, LOS ANGELES, CA 90012

RSVP AT **[HTTPS://TINYURL.COM/SEPT12TVCMEETING](https://tinyurl.com/sept12tvcmeeting)**

TRANSPORTATION AND MEALS PROVIDED WITH RSVP



TELL THE CITY TO FIX THE TVC 2050 REDEVELOPMENT

(FORMER CBS STUDIOS AT BEVERLY & FAIRFAX)



SCAN TO LEARN MORE

OR VISIT **www.beverlyfairfaxcommunityalliance.org**

PAID FOR BY THE BEVERLY FAIRFAX COMMUNITY ALLIANCE



photo by Edwin Folven

The robbery occurred shortly after 4 a.m. near Lexington and Cherokee avenues.

Victim shot during robbery attempt in Hollywood

BY EDWIN FOLVEN

A man was shot and injured around 4:10 a.m. on Aug. 22 in Hollywood in what police described as a robbery attempt.

The victim was walking in the 1200 block of North Cherokee Avenue near Lexington Avenue when he was approached by three men. A resident called police after hearing people arguing followed by a gunshot, Los Angeles Police Department spokesman Charles Miller said.

Officers from the Hollywood Division arrived and found the injured victim. Miller did not

know if anything was stolen. The victim was taken to a hospital and treated for non-life-threatening injuries.

The suspects fled by the time officers arrived. The victim described the assailants as two Black men and one Hispanic man. One of the men was armed with a semi-automatic pistol, Miller said. They fled in a gray sedan.

The case is being investigated by the LAPD's Robbery-Homicide Division. Anyone with information is urged to call detectives at (213)486-6840. During weekends and off-hours, call the LAPD's hotline at (877)LAPD247.

Worker dies in construction site accident in Bel-Air

A construction worker was killed on Aug. 27 in a work-related accident on a residential property in Bel-Air, authorities said.

The Los Angeles Fire Department was called to a job site at 10663 W. Chalon Road at 10:10 a.m. and located the male victim on a dirt lot near a piece of construction equipment, described by the fire department as a skip loader and auger. The man was pronounced

dead at the scene.

The exact cause of the accident is undetermined. The Los Angeles County Office of Medical Examiner, which is investigating the death, identified the victim as Walter Lopez Gonzalez, 42, of Los Angeles. The California Division of Occupational Safety and Health is also investigating because the death occurred at a workplace, authorities said.

Suspect receives lengthy prison sentence for extortion scheme

A defendant was sentenced on Aug. 16 to 22.5 years in federal prison for extorting Koreatown karaoke businesses and physically attacking victims who refused to pay, including carjacking one victim after striking him with a baseball bat.

Daekun Cho, 39, was sentenced by United States District Judge Fernando L. Aenlle-Rocha, who also ordered Cho to pay \$240,167 in restitution and a special assessment of \$5,700. At the conclusion of a five-day trial, a jury on March 26 found Cho guilty of 55 counts of interference with commerce by extortion, one count of attempted interference with commerce by extortion and one count of carjacking.

From at least 2018 through his arrest in March 2023, Cho demanded "protection" money from karaoke businesses in Koreatown, as well as from drivers of "doumis" – or hostesses – employed by patrons of the karaoke establishments, authorities said. For example, in May 2021, when one of Cho's victims – a doumi driver – refused to pay him more

money, Cho and his accomplice waited for him in a parking lot and struck the victim with metal baseball bats. The suspects then stole the victim's minivan.

During a separate incident in July 2022, a different victim was dropping two doumis off at a karaoke bar in Koreatown when Cho – who appeared to have something in his pocket – approached the victim's car, opened the door with his sleeve so as to not leave fingerprints, got halfway inside the vehicle and told the victim that the company was not permitted to drop off doumis. As the victim drove away, the suspect fired gunshots, breaking the car's back window and injuring a doumi.

In January 2023, Cho assaulted another karaoke driver who for years had paid him in cash and then via Venmo. Cho began accepting electronic extortion payments during the COVID-19 pandemic. When the victim stopped paying, Cho assaulted the man, stole \$1,000 and threatened to kill him, authorities said.

Suspects sought for Rolex robbery on La Cienega

BY EDWIN FOLVEN

Detectives from the Los Angeles Police Department's Wilshire Division are investigating a robbery on Aug. 24 that occurred in the 400 block of North La Cienega Boulevard.

The robbery occurred around 2:25 p.m. in a parking lot. Two victims, one male and the other female, were returning to their vehicle when a group of suspects emerged from a vehicle parked next to them. One of the suspects pointed a handgun at the male victim and demanded his Rolex watch. The victim refused and the suspects shoved him to the ground and forcibly stole his watch. One of the suspects also pointed a gun at the female victim and stole a designer purse, police said. The male victim sustained a laceration and black eye during the robbery.

The suspects fled in a black Volkswagen Tiguan. Police determined it was a stolen car after the victims gave them the license plate. No description of the men was provided by police.

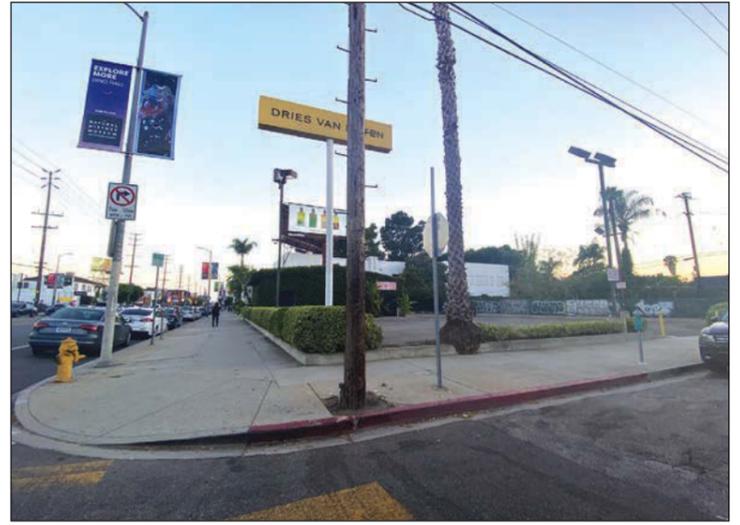


photo by Edwin Folven

The victims were robbed in a parking lot near La Cienega Boulevard and Rosewood Avenue.

Lt. Mark Ro, with the LAPD's Wilshire Division, said groups of suspects are actively driving around looking for people wearing Rolex watches and luxury jewelry and targeting them for robberies. He warned people to take caution when

wearing expensive jewelry in public. Anyone with information about the robbery is urged to call detectives at (213)922-8205 or (213)473-0476. During weekends and off-hours, call the LAPD's hotline at (877)LAPD247.

BHPD reminds drivers to stay sober or get pulled over

The Beverly Hills Police Department's Traffic Bureau will conduct a sobriety and driver's license checkpoint on Friday, Aug. 30, from 7 p.m.-2 a.m. near North Santa Monica Boulevard and Crescent Drive.

All traffic will pass through the checkpoint. Motorists will be stopped and contacted by uniformed officers, who check for alcohol and drug-impairment. Officers will also check to make sure all drivers have a valid license.

DUI checkpoint locations are determined based on data showing locations of impaired driving-related collisions. DUI checkpoints promote public safety by taking impaired drivers off the road, authorities said.

"Impaired drivers put others on the road at significant risk," BHPD Chief Mark G. Stainbrook said. "Any prevention measures that reduce the number of impaired drivers on our roads significantly improve traffic safety."

The BHPD reminds the public

that impaired driving is not just caused by alcohol. Some prescription medications and over-the-counter drugs may interfere with driving, and operating a motor vehicle under the influence of marijuana is illegal. Drivers charged with a first-time DUI face an average of \$13,500 in fines and a suspended license. Funding for the checkpoint comes from a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration.



D LINE SUBWAY EXTENSION PROJECT
Section 1 – Beverly Hills

We're building better transit from DTLA to the Westside.

August Updates

Civil restoration for the Wilshire/La Cienega Station continues with a work zone in the middle lanes of Wilshire Bl. Two lanes in each direction will be maintained during peak hours, but left turns are restricted at Tower Dr, Gale Dr and Hamilton Dr. This traffic control will be in place for 2 to 3 months.

Join us for the next community meeting.

WHEN

Wednesday, September 18, 2024, at 6pm

WHERE

Municipal Gallery at Beverly Hills City Hall
455 N Rexford Dr, Beverly Hills, CA 90210



213.922.6934
purplelineext@metro.net
metro.net/dline

First Amendment expert responds to free speech zones

■ Beverly Hills considers controversial approach

BY TABOR BREWSTER

At its Aug. 21 City Council meeting, the city of Beverly Hills considered adopting “free speech zones” – areas near city-hosted events where protestors and demonstrators would be able to express themselves on a first-come-first-serve basis.

According to a city staff report, the space would be limited and individuals would only be able to utilize the zone once per month. While the city has yet to implement or approve any such policy, the possibility has raised questions from residents and First Amendment experts.

“In America, every place is a free speech zone. You get to speak everywhere. Free speech is not something that is supposed to be separated off from everyone else and limited to certain times and places,” Loyola Law School professor Aaron Caplan said.

Caplan teaches constitutional law and civil procedure at Loyola Marymount. He was a staff attorney for the American Civil Liberties Union, where he litigated First Amendment cases. He said free speech zones are an exceptionally rare idea in the United States, where freedom of speech is federally protected by the First Amendment of the Constitution.

However, some universities have attempted to create free speech zones to mitigate the effects of student protestors. Free speech zones on college campuses have often resulted in law-

suits from groups like the ACLU and the Foundation for Individual Rights and Expression. According to FIRE, as of December 2018, 11 states have passed legislation that outlaws free speech zones on college campuses. California currently does not have any laws barring free speech zones at universities. Free speech zones have

“A free speech zone – it’s obviously about place, and it’s obviously about time and manner. But the question is, is it really neutral with regard to your speech?”

*-Aaron Caplan
professor
Loyola Law School*

also occasionally been put in place at political rallies and conventions in years past, such as both the Democratic and Republican National Conventions.

Free speech zones have been used outside the U.S. In 2008, the Chinese Communist Party established three free speech zones to allow protests during the 2008 Olympic Games in Beijing, where speech is usually heavily restricted.

However, it is unclear if any

municipality in the United States has ever enacted a similar policy on free speech zones, or whether it would be legal for Beverly Hills to do so. Caplan explained that the government is allowed to impose “time, place or manner” restrictions on speech, but not restrictions on content of speech.

“A great example is a noise ordinance,” Caplan said. “You can say whatever you want, but it can’t be over 75 decibels. Or it can’t be a certain distance of a school that’s in session, or a hospital. These are things about the time, place or manner of the speech and not about the substance of the speech.”

However, he said that to enforce a free speech zone during a city-hosted event, the city may run into many issues surrounding the content of the speech.

“A free speech zone – it’s obviously about place, and it’s obviously about time and manner. But the question is, is it really neutral with regard to your speech?” Caplan said. “Let’s say I am walking through the [Concours d’Elegance] car show and I have a button on my shirt that says ‘vote for Harris’ or ‘vote for Trump,’ and they’re going to say, ‘if you you’re going to wear that button you have to go stand in the free speech zone.’ They’re going to have to have some kind of definition. They’re saying you can’t demonstrate unless you’re in the free speech zone. Well what does demonstrate mean, if the only way you can tell the difference between someone who’s demonstrating and someone who’s not demon-



photo by Tabor Brewster

A man shouted at BHPD officers as he walked through the National Night Out Against Crime celebration on Aug. 6 in Beverly Hills. The city is considering creating a designated area for demonstrators at its events.

strating is to think about what their words are? If I have a shirt that says ‘have a nice day,’ I’m not demonstrating. If I have a shirt that says ‘free Gaza,’ I am demonstrating. Well now you’re limiting my speech, you’re not just limiting the time place and manner. It’s like saying ‘oh, if your speech is demonstration-type speech, then you have to go stand in a corner.’ So that’s a big problem... If it hinges on the content of the speech, they can’t do it.”

In a statement, the ACLU of Southern California echoed Caplan’s concerns over the potential free speech zones.

“Governments may impose some restrictions on when, where and how people can speak in public spaces, but only if the rules are clearly defined, narrowly tailored to important government interests and allow for other ways for people to get their messages

out,” said Jonathan Markovitz, a senior staff attorney for ACLU of Southern California. “However, any attempt by Beverly Hills to declare broad swaths of public space off limits to protest would be unconstitutional and would needlessly expose the city to the risk of costly litigation that it would surely lose.”

A proposal for free speech zones has not been approved, and city staff will return before the City Council with an additional staff report on the subject.

Beverly Hills Deputy City Manager Keith Sterling emphasized the preliminary nature of the discussion, stating that the idea will need to undergo further examination before anything is approved. He said the issue crosses multiple departments that work on events, including Community Services, Public Works and the BHPD.

T
V
C
I
T
Y

SUPPORTING

LOCAL SMALL BUSINESSES

TVC is proud to support the Beverly/Fairfax community for over 70 years. Our upgrades to streetscapes, walkability, and public safety will boost local small businesses by attracting new customers and enhancing their experience.

When complete, TVC is estimated to bring **\$111.5 Million** in annual revenue for Beverly/Fairfax small businesses.

JASON TARHOL
Owner,
Bagel Broker

**JASON LESTER
NEAL LESTER
ESTHER LESTER**
Manager | Owner | Bookkeeper,
Lester Carpets

KATY NOOCULUOR
Co-Owner,
Chao Krung Thai

AMANDA MANEESILASAN
Co-Owner and
Executive Chef,
Chao Krung Thai

SCAN THE QR CODE TO HEAR WHAT LOCAL
BUSINESSES HAVE TO SAY ABOUT TVC!

INFO@TVCSTUDIOS.COM (323) 607-4465 TEXT TVC (213) 478-8033 TVCSTUDIOS.COM

Hollywood Sign gets captured in time

Public can share what sign means to them in digital time capsule

BY EDWIN FOLVEN

A project to capture the timeless nature of the Hollywood Sign in a time capsule has begun, and the public is invited to get involved.

The Hollywood Sign Trust started the effort in early August with what is being called a “digital” time capsule, which will go live online in coming weeks and will feature a collection of photographs, information and personal testimonials about the Hollywood Sign and its impact on Los Angeles. The goal is to create an online space where people can upload digital photographs and share “fan mail” stories about what the sign means to them. The digital time capsule will give people around the world a way to virtually visit the sign and feel close to the landmark, said Jeff Zarrinam, Hollywood Sign Trust chairman.

“We know people have a lot of memories, so we are asking them to give us what they have, anything on any significant thing that has hap-

pened with the Hollywood Sign,” Zarrinam said. “It will give people a chance to see what other people have shared and it will show how much it means to Hollywood.”

The trust is also organizing a “treasure trove” of photographs and historic information in its archives for inclusion in the digital time capsule. The sign debuted in 1923 as an advertisement for real estate sales in the Hollywood Hills, and was only supposed to last for a few years. It stood the test of time, however, and was designated a cultural-historic landmark in 1973.

The Hollywood Sign trust was established in 1978 to renovate the Hollywood Sign, which had fallen into disrepair. The trust continues today as the sign’s caretaker, overseeing maintenance and leading efforts to promote it as an attraction. The sign celebrated its 100th anniversary in 2023, and Zarrinam said the digital time capsule project is the “cap” on the celebration.

The trust plans to eventually create a visitors center for the Hollywood Sign and will add some of the items in the online version to a real time capsule. Plans for the visitor’s center are still being for-

mulated.

“If we tried to take everything about the Hollywood Sign and put it in a real time capsule, we wouldn’t be able to because it would be too big,” he added. “There is nothing concrete yet [with the visitors center], but it is something I have been working on for years. If you can dream it in Hollywood, you can make it happen.”

Zarrinam said legacy businesses and Hollywood celebrities have signed on to contribute testimonials for the digital time capsule, including Carol Burnett, Jay Leno, Alice Cooper and Jimmy Kimmel. The trust will unveil them later, but offered a sneak peek at what people are saying.

“The Hollywood Sign is a great reminder that Hollywood loves us and is always watching over us,” read a testimonial from Kimmel that will be included in the digital time capsule.

“From the earliest days of the entertainment industry becoming established in Los Angeles at the turn of the last century, Musso and Frank and the Hollywood Sign – originally written as HOLLYWOODLAND – have paralleled



photo courtesy of the Hollywood Sign Trust and RD Willis. All Rights Reserved

Current photographs of the Hollywood Sign will be included in the time capsule, including this photo by RD Willis.

each other like the closest of siblings,” wrote Mark Echeverria, COO, CFO and proprietor of the Musso and Frank Grill, which opened in 1919. “As Musso’s reached our 100th milestone in 2019, so too, did our younger brother, the Hollywood Sign, shortly thereafter. Musso’s and the Hollywood Sign, now both centenarians, are today more vibrant and popular than ever. These two icons are the epitome of living history in the greatest town in the world – Hollywood.”

Zarrinam said the response has been overwhelming.

“We are getting a lot of people who are interested,” he added. “It could be an audio file, it could be a photograph, it could be a short story or a poem, an artwork, sculpture or a song.”

Visit hollywoodsign.org to learn more about the digital time capsule project, including information on uploading material.

“Anything they want to share about the sign is something we can put in our digital time capsule,” Zarrinam said.

Crisis response program expands to address homelessness on the Westside

Los Angeles Mayor Karen Bass announced on Aug. 26 that CIRCLE has expanded to more neighborhoods on the Westside, making Los Angeles safer and helping to directly confront the mental health crisis and enable officers to focus on fighting crime.

CIRCLE is a proven program that helps free up LAPD resources by sending non-violent 911 mental health calls to mental health workers and individuals with lived experience who provide help and assistance for unhoused individuals experiencing crisis. CIRCLE also operates in Hollywood, Downtown Los Angeles, South Los Angeles, Venice, the Harbor area and the San Fernando Valley.

“We are responding to the mental health crisis with solutions that are long-term and sustainable,” Bass said. “At the same time, we are freeing up our LAPD officers to fight crime. Our work does not stop here. We will continue working on this important issue and continue to make our city safer. I want to thank Councilwoman Yaroslavsky, Councilwoman Park for their partnership, as well as Senator Alex Padilla and Representative Ted Lieu for securing funding to help make this expansion possible.”

“I’m pleased to join Mayor Bass and members of the Los Angeles City Council in celebrating the expansion of the CIRCLE program into West Los Angeles,” Lieu said. “Since its inception, CIRCLE has strengthened public safety response across Los Angeles County by providing intervention and care services for non-violent individuals in crisis. I was honored to secure \$1.5 million for this critical program expansion through the federal appropriations process in 2022. I look forward to continued work with Mayor Bass and other local and state partners to keep our communities safe and work towards our goal of ensuring all our neighbors have access to care and resources they need.”

“The expansion of the CIRCLE program to additional neighborhoods on the Westside is a crucial step in our effort to provide effective, compassionate crisis response,” said Councilwoman Katy Yaroslavsky, 5th District. “By deploying mental health professionals to handle non-violent incidents, we not only offer immediate support to our unhoused neighbors but also allow our police officers to focus on fighting crime. This tailored approach enhances safety and

builds lasting trust in our communities.”

The program was expanded to

Oakwood, Mar Vista, Palms, Playa Vista, Playa Del Rey, Westchester, Manchester Square and Dockweiler Beach. In the last fiscal year, more than 14,000 incidents were diverted to CIRCLE, and teams from the organization placed hundreds of individuals into interim housing, reconnected them with their fami-

lies, obtained permanent supportive housing placements and assisted more than 1,600 individuals in obtaining vital documents such as social security cards and IDs. CIRCLE providers also referred more than 1,000 individuals to mental and behavioral health services. For information, visit mayor.lacity.gov.



photo courtesy of Mayor Karen Bass' office

Mayor Karen Bass was joined by Councilwomen Katy Yaroslavsky, left, and Traci Park to announce the expansion of the CIRCLE program on the Westside.

THE EBELL
of Los Angeles

Open House

A free community event and celebration of arts. All are welcome.
September 15, 11:00 am - 4:00 pm

LA VOICES
SUNDAYS AT THE EBELL

RSVP encouraged but not necessary.
Enter at: 4400 Wilshire Boulevard Los Angeles, California 90005
☎ 323-931-1277 x 125 ✉ tickets@ebellofa.org 🌐 EbellofLA.org

Scan to learn more

Blood donations sought after Hurricane Debby

The American Red Cross continues to experience a national blood emergency as remnants of Hurricane Debby and other severe weather events across the country have further complicated efforts to rebuild the nation's blood supply. Those in unaffected areas are urged to make an appointment to donate.

Weather in recent weeks has added to the summer shortfall in donations by forcing the cancellation of nearly 60 blood drives throughout the country, many of which were caused by Debby, causing approximately 1,500 life-saving blood products to go uncollected. Annually, severe weather – such as blizzards, tornadoes, floods and hurricanes – impacts about 90,000 blood donations made to the Red Cross. In California, blood drives have been canceled due to weather, including 14 so far this year.

First-time donors and those who give regularly are critical to blood supply recovery. To make an appointment, download the Red Cross blood donor app, visit redcrossblood.org or call 1-(800)RED-CROSS (1-800-733-2767). As a thank you, all who give through Aug. 31 will get a \$20 Amazon gift card by email. See redcrossblood.org/help for details.

Those who give from Sept. 1-15 will receive an exclusive Red Cross raglan T-shirt, while supplies last.



CITY OF WEST HOLLYWOOD

NOTICE INVITING SEALED BIDS FOR MELROSE AVE. AND NORWICH DR. WEAVER'S WALK PROJECT CIP 2501 IN THE CITY OF WEST HOLLYWOOD

PUBLIC NOTICE IS HEREBY GIVEN that the City of West Hollywood as AGENCY, invites sealed bids to be received only by submitting electronically at <https://www.weho.org/city-government/city-departments/public-works/bids> or <http://www.planetbids.com/portal/portal.cfm?CompanyID=22761>

for the above stated project and will only receive such bids no later than the hour of **5:00 P.M. on OCTOBER 17, 2024**, at which time or thereafter said bids will be electronically opened and available online. Bids received after this time will be considered to be non-responsive.

No pre-bid meeting is scheduled.

The work to be done consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Specifications, and Contract Documents for the above stated project.

Bids must be submitted electronically for the exact item(s) requested in the bid specifications. Copies of the plans, specifications, and contract documents are available for free from the City of West Hollywood website: <https://www.weho.org/city-government/city-departments/public-works/bids> or <http://www.planetbids.com/portal/portal.cfm?CompanyID=22761>

Each bid submitted electronically is required to be accompanied by the Proposal Documents; Proposal, Bidder's Information, Proposal Bid Schedule (enter online), List of Subcontractors (enter online), Registration with the Calif. Dept. of Industrial Relations Form, References, Designator of Sureties, Bid Bond, Bidder's Violation of Law/Safety Questionnaire, Non-Collusion Declaration, Certificate of Non-Discrimination by Contractors, Statement Acknowledging Penal & Civil Penalties Concerning Contractors' Licensing Laws, Addendum Acknowledgement, and all additional documentation required by the Instructions to Bidders. Bids must be submitted on the Agency's bid forms.

The bid must be accompanied by certified or cashier's check, or bidder's bond, made payable to the AGENCY for an amount no less than ten percent (10%) of the total bid price. Any proposal not accompanied by such a guarantee will not be considered.

Any contract entered into pursuant to this notice will incorporate the provisions of the State Labor Code. Pursuant to the provisions of Section 1773.2 of the Labor Code of the State of California, the minimum prevailing rate of per diem wages for each craft, classification, or type of workman needed to execute the contract shall be those determined by the Director of Industrial Relations of the State of California, which are on file at the City Hall, City of West Hollywood, 8300 Santa Monica Boulevard, West Hollywood, California 90069, and are available to any interested party on request.

Attention is directed to the provisions of Section 1777.5 (Chapter 1411, Statutes of 1968) and 1777.5 of the Labor Code concerning the employment of apprentices by the Contractor or any such subcontractor under him. Affirmative action to ensure against discrimination in em-

ployment practices on the basis of race, color, national origin, ancestry, sex, religion, sexual orientation, or handicap will also be required.

The AGENCY will deduct five (5) percent retention from all progress payments as specified in Subsection 7-3.2 of the standard specifications. The Contractor may substitute an escrow holder surety of equal value to the retention. The Contractor shall be beneficial owner of the surety and shall receive any interest thereon.

The AGENCY hereby affirmatively ensures that minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

In entering into a public works contract, or a subcontract, to supply goods, services, or materials pursuant to a public works contract, the Contractor, or subcontractor, offers and agrees to assign to the awarding body all rights, title, and interest in, and to, all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the Contractor, without further acknowledgement by the parties.

The successful bidder shall be licensed in accordance with the provisions of the Business and Professions Code and shall possess a valid **California State Contractor's License Class A** at the time of bid submittal.

THE SUCCESSFULL BIDDER WHO ENTERS INTO CONTRACT WITH THE CITY SHALL BE BOUND BY ALL TERMS AND CONDITIONS INCLUDED IN THE PROJECT LABOR AGREEMENT LOCATED IN THE APPENDIX.

The City of West Hollywood reserves the right to reject any and all proposals or bids or to waive any irregularities or informalities in any bids or in the bidding should it deem this necessary for the public good, and also the bid of any Bidder who has been delinquent or unfaithful in any former contract with the City of West Hollywood and to take all bids under advisement for a period of ninety (90) days. No bidder may withdraw its bid for a period of ninety (90) days after the date of the opening thereof. The award of the contract, if made, will be to the lowest responsible Bidder as determined solely by the City of West Hollywood.

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-roaddiesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 *et seq.* throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors the most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

BY ORDER OF the City of West Hollywood,
Melissa Crowder
City Clerk

BEVERLY PRESS PARK LABREA NEWS

Founded 1946

8444 WILSHIRE BLVD.
4TH FLOOR
BEVERLY HILLS, CA 90211
(323)933-5518
BEVERLYPRESS.COM

MAILING ADDRESS:
P.O. BOX 36036
LOS ANGELES, CA 90036

Michael Villalpando
PUBLISHER

Karen Villalpando
EDITOR & PUBLISHER

Edwin Folven
editor@beverlypress.com
EDITOR

Rance Collins
rance@beverlypress.com

Tabor Brewster
tabor@beverlypress.com
REPORTERS

Chris Erskine
COLUMNIST

Michael Krikorian
Tim Posada,
Rebecca Villalpando
CONTRIBUTING WRITERS

Lionel Ochoa
GRAPHIC ARTIST



The Beverly Press and Park Labrea News are weekly newspapers, published on Thursdays. Mail subscription is \$120 annually. Deceased newspapers of general circulation, entitled to publish legal advertising, Feb. 10, 1960 by Superior Court Order No 736637. Deceased newspapers of general circulation, entitled to publish legal advertising in the City of Beverly Hills and the County of Los Angeles, Dec. 22, 2020 by Superior Court Case Number 19STCP04891. Government Code 6008.

Details emerge after Christopher Dorner's gun found in BHPD raid

■ LAPD Chief says gun was not a department weapon

BY TABOR BREWSTER

After the Beverly Hills Police Department found a weapon belonging to Christopher Dorner – a former LAPD officer who killed four people and injured three during a series of targeted attacks in 2013 – in a raid of an Airbnb in connection with a watch robbery, Los Angeles Police Department Chief Dominic Choi confirmed that the gun was not Dorner's department-issued weapon.

The gun – a Glock 21 .45 caliber handgun, according to a federal criminal complaint – was found by law enforcement on Aug. 10 in a South Los Angeles Airbnb that had been rented by two men allegedly part of a "crime tourism" group. Days earlier, on Aug. 7, the two suspects robbed a man at gunpoint on the patio of THE Blvd restaurant outside the Beverly Wilshire

Hotel at 9500 Wilshire Blvd. According to the police report, the man was eating dinner with his wife and two daughters when a suspect approached him at approximately 6:41 p.m. and pointed a semi-automatic handgun at him. A second suspect approached and took his silver Patek Philippe watch, which according to the victim is valued \$1 million. Both suspects fled the scene and were later arrested. It is unclear if the gun recovered in the Airbnb is the same firearm used in the watch robbery.



photo by Edwin Folven

Authorities found the weapon in an Airbnb after two men allegedly stole a \$1 million watch in Beverly Hills.

Authorities identified the two suspects as Jamer Mauricio Sepulveda Salazar, 21, of Colombia, and Jesus Eduardo Padron Rojas, 19, of Venezuela. The two were allegedly part of a "crime tourism" group that had visited the U.S. to carry out high-stakes robberies before returning to their home countries. The suspects were also linked to a separate watch robbery on Aug. 5, in which a \$30,000 Rolex was stolen at gunpoint from a person in the 400 block of Doheny Road.

It is unclear how the weapon ended up in the suspects' possession. However, according to Los Angeles Magazine, the firearm was reported stolen by Dorner while he was an LAPD officer, before he went on the 2013 rampage.

Beverly Hills recognizes Deputy Consul General of Israel



photo courtesy of the city of Beverly Hills

The Beverly Hills City Council recognized Deputy Consul General of Israel, Amit Mekel for his term in office during the Aug. 20 formal meeting. Councilman Craig Corman, left, Vice Mayor Sharona Nazarian, Mayor Lester Friedman, Mekel, Councilman John Mirisch and Councilwoman Mary Wells stood together in solidarity at the meeting.



NOTICE OF PUBLIC HEARING

DATE: Thursday, September 12, 2024
TIME: 1:30 PM, or as soon thereafter as the matter may be heard
LOCATION: Meeting will be held in person at:

Commission Meeting Room 280A
 Beverly Hills City Hall
 455 North Rexford Drive
 Beverly Hills, CA 90210

Members of the public may also participate via teleconference;
 Details provided below

PROJECT
ADDRESS: Citywide

The Planning Commission of the City of Beverly Hills, at a REGULAR meeting on **September 12, 2024**, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A DRAFT ORDINANCE AMENDING BEVERLY HILLS MUNICIPAL CODE TO UPDATE OCCUPANCY PRIORITY STANDARDS FOR ELIGIBLE AFFORDABLE HOUSING UNITS AS RELATED TO THE CITY'S INCLUSIONARY HOUSING ORDINANCE AND STATE LAW REPLACEMENT UNITS, AND ADD A DEFINITION OF DISPLACEMENT; AND FINDING THE ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed Ordinance would amend the Beverly Hills Municipal Code (BHMC) to:

1. Update the Occupancy Priority List for income-qualified households seeking occupancy in affordable housing units built under, and not limited to, the City's Residential Density Bonus regulations (Article 15.2 in Title 10, Chapter 3 (Zoning) of the BHMC), Inclusionary Housing Ordinance (BHMC Article 48 in Title 10, Chapter 3 (Zoning) of the BHMC), and State Law (California Government Code Section 66300 et seq.).
2. Include a definition of "displacement" under BHMC §10-3-1528 to mean persons who have been permanently or are at risk of being permanently displaced from their residences within the City of Beverly Hills under certain circumstances.

Once the Planning Commission reviews the draft ordinance and provides a recommendation, the draft ordinance will be reviewed and considered by the City Council at a future meeting.

ENVIRONMENTAL REVIEW

The draft ordinance was assessed for compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City environmental regulations, and has been determined to be exempt from CEQA per Section 15305 of the State CEQA Guidelines for Minor Alterations in Land Use Limitations. The draft ordinance is also exempt from Section 15061(b)(3) of the State CEQA Guidelines, which applies the 'general rule' that CEQA does

not extend to projects with no significant environmental effect. As a result, staff recommends the Planning Commission find that the draft ordinance is exempt under these provisions from any further review under CEQA.

How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email commentPC@beverlyhills.org
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or www.beverlyhills.org/watchlive

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (3) minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record.

Any written comments received by end of the day on Wednesday, September 4, 2024 will be attached to the agenda report regarding this item. Any comments received after Wednesday, September 4, 2024, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City's 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, either at or prior to the public hearing. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Christine Delostrinos, Associate Planner** in the Planning Division at (310) 285-1125, or by email at cdeostrinos@beverlyhills.org. Copies of the project materials are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely:
 Christine Delostrinos, Associate Planner



Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

New documentary cements Jimmy McHugh's place in music history

BY RANCE COLLINS

Jimmy McHugh is a name some may not know, but the man was one of the most consequential composers of the 20th century, penning hits that rivaled the output of Irving Berlin and the Gershwins.

"I Can't Give You Anything But Love," "I'm in the Mood for Love" and "On the Sunny Side of the Street" are among his most popular tunes. His work is largely considered to be part of the Great American Songbook, with songs recorded by the likes of Judy Garland, Frank Sinatra, Bing Crosby, Peggy Lee, the Everly Brothers and even Lady Gaga.

"He is really one of the founding fathers of the popular song," said Lee Newman, managing director of Jimmy McHugh Music and the songwriter's nephew.

In September, a new documentary short, "I Can't Give You Anything But Love: The Jimmy McHugh Story," will be making its Academy Award-qualifying run in Los Angeles, giving the long unsung hero of song his due.

"He wrote for five decades. That's the 1920s, '30s, '40s, '50s and '60s. What the film does is it takes a look at the songs, the stories behind the songs, how they came about, and also what was going on during those decades," said Newman, who also served as a producer on the film.

McHugh started writing songs at Culver City's famed Cotton Club, which was the most prominent jazz venue of its time.

"He was responsible while at the Cotton Club for bringing and introducing Duke Ellington and his orchestra," Newman related.

McHugh met and teamed up with teacher-and-poet-turned-lyricist Dorothy Fields, becoming the first male-female songwriting duo in popular music. They wrote for Broadway musicals together, including the successful "Blackbirds of 1928," which helped kick their respective careers into overdrive. But the stock market crash of 1929 hit McHugh hard.

"He was completely wiped out, and one day he was walking on Riverside Drive in New York City on the Upper West Side. He bumped into his friend, George Gershwin," Newman said. "Gershwin asked him how things were going. And McHugh said, 'Not too well. I haven't got a quarter in my pocket.' And Gershwin said, 'Well, that shouldn't happen to you. Is there anything I can do to help?' And McHugh said, 'Yeah, if you happen to have a piano lying around, I could use that.' So the

next week, Gershwin sent in this gray upright piano, which we still have in the family ... and the first song Jimmy McHugh wrote on that piano was, 'I'm in the Mood for Love.'"

McHugh and Fields returned to Hollywood and started writing songs for films during the early heyday of musicals in the 1930s. When this partnership ended – watch the documentary to find out why – McHugh paired with other esteemed lyricists, including Al Dubin, Harold Adamson and Frank Loesser.

In the 1950s and '60s, he spent time in Las Vegas. He became friends with the Kennedys, writing a song for Jackie Kennedy called "The First Lady Waltz."

"Working on this project was a delightful journey into a purer and more innocent past, and now I find myself playing McHugh's songs over and over again along with other standards from the Great American Songbook."

Susan Morgan Cooper
Director

"But something changed in 1964, and that was the Beatles appearing on 'The Ed Sullivan Show.' That changed things for songwriters like Jimmy McHugh, because Jimmy McHugh wrote songs for singers. The Beatles wrote their own songs. This kind of led to the demise of his career, and in 1969, he passed away," Newman explained. "But what's interesting is that, having written for five decades, his songs live on. They're still being used in movies. They're still being used in television shows. There are new recordings of the songs."

Some of hits are used on stage in "Jersey Boys" and the forthcoming "A Wonderful World: The Louis Armstrong Musical." Even just a few years after his passing, a revival of sorts began thanks to the hit Broadway show "Sugar Babies," a revue that included his tunes and starred Mickey Rooney and Ann Miller.

Susan Morgan Cooper, who also helmed movies like "To the Moon

and Back" and "Fatal Distraction," directed the short.

"I made this documentary to illustrate the scope of McHugh's legacy," Cooper said. "It was an honor to interview Johnny Mathis and Michael Feinstein ... Working on this project was a delightful journey into a purer and more innocent past, and now I find myself playing McHugh's songs over and over again along with other standards from the Great American Songbook."

"You may not know him by name, but here's his story," Newman said.

The film will open at the Lumiere Music Hall in Beverly Hills, located at 9036 Wilshire Blvd., on Sept. 12 and run for one week. For information, visit lumierecinemala.com.



photo courtesy of Lee Newman

Songwriter Jimmy McHugh was a power player in Hollywood's Golden Age, mingling with legends like Marilyn Monroe.



WELCOME TO LE PETIT GAN INTERNATIONAL PRESCHOOL. A NATURE-BASED LEARNING ENVIRONMENT FOR KIDS!



NOW ENROLLING FOR 2024-2025 SCHOOL YEAR

LE PETIT GAN AND TEMPLE OF THE ARTS ARE OFFERING 1 MONTH FREE FOR OUR COMMUNITY MEMBERS!

- ★ HEALTHY ORGANIC MEALS
- ★ OUTDOOR PLAY & GARDENING
- ★ YOGA & DANCE CLASS
- ★ ART & CREATIVITY DAILY
- ★ COOKING & BAKING

- ★ REGGIO PHILOSOPHY
- ★ LEARNING LANGUAGES (LIKE SPANISH & FRENCH!)
- ★ FARM ANIMALS
- ★ AND SO MUCH MORE!



NOW ENROLLING INFANTS!

Beverly Hills Flats / West Hollywood Campus

968 N. Doheny Dr.
West Hollywood, CA 90069

 **Contact Us**
INFOLEPETITGAN@GMAIL.COM

 **WWW.LEPETITGAN.COM**

Notable Quotes

"If there is anybody here I have not offended, I apologize."

Johannes Brahms (1833-1897)

Upon leaving a party.
Brahms was a German composer, virtuoso pianist, and conductor of the mid-Romantic period.
And apparently somewhat of a comedian, as well.

*Source: Bartlett's Familiar Quotations

Good times and brush strokes in Laguna Beach

LAGUNA BEACH – Some men get old, they get cranky. Some men get old, they become gentle old troubadours. I am both those old men.

I'm not old in the sense that Boston is old, or the Dead Sea Scrolls. I still feel 50 on some days, 40 on others, some days 10. I'm like weather that fluctuates. Or that show "The Bear" – good only sometimes.

Usually what makes me cranky is stop-and-go traffic, plus other cranky people. So when I run across a cranky driver, I become cranky in sort of a closed loop of crank. Seriously, I'm striving to do better with that.

What keeps me young is my son, Smartacus.

The other day, we went to the driving range to launch golf balls to the moon.

For the record, my son hits his 7-iron 220 yards. Every club, 220 yards. Even his putter, 220 yards.



by
Chris
Erskine

My drives? They sound like a rib roast splatting onto pavement. His have the sweet whoosh-ping of a future 14-handicapper.

Life isn't all brute force, I keep telling him. There's some finesse to it, you see – some poetry, some touch. Michael Jordan and Willie Mays were both splendid athletes, as was I for about two weeks my sophomore year, when I couldn't miss a jump shot in PE. Could. Not. Miss. Then it suddenly went away. For the record, I blame Betsy Dorzweiler and that yellow sundress she used to wear to Algebra.



photo by Christopher Allwine

Historical figures are brought to life with amazing costumes, major make-up.

My point: When necessary, Mays and Jordan (and Dorzweiler) could unleash a godlike lightning. What set them apart from a thousand others was the artistry, the finesse, the brush strokes.

"You didn't come this far to only come this far," I keep telling Smartacus (quoting Matthew Reilly, the Australian scribe).

Speaking of journeys, took a date to Laguna Beach the other day, along with her sis (Lynda) and brother-in-law (Blaine).

Our goal: to bring Laguna to its knees with wit, wine and tourist spending.

For a while, we succeeded. You should've seen the meatballs we ordered for lunch, honkin' bowling balls of ground beef swimming in marinara. Shouldn't we all, at some point, swim naked in marinara?

Then the ladies shopped. There are many targets for that in Laguna ... purses, shoes, mint candy. After that, gelato, which (to me) is pure frozen pleasure, only better.

Of course, Laguna is an unusual town, so much money, so much of an artsy vibe. Rarely do those two things co-exist. Billionaires aren't normally Bohemians. Normally, they do not possess a rakish, disarming, minstrel spirit. They do not possess life's pretty brush strokes.

Now, I often find Laguna too buzzy by half, too full of tourists and parking kiosks. If there's one development that has set society back, like 2,000 centuries, it's the parking kiosk, tilted toward the mid-day sun so you cannot in any way read it.

Or, sometimes, you need an app to park, but you're not really connected so you can't download the app.

Now you see where some of the crankiness comes in? It's legit and often appropriate to our times. I can justify it on primary and secondary levels.

Somehow, we power through all

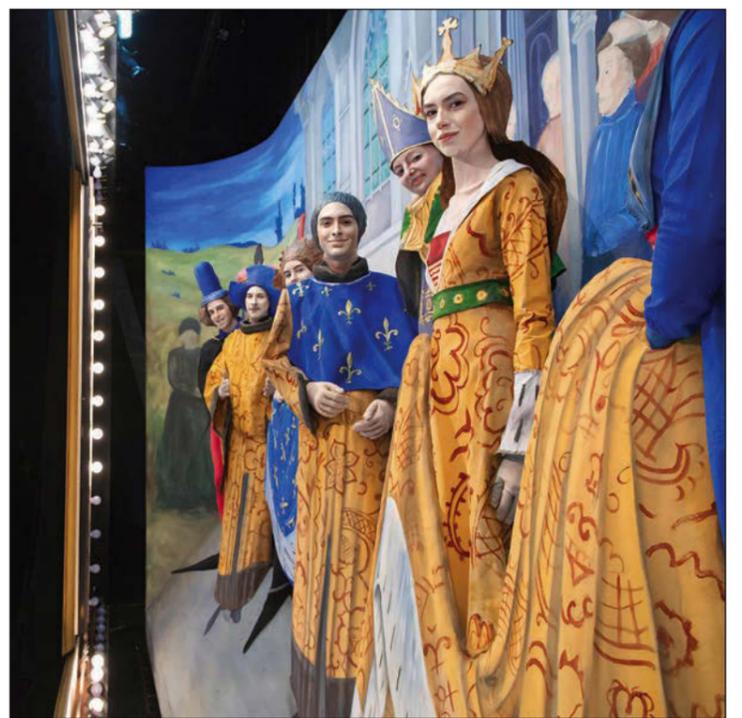


photo courtesy of Pageant of the Masters

Actors wait backstage for a Parisian wedding in Laguna Beach.

that parking stuff ... somehow.

When the sun begins to fade, the four of us hike over to the famed "Pageant of the Masters." This is my first experience with performance art at this level (I'm more drawn to Dodger games and zoos).

As we wait for it to begin, I tell Suzanne that they could use some peanut vendors working the aisles, and dudes in little paper hats selling churros.

And I'm still not sure how you get a bet down on something like Pageant of the Masters. Do you take the over on the length of the show? Or, whether someone will sneeze during the "The Last Supper?"

Small concerns.

At Pageant of the Masters, they recreate amazing artworks, using the locals as their medium, which seems perfect for what is largely a

tourist town, the mining of human flesh as a way to make a few bucks.

Sure, the whole spectacle is a tad pretentious, like a big glitzy meatball. And the script could've used a little work. It possessed sort of a puckish humor and some cringy puns. Otherwise, it is a marvelous piece of literature, top to bottom.

Bravo this whole thing.

The attention to detail, the artistry, the whole colossal and audacious conceit of this volunteer pageant makes for a truly memorable California evening.

Weird and lovely.

Like Laguna itself.

Thanks to all those who made it out to the Gin & Tonic Society bash on Saturday. More ahead in October. Keep an eye on this space for info. For more posts, please go to ChrisErskineLA.com

WeHo maintains trees with annual pruning

The city of West Hollywood will begin its annual tree pruning and tree maintenance program on Tuesday, Sept. 3. The work is expected to continue through February.

West Hollywood has thousands of trees that require regular maintenance and care. The city's contractor, West Coast Arborists, is beginning pruning work along Sunset Boulevard, taking care not to disrupt westbound lanes until after 10 a.m. to minimize the impact on traffic during morning commutes. During the following weeks, crews

will move to other commercial areas on Santa Monica Boulevard, Beverly Boulevard and major streets. Following commercial trimming, work will commence on residential streets. On smaller streets, trimming will start at 8 a.m. and will be finished by 3 p.m.

The city will notify residents, business owners and motorists in advance of pruning work using several methods. "No parking" signs will be placed a minimum of 24 hours in advance of work. Parking spaces will be reopened as soon as possible after the work is complet-

ed. Door hangers and notices on trees will be posted at least 72 hours

before residential tree trimming. Electronic message boards may be placed at strategic locations several days before trimming, as well as during trimming activities, to provide commuters with advance

notice. Notification of trimming activity will also be posted on the city's website and on social media pages @WeHoCity.

For information, call (323)848-6867, or visit weho.org.



photo courtesy of the city of West Hollywood

Tree pruning will begin along Sunset Boulevard in West Hollywood on Sept. 3.

THE CITY OF WEST HOLLYWOOD AND PACIFIC OPERA PROJECT PRESENT
FREE THEATRE IN THE PARKS

Cinderella STORY

AN IMPOSSIBLY MAGICAL MASHUP OPERA

SATURDAYS AND SUNDAYS AT 4PM
SEPTEMBER 7 - SEPTEMBER 22

KINGS ROAD PARK
1000 KINGS ROAD

MORE INFO:
GO.WEHO.ORG/THEATRE

BACK TO SCHOOL MUSIC LESSON SALE!*

LA CAÑADA
818-864-6773
846 FOOTHILL BLVD.

LOS ANGELES
323-522-4888
215 N. LARCHMONT BLVD.



SAVE \$81 WHEN YOU ENROLL BY SEP. 15!

(NO SIGN UP FEE AND FIRST LESSON IS FREE! NEW STUDENTS ONLY.)

**PIANO • GUITAR • DRUMS • VOICE • STRINGS • WOODWINDS
BRASS • AUDIO PRODUCTION • MINI-MUSIC (FOR KIDS AGES 3-5)**

*** CALL OR TEXT NOW TO SECURE YOUR SPOT FOR FALL.
AFTER SCHOOL AND WEEKEND SPOTS GO FAST!**

RHODESSCHOOLOFMUSIC.COM

RHODES SCHOOL *of* MUSIC

Officer takes lead in Hancock Park, Larchmont and Wilshire areas

BY EDWIN FOLVEN

Los Angeles Police Department Officer Tyler Shuck from the Wilshire Division has been assigned as acting senior lead officer for the Hancock Park, Larchmont and Greater Wilshire areas. He is filling the position on a temporary basis until a permanent senior lead officer is selected, likely in September or October.



photo courtesy of the LAPD
Officer Tyler Shuck

Shuck and other Wilshire Division officers will meet with community members during Coffee With a Cop on Thursday, Aug. 29, from 10 a.m.-noon at Salt & Straw, 240 S. Larchmont Blvd. Residents and business owners will have a chance to meet the police who patrol their neighborhoods in an informal setting. Residents can express concerns and learn about police programs and crime prevention.

Shuck has worked at the Wilshire Division for the past eight years and said he is very familiar with Hancock Park and Larchmont Village, serving there as a patrol and training officer. As acting senior lead officer, he is responsible for an area between La Brea Avenue to the west, Willoughby and Melrose Avenue to the north, Gower Street and Plymouth Boulevard on the east, and Wilshire Boulevard and Eighth Street on the south.

"My job is to reach out to as many people in the neighborhood that I

can, assist victims and figure out their needs and concerns. I want to learn about the community's needs and what works best to address those," Shuck said.

He said property crimes are a primary concern, and he is distributing information on crime prevention and steps to make homes less susceptible to burglaries. He encouraged residents seeking information to call him at (213)712-3715 or email him at 40740@lapd.online.

"I want to open up the lines of communication to the community," Shuck said. "If anyone wants to talk, let's talk."

WeHo crowns dodgeball champions this weekend

The city of West Hollywood will host the OutLoud Sports Festival Dodgeball Tournament as part of a Labor Day Weekend four-day multi-sport festival, which takes place at locations throughout the region.

The OutLoud Dodgeball Tournament is scheduled to take place on Saturday, Aug. 31, from 10 a.m.-5 p.m. and Sunday, Sept. 1, from 11 a.m.-5 p.m. at the West Hollywood Park Aquatic and Recreation Center, located at 8750 El Tovar Place adjacent to West Hollywood Library. The dodgeball tournament is free for all spectators; interested participants can register via the League Apps website.

Day one of the tournament will consist of seven 12-minute matches to determine seeding. There are three divisions: recreational, advanced and she/they only.

Day two of the tournament will be a single-elimination tournament concluding with a championship match. Teams can consist of a maximum of 13 players with 10 players playing on the court per team.



photo courtesy of OutLoud Sports

Fans can take in the action at the WeHo Aquatic Center.

OutLoud Sports is the nation's original queer recreational sports league, founded in 2007 and represents more than 65,000 queer and allied athletes across the United States. OutLoud offers inclusive year-round activities, games and sporting events. The Sports

Festival consists of tournaments in the following sports: kickball, dodgeball, tennis, pickleball, soccer, sand volleyball and bowling at various locations. West Hollywood co-sponsored last year's festival, which included nearly 1,000 total registered players.

'Way to go' Beverly Hills AYSO girls!



photo courtesy of the city of Beverly Hills

At the Aug. 20 Beverly Hills City Council meeting, the mayor and council members gave certificates of recognition to the Wolfpack Beverly Hills American Youth Soccer Organization Region 76 Girls Under 16 Extra Team Champions as well as the Wolfpack Beverly Hills AYSO Region 76 Girls Under 12 Team Champions.



photo courtesy of the Television Academy

Win tickets to see the Emmy Awards live.

'Bid' for exclusive TV opportunity

The Television Academy Foundation has launched its "Bid for the Stars" auction on Charitybuzz featuring once-in-a-lifetime television experiences. The unique auction features exclusive items, VIP tickets to tapings of all the top TV shows and networking opportunities with Hollywood heavyweights. Proceeds from the auction benefit the Television Academy Foundation's renowned educational programs.

Auction items include tickets to the Emmy Awards, "The Daily Show with Jon Stewart," "Night Court," a "Top Chef" dinner, the premiere of "The Walking Dead: Daryl Dixon," and meet and greets.

Online bidding is ongoing and concludes Sept. 19 at noon. To bid visit televisionacademy.com/auction.

The Rehabilitation Centre OF BEVERLY HILLS

580 S. San Vicente Boulevard • Los Angeles, CA 90048
(323) 782-1500 • 310-735-2003 Fax • rehabcentre.com

Wellness begins here.

Caring for mind, body and spirit.

As a family-owned rehabilitation and skilled nursing facility, we integrate luxurious surroundings with personalized care. Our dedicated healthcare professionals provide 24-hour skilled nursing in a serene and supportive setting. We focus on effective therapy, improved health outcomes, and overall wellness. Offering both resident care and outpatient rehab services, we invite you to **call and visit us today!**

Subway work stays on track in late August

The Los Angeles County Metropolitan Transportation Authority is advising motorists and residents about subway work along Wilshire Boulevard on the D Line subway extension project.

Crews are working near the intersection of Wilshire Boulevard and Western Avenue, where street restoration continues in late August and September. Wilshire Boulevard is reduced to two lanes in each direction between Oxford Avenue and Saint Andrews Place.

Near the Wilshire/La Brea station, Wilshire Boulevard will be intermittently reduced to a single lane in each direction through Aug. 30 between Detroit Street and Highland Avenue, and La Brea Avenue will be reduced to a single lane in each direction between Sixth and Eighth streets. The work will run from 7 a.m.-9 p.m., Monday through Friday. Access to a mini mall on the southeast corner of Wilshire Boulevard and South Sycamore Avenue will be maintained from South Sycamore Avenue. The closure supports civil restoration and completion of antenna installation.

At the Wilshire/Fairfax station, crews are working underground and completing street restoration along Wilshire Boulevard. A K-rail work zone remains on Wilshire Boulevard between Fairfax and Spaulding avenues through October. Wilshire Boulevard is reduced to two lanes in each direction in the area.

Work near the Wilshire/La Cienega station continues in late August and September. Wilshire Boulevard will be intermittently reduced to a single lane in each direction between San Vicente and La Cienega boulevards during weekend and off-peak hours through September. Access to side streets including Hamilton, Gale and Tower drives may be reduced intermittently.

Crews are installing a bus pad on La Cienega Boulevard north of Wilshire Boulevard through Tuesday, Sept. 3. Northbound La Cienega Boulevard will be reduced to a single lane at Wilshire Boulevard to a point approximately 150 feet north of the intersection. Bus pads are concrete reinforced areas of roadway built into the

street surface near stops.

Water line utility work is occurring through Sept. 8 along Wilshire Boulevard, which will be intermittently reduced to a single lane in each direction overnight between La Cienega and San Vicente boulevards. La Cienega Boulevard will also be intermittently reduced to one lane in each direction between Clifton Way and a point just north of Wilshire Boulevard. The water line work may cause intermittent interruptions to service overnight in neighborhoods near Wilshire/La Cienega.

Work is ongoing on the Wilshire/Rodeo station, where crews have closed Cañon Drive for deck removal and street restoration. Crews are also working on Wilshire Boulevard between Beverly and Crescent drives on underground structures adjacent to the station called appendage structures. The work requires daily and nightly lane closures in both directions from 9 a.m.-4 p.m. and 8 p.m.-7 a.m. During appendage construction, Wilshire Boulevard and South Beverly Drive may be reduced to one lane in each direction in the



photo by Edwin Folven

Intermittent lane closures are in place near the Wilshire/Rodeo subway station in Beverly Hills.

immediate work zone area for station deck access. Potholing on Wilshire Boulevard for future appendage structure piling is anticipated to start as early as September.

Work is also ongoing at the Century City station, where new lane closures will be in place overnight from 8 p.m.-5:30 a.m. for approximately three weeks. The lane closures facilitate concrete

placement for the station's roof. Westbound Constellation Boulevard will be restricted west of Avenue of the Stars, and the curb lane will be intermittently restricted.

For questions and concerns about the D Line Extension project, call the 24-hour project hotline at (213)922-6934, email the project team at purplelineext@metro.net, or visit metro.net.

Metro logs steady increase in ridership

Metro continues to mark systemwide overall ridership growth, recording more than 25.4 million boardings in July on its bus and rail services and reaching 81.84 percent of its July 2019 pre-COVID ridership level.

July was the 20th consecutive month of year-over-year ridership growth for Metro. The agency had 19,873,436 boardings on weekdays, reaching 78.8 percent of its pre-pandemic July 2019 level. On weekends in July, there were 5,592,948 boardings, or 95.3 per-

cent of pre-pandemic weekend ridership from July 2019.

Bus ridership in July had more than 19.6 million rides taken for a 9.84 percent year-over-year ridership increase. Weekend bus ridership was at 93.16 percent of its pre-pandemic level in July.

Rail Ridership also increased in July, when more than 5.7 million rail boardings were recorded, or 3.23 percent more than July 2023. The busiest rail line was the B Line (between Downtown Los Angeles and North Hollywood) with nearly

1.9 million boardings.

Leisure travelers rode Metro to concerts, festivals and sporting events. July 2024 had more weekend events, which were a driver of overall ridership growth during the month, with weekday bus ridership up 7.37 percent and weekday rail ridership up 2.62 percent. Events at venues with direct Metro rail access such as Expo Park off the E Line, L.A. Historic State Park off the A Line and Dodger Stadium serviced by the Dodger Stadium Express bus from Union Station all experienced ridership increases. July events that contributed to ridership increases included the July Fourth fireworks event at Gloria Molina Grand Park, multi-day events Anime Expo, KCON and Rupaul's DragCon, which took place at the Convention Center and Crypto.com Arena, as well as L.A. Sparks, Dodgers and LAFC and Angel City FC games at Crypto.com Arena, Dodger Stadium and BMO Stadium, respectively.

Metro continues to provide programs that make riding more affordable. The reduced-price transit pass programs, such as the student GoPass program, which offers free transit passes to K-12 and community college students, and the Low-Income Fare is Easy program, which provides free rides and reduced fares to low-income customers, can reduce the cost of public transportation.

For information, visit metro.net.



photo by Edwin Folven

Bus ridership increased 9.84 percent last month compared to July 2023.

Letters to the Editor

Beverly Hills free speech zones need more review

Re "Beverly Hills considers new free speech zones," Aug. 22 issue

The constitutional gift of free speech is not well understood in our country. Any move to increase understanding of this important element of democracy should be praised.

Beverly Hills would join Boston with its 200-year-old Common and London's Hyde Park Speakers Corner [in] providing a place for open, free political oratory.

Carleton Cronin
West Hollywood

Court rules on Beverly Hills Surplus Land Act case

Re "Beverly Hills win surplus land lawsuit," Aug. 22 issue

I saw your article on the Surplus Land Act case in the paper, which although more accurate than the Weekly's article, was not totally accurate.

What is surprising and incomprehensible to me is that no one from your paper bothered to contact me for my comment on the

case or the accuracy of what you have printed, even though I had alerted you to the case several weeks ago.

Even the Weekly, which has become a much lesser paper recently due to its editorials, contacted me and requested a comment.

Darian Bojeaux
Beverly Hills

Editor's note: This was not the newspapers' original content. It was taken from a press release issued by the city of Beverly Hills.

Learn more about K Line Northern Extension at the Sept. 4 meeting

Metro is holding a community meeting on the K Line Northern Extension on Wednesday, Sept. 4, from 6-8 p.m. at the Nate Holden Performing Arts Center, 4718 W. Washington Blvd.

The K Line Northern Extension would extend between the Crenshaw area and Hollywood and would run through the city of West Hollywood. It would provide a link to the Metro C, E, D and B Lines, connecting four major rail

lines and six of the highest ridership bus lines in L.A. County. The project fills in a major gap in the Metro Rail network and creates opportunities by connecting the Crenshaw District, Mid-City, West Hollywood and Hollywood. Metro staff will provide information and answer questions at the meeting. For information, visit metro.net/calendar/k-line-northern-extension-community-meeting and metro.net/projects/kline-northern-extension.

L.A. Water and Power ranked most sustainable utility provider

The Los Angeles Department of Water and Power ranked first in the 2024 J.D. Power Sustainability Index, an evaluation that measures the nation's largest electric utilities' customer awareness, support, engagement and advocacy for their local climate sustainability programs and goals.

The index applies to 35 of the largest U.S. electric utility companies and cities serving 500,000 or more residential customers. LADWP's index score of 39 tied with Sacramento Municipal Utility District to share the top spot. LADWP's 2024 ranking is a 10-point improvement over its 2023 index score of 29.

"This result shows a major improvement for LADWP from just a year ago. It demonstrates that we are on the right track with our

climate sustainability goals," LADWP CEO and Chief Engineer Janisse Quiñones said.

The index results were based on responses from 73,255 business and residential electric utility customers from June 2023 through May 2024. The overall sustainability score for electric utilities evaluated in the 2024 study is 32 – on a 100-point scale – up five points from 2023, according to J.D. Power.

Customers can take advantage of water conservation rebates on energy-efficient household appliances, free residential energy and water upgrades to improve efficiency in single-family homes and a variety of income-qualified discount and financial assistance programs.

For information, visit ladwp.com/strategic-initiatives/clean-energy-future.



photo courtesy of LADWP

The utility provider's ranking is a 10-point increase from the previous year.

RESTAURANT NEWS

Prosperity Market concludes annual event with block party

On Sunday, Sept. 1 from 11 a.m.-3 p.m., Prosperity Market, the mobile farmers market spotlighting Black farmers, food producers, chefs and entrepreneurs in Los Angeles, will conclude its 4th annual Black business scavenger hunt with a pop-up farmers market and block party, hosted by Hilltop Coffee & Kitchen in View Park/Windsor Hills. In honor of Black Business Month, Prosperity Market founders Kara Still and Carmen Dianne created an interactive map with 100+ Black businesses, encouraging Angelenos to visit and support as many locations as possible in order to earn points and win prizes. The winners of the Black Business Scavenger Hunt will be announced and given their prizes during the pop-up market.

Prosperity Market and 50+ local vendors and farmers (including Compton Vegan, My Daddy's Recipes, Ace Naturals and chef Brandi Biggles) will take over Hilltop's parking lot, alongside a DJ, wine garden by 1010 Wine, Tammi Mac of KJLH Radio, community resources, a kids' area by Teach to Reach and photo booth. Special activations include Gin & Juice by Dre and Snoop, the award-winning ready-to-drink premium gin-based cocktail from Dr. Dre and Snoop Dogg's new spirits company, plus

Hulu will be on-site with a coffee giveaway and swag bags promoting Reasonable Doubt. Neighborhood businesses on Slauson including Supervsn, Pamper U and Mae's Skin & Body, will take part in the celebration by activating in their respective locations with music, promotions, and activities. This event is free and open to the public.

Hilltop Coffee & Kitchen is located at 4427 W. Slauson Ave. For information, visit prosperity-marketla.com.

Beverly Center burger plays 'For the Win'

Beverly Center has a new smash burger restaurant, For the Win. Located on street level, For the Win is known for its signature technique, where fresh, high-quality beef is expertly smashed onto a hot griddle to lock in flavor and create a perfect sear. To celebrate its opening, For the Win will be giving out free cheeseburgers to its first 500 customers at Beverly Center on Saturday, Sept. 7, while supplies last. At the grand opening event, guests can enjoy exclusive access to a beer garden with lawn games and music. This sizzling addition to Beverly Center's culinary landscape promises a delicious dining experience for burger aficionados and food enthusiasts alike. Aside from their beloved cheeseburger, Beverly Center patrons can expect an enticing menu from For the Win that includes its fried chicken sandwich, crispy bal-

samic brussels sprouts, and thin-cut fries, as well as smooth and creamy milkshakes. From classic cheeseburgers to gourmet creations adorned with unique toppings, there is a sandwich to suit every palate. For The Win is open daily from 11 a.m.-10 p.m. For information visit beverly-center.com/stores/for-the-win. For the Win at the Beverly Center is located at 8500 Beverly Blvd.

Holy Cow BBQ specials ring in 10th birthday

Holy Cow BBQ is turning 10 this September and they will be celebrating their anniversary with a different \$10 special each week at both their Santa Monica and Culver City locations. From Sept. 2-8 the Hog Sandwich will be \$10, from Sept. 9-15 the original BBQ chicken sandwich will be \$10, from Sept. 16-22 the house brisket sandwich will be \$10, and from Sept. 23-29 the chicken nuggets or wings will be \$10. Holy Cow is located at 264 26th St., Santa Monica, and 4130 Sepulveda Blvd, Culver City. For information, visit holycowbbq.com.

Jeni's launches fall ice creams

On Sept. 5, Jeni's Splendid Ice Cream is unveiling their brand-new fall collection. Available online, and at Jeni's scoop shops throughout L.A. for the full season, this collection introduces four deli-



photo courtesy of L.A. Loves Alex's Lemonade Stand

With more than 50 vendors, including Pink's Hot Dogs, the annual L.A. Love's Alex's Lemonade Stand cookout is scheduled for Oct. 5.

Tickets going on sale for annual cookout

L.A. Loves Alex's Lemonade Stand is rallying for its 12th annual cookout in Los Angeles, scheduled for Saturday, Oct. 5. The fundraiser has announced an impressive lineup of over 50 outstanding vintners and beverage professionals, personally invited by Caroline Styne, as well as mixologists selected by David Lentz, who will be participating.

With just under six weeks remaining until the event, the public is encouraged to secure their tickets before they sell out. Early bird pricing is available at \$250

for general admission until Sept. 1. After that date, ticket prices will increase to \$280 per person.

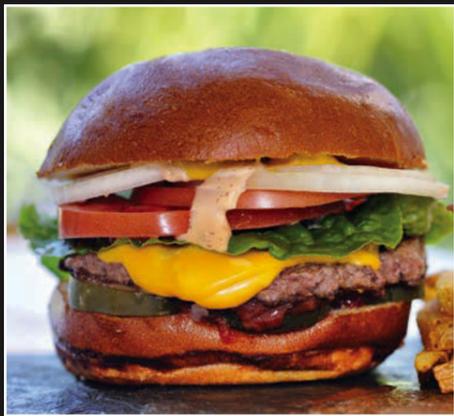
The 2023 event was an overwhelming success raising more than \$1.3 million for Alex's Lemonade Stand Foundation. Presented at Royce Quad on the campus of UCLA, located at 10745 Dickson Court, the cookout is always a perfect day for chefs and fans to come together to support childhood cancer research. For information and tickets, visit alexslemonade.org/event/406/register.

cious new flavors that are perfect for those cozy couch moments. Devoted to making the finest ice creams the world has ever known, Jeni's new fall edit is no different,

offering a unique blend of flavors that embody the essence of autumn while showcasing Jeni's culinary creativity – no pumpkin spice here! Jeni's new fall flavors are: Bay Leaf



Gourmet Burger Blend
\$7.98/lb.
 reg. \$8.98/lb.



With this ad only through 9/4/2024



6333 W. Third St. 323.938.5131

www.marcondas.com

Family Owned in the

Original Farmers Market for more than 80 Years

OREO CHEESECAKE



SEPTEMBER
PIE OF THE MONTH



In the Original Farmers Market

3rd & Fairfax

(323)933-8446

(323)933-8447



Follow Us!
 @duparsfm

Cheesecake, a refreshing and subtly herbaceous cream cheese ice cream with a crisp graham cracker swirl; Sweet Potato Marshmallow Praline, with spiced sweet potatoes swirled into marshmallow sweet cream and topped with candied pecans; Pumpkin Seed & Rye Cookie, nutty and decadent roasted pumpkin seed cream paired with soft rye cookie crumbles; and Miso Butterscotch Brownie, dark chocolate fudge brownies immersed in buttery, toasted sugar and miso cream.

Late-night bites available at Paloma

Starting Thursday, Aug. 29, Paloma will offer a new late-night menu available from 5 p.m.-close Thursday-Saturday. Ideal for bites and drinks after a night out in Venice or surrounding neighborhoods, Paloma's late-night menu features lunch and dinner menu favorites including breads and dips (because it's never too late for Whipped Sheep's milk ricotta with

grilled laffa bread), pastas and pizzas like the Ode to Franco, the James Beard Burger and crispy calamari. Paloma will also introduce a new specialty item unique to late-night: the Israeli Fried Chicken, made with pomegranate molasses, ras al hanout and house pickles. Plus, after 10 p.m., all specialty cocktails like the Spice Girl and Summer Melon Spritz will be \$2 off.

For information, visit palomavenicebeach.com or call (310)405-6385. Paloma is located at 600 S. Venice Blvd.



photo courtesy of AC Barbeque

Anthony Anderson and Cedric the Entertainer's AC Barbeque first-ever restaurant will open at Westfield Century City this fall.

Breakfast Club pairs authors with the most important meal of the day

The Los Angeles Breakfast Club, a 99-year-old nonprofit organization based in Los Angeles, is announcing an engaging lineup of breakfast events, promising a September filled with nostalgia, history and a little something

sweet. The month of programming kicks off with the honorary initiation of legendary co-creator of H.R. Pufnstuf Sid Krofft on Wednesday, Sept. 4.

The club will celebrate 55 Years of Weird with Krofft, recognizing the anniversary of H.R. Pufnstuf's introduction to the world in 1969, and the innovation of Sid and his brother Marty Krofft in the following decades. Sid will join Vintage L.A.'s Alison Martino in a spirited conversation.

The programming continues with a series of breakfast events that are sure to have something for everyone: Explore iconic mid-century bowling alleys with Bowlarama! On Sept. 11, with architecture and culture writer/historian Chris Nichols and award-winning historian and advocate Adriene Biondo, authors of "Bowlarama: The Architecture of Mid-Century Bowling," for the

new book's first major public event. Comedian, actor, and co-host of the hit podcast "How Did This Get Made?" Paul Scheer candidly and humorously shares insights of coming to terms with childhood trauma and finding joy from his book "Joyful Recollections of Trauma" on Sept. 18. On Sept. 25, enjoy a delicious exploration of a modest California business See's Candies, which became a global confectionery icon with See's representative Andrea Blackman.

All programming will take place at Friendship Auditorium in Griffith Park, located at 3201 Riverside Drive., where the club has held weekly breakfast meetings since 1965. Friendship Auditorium, named as a nod to the club's tagline "The Shrine of Friendship," was dedicated in a ceremony on Nov. 3, 1965 after being built with club funds and donated to the city of Los Angeles. Breakfast meetings are open to the public and begin at 7 a.m. Tickets are \$28, include breakfast and can be purchased at labreakfastclub.com/events.

Westfield adds new slate of restaurant for fall and spring seasons

Westfield Century City has several highly anticipated restaurant openings for 2024-25. This includes a diverse array of popular fare from fast-casual to high-end dining, bolstering the center's current culinary experiences and offering guests an even more comprehensive selection of locally beloved and internationally famed restaurants.

Casa Dani and Katsuya will both open in the fall, bringing Mediterranean and Japanese cuisines to a flagship culinary epicenter in Los Angeles. The venue, spanning 17,000 square feet with a seating capacity for 400 guests, will play host to a trio of bars. AC Barbeque's first-ever restaurant will also launch in the fall. The lifestyle brand from "Black-ish's" Anthony Anderson and king of comedy Cedric the Entertainer, offers a premium line of barbecue rubs and sauces. MRCHOW NOW, a new casual

concept by the legendary Mr. Chow, will open in the fall, as well.

Rounding out the fall openings will be Pret A Manger, which will be serving organic coffee and freshly made food, the beloved British eatery continues expanding in Los Angeles. Since opening their first shop in London in 1986, Pret's mission has always been simple: to serve freshly made food and good organic coffee, while also trying to do the right thing. Pret offers delicious breakfast and lunch options that are made fresh throughout the day. Any unsold food is donated to local food rescue partners.

Super Peach by Momofuku and Rumi's Kitchen are set to open in 2025. For information and to stay up to date on the latest events and openings, visit westfield.com/centurycity. Westfield Century City is located at 10250 Santa Moinca Blvd.



photo courtesy of the Los Angeles Breakfast Club

The L.A. Breakfast Club has met weekly since 1965.

Labor Day

- ★ Jidori Chickens - whole or cut-up
- ★ Smart Chicken - whole or cut-up
- ★ Variety of Marinated Kabobs
- ★ Variety of Chicken Sausages
- ★ Marinated Thighs & Breasts
- ★ Chicken Hot Dogs
- ★ Turkey Burgers

Farmers Market Poultry

We Stand for the Best Poultry.

At the Original Farmers Market • 6333 W. 3rd St. #216
(323) 936-8158 • farmersmarketpoultry.com

Thrill of the Grill!

- ★ Rib Eye ★ New York Steaks ★ Tri Tips
- ★ Beef and Pork Kabobs
- ★ Nancy Silverton's Burger Blend
- ★ Short Ribs ★ Pork Ribs
- ★ Tomahawk Beef & Pork Steaks

- Charcoal
- Wood Chips
- Variety of Spices
- Sauces

Original Farmers Market
6333 W. 3rd St. #350
(323) 938-5383 • huntingtonmeats.com The best meats, period.

LACMA, Hammer Museum and MOCA collaborate to display Mohn collection

The directors of the Hammer Museum, Los Angeles County Museum of Art and Museum of Contemporary Art, Los Angeles, announced the creation on Aug. 26 of a jointly owned and managed collection to be founded through the acquisition of 260 artworks from Los Angeles philanthropists Jarl and Pamela Mohn.

The Mohn collection, amassed over the last 19 years, is comprised of paintings, sculptures and mixed-media works by Los Angeles-based artists. The initial gift of artworks starts what will become a continually growing collection, as the Mohns will also create an endowment for annual acquisitions in addition to expenses related to

the care and storage of the collection.

The collaboration is called the Mohn Art Collective: Hammer, LACMA, MOCA – or MAC3. In addition to the Mohns' gift, the Hammer Museum will enhance the MAC3 collection with 80 works previously acquired by the museum through its "Made in L.A." biennials since 2012. Curators from the three institutions made the collection's first joint acquisitions by unanimously selecting 16 works from "Made in L.A. 2023: Acts of Living." The MAC3 collection includes 356 artworks in total.

The co-owned collection establishes a groundbreaking model for institutional collaboration and commitment to directly supporting Los Angeles artists. The gift will enable the three institutions to actively and collectively acquire works by L.A. artists on an annual basis, with acquisitions chosen jointly by curatorial teams from the three museums. Every other year, the acquisitions will come directly out of future editions of the Hammer Museum's "Made in L.A." biennial. During the alternating, non-biennial years, curators from the three institutions will identify works for acquisition by visiting studios and exhibitions. The full collection will be available to each institution for display and will prioritize a lending program to encourage the works' display at other museums around the world.

The existing Mohn Collection includes works by Aria Dean, Rafa



photo © Arthur Jafa, courtesy of the artist and Gladstone Gallery

Arthur Jafa's "Bloods II" (2020) is included in the new partnership.

Esparza, Lauren Halsey, Luchita Hurtado, Arthur Jafa, Silke Otto-Knapp, Analia Saban, Martine Syms and Kandis Williams, as well as Karon Davis, Mark Grotjahn, Rodney McMillian and Cauleen Smith. The goal is for the collection to grow through contemporary artworks gifted by other collectors and donors.

"Only in L.A., a city that champions experimentation and out-of-the-box thinking, can such an unprecedented joint acquisition be made," said Michael Govan, CEO and Wallis Annenberg Director of LACMA. "Jarl and Pamela's generous gift to local museums is a testament to the wonderful friendship and collaboration our three institutions have fostered over the decades, and, more importantly, highlights L.A.'s stature as a vital hub of artistic creativity."

"Jarl and Pamela Mohn's passion and generosity for the artists of Los Angeles is simply unparalleled," Hammer Museum director Ann Philbin said. "Their support helped to launch the 'Made in L.A.' biennial

12 years ago and continues to sustain the exhibition well into the future."

"We are deeply honored to be part of this pioneering initiative that not only celebrates but also nurtures the vibrant and diverse art communities of Los Angeles. The Mohns' extraordinary gift is a profound commitment to the artists of today and a promise to future generations," said Johanna Burton, the Maurice Marciano Director of MOCA. "The collection reflects the dynamic creativity and innovation that define our city. And this collaboration allows us to come together to continue supporting and showcasing the incredible talent within our local arts scene, ensuring that our artists' voices are heard and that their works are seen around the world."

LACMA is located at 5905 Wilshire Blvd., the Hammer Museum is located at 10899 Wilshire Blvd. and MOCA is located at 250 S. Grand Ave. For information, visit lacma.org, hammer.ucla.edu and moca.org.

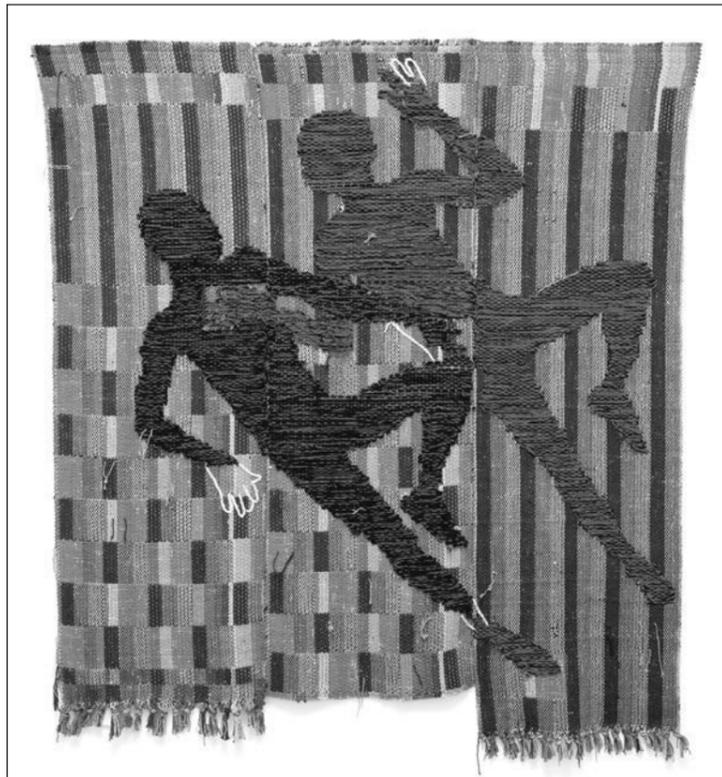


photo © Diedrick Brackens, courtesy of the artist

Diedrick Brackens' "nuclear lovers" (2020) is provided courtesy of the artist, Jack Shainman Gallery, New York, and Various Small Fires Los Angeles/Texas/Seoul.

Glass Box purrs at The Grove

Tory Burch is opening a pop-up shop in the Glass Box at The Grove in partnership with Nordstrom beginning Aug. 31. The pop-up will debut with an "Animal House" concept featuring the work of German photographer Walter Schels. His portrait "Cat" (1994) first appeared in Burch's Resort 2024 collection, inspiring a new concept store on Melrose earlier this year.

Schels is known for his tender,

yet penetrating portraits of people and animals.

"Animals don't disguise themselves," Schels said. "An animal doesn't ask itself, 'Am I beautiful?' It is just the way it is."

"There's a human element to Walter's photographs, in the way he looks at the animals and they in turn look back," Burch said. "He gives animals the same respect as humans, highlighting their unique

personalities and emotions."

The Animal House pop-up will feature limited-edition cat-printed handbags, shoes and accessories, in addition to handbags and shoes from their iconic T Monogram and Kira collections.

In October, the pop-up will highlight Sublime, a new fragrance by Burch. Sublime reflects how Burch sees women today: confident, sensual and strong. Unexpected notes create a unique, sexy dimension: the alchemy of leather blended with delicate rose, osmanthus flower, earthy vetiver and bright mandarin. The Sublime bottle is an abstract take on Burch's Double T logo in sculptural glass with a silver ball cap.

Kendall Jenner is featured in the campaign, photographed by Mert Alas and Marcus Piggott.

"Sublime is beautiful, it's sexy, it's confident," Jenner said. "I love what Tory does and what she stands for. I want to align with designers who feel genuinely right to me, and this felt natural and organic."

"Kendall has a quiet power," Burch said. "She knows who she is and she's fearless. She is an entrepreneur and a role model for so many people, and that was important to me."

For information, visit thegrove-la.com. The Grove is located at 189 The Grove Drive.



photo courtesy of Tory Burch

Cat-themed merchandise will accentuate the "Animal House" theme at The Grove.

Halloween-time lineup brings the spooks to Cinespia

Cinespia, Los Angeles' favorite cinematic experience presented by Amazon MGM Studios, has announced their lineup for October including "The Texas Chain Saw Massacre" (1974) on Oct. 5, and "Trick 'r Treat" (2007) on Oct. 19 at Hollywood Forever Cemetery, concluding the outdoor season.

There will also be a special, 15th Anniversary screening of a spooky family favorite "Coraline" (2009) on Oct. 12 at Hollywood Forever Cemetery. Cinespia will close out the month with an indoor screening of "Suspiria" (1977) on Oct. 31 at The Orpheum Theatre in Downtown Los Angeles.

"What better way to embrace the spooky season than by watching horror classics under the stars at a cemetery?" founder John Wyatt said. "We're also thrilled to return to The Orpheum for the second consecutive year, hosting our fans on Halloween night for a special screening of the original 'Suspiria.'"

Dodgers highlight opportunities for women at annual conference



photo courtesy of the Los Angeles Dodgers

The third annual Women's Conference will feature panelists and speakers on Sept. 18.

The Los Angeles Dodgers, in conjunction with the organization's Women's Opportunity Network, is holding the third annual Women's Conference on Wednesday, Sept. 18, at Dodger Stadium.

The conference will bring together over 500 local professionals to learn, network and connect with the event's keynote speakers, panelists and attendees. The program will open with a fire-side chat hosted by ESPN's Pamela Maldonado and featuring Amy Howe, CEO of FanDuel, during breakfast. Next, breakout sessions focusing on four separate areas of the work force will be held including sports and entertainment, technology, talent representation and innovation. The conference will conclude with lunch and networking.

Speakers from Major League Baseball, Los Angeles Chargers, Los Angeles Sparks, Netflix and Sony Pictures are scheduled to speak at the conference.

"We are excited to host our third annual Los Angeles Dodgers Women's Conference," said Sara Curran, vice president of accounting for the Dodgers and executive sponsor of the Women's Opportunity Network. "The goal of the conference is to inspire, educate and connect women in sports and entertainment to create a more inclusive future. We are grateful to Spectrum for joining us in hosting our conference that will also present a set of powerful panelists who are leaders in their industry."

The Women's Opportunity Network, established in 2020, is among multiple business resource groups within the Los Angeles Dodgers organization. The group creates a safe and equitable space for women to thrive and to demonstrate that women add tangible value to the organization's success.

General admission tickets for the conference are \$100 and VIP tickets are \$200. For information and tickets, visit dodgers.com/womeninsports.

'Alien: Romulus' stands alone in out of this world saga

Let's be honest. The "Alien" films peaked earlier, and dragged on for another six entries counting those "Alien vs. Predator" debacles. I admit enjoying "Prometheus" more than most, but no xenomorph terrorizes the crew. And "Covenant" was infuriating, proving Ridley Scott needed to let someone else have a turn in the sandbox.

Enter Fede Alvarez, responsible for 2013's raunch fest "Evil Dead" and "Don't Breathe," one of the most intense home-invasion films to date. A new director and new management, since 20th Century now belongs to Disney (please make this a new attraction at California Adventure), prove the winning combo. "Alien: Romulus"

is a return to form, a sequel we haven't experienced since the 1980s.

Wayland Industries suck. The saddest part of the "Alien" series isn't the monster with acid for blood. It's the faceless conglomerate that controls everything. Rain (Cailee Spaeny) knows that all too well. She finally accrues enough hours to travel off planet, leave mining behind, only to be denied thanks to Amazon's moving goalpost ... sorry, I meant to say Wayland. Really, I did.

Luckily, Rain has her best friend, synthetic human Andy (David Jonsson). Lucky indeed, for her old friends, including ex-boyfriend Tyler (Archie Renaux), who hatch a plan to escape their capitalist

ON SCREEN

WITH
TIM POSADA

dystopia for a planet free of toxins.

An abandoned research station near the atmosphere might help them all escape, and Andy can communicate with it to gain entry. If only they knew why that station was abandoned. No worries, they'll find out soon enough when hundreds of facehuggers start chasing them. We all know what comes after that.

"Romulus" has several strengths. Most notably, the CGI of space is incredible (not so much for one eerie deep-fake sequence) and the xenomorph effects appear mostly practical: a combination of costuming, props and even remote-controlled facehuggers for a wild chase sequence (you must see what they looked like on set).

Where exactly "Romulus" fits into the "Alien" timeline is a mystery. Some answers will come, though they might invite more questions. Along the way, prepare for plenty of Easter eggs and winks to most of the previous films. The sites, the sounds and, of course, the iconic monster with a second mouth all belong on the big screen.

That said, "Romulus" stands alone, no need for nostalgia. The jump scares and performances hit hard. And while Spaeny's Rain might be the primary lead, Jonsson's performance steals the show. At first, he appears timid, the result of degrading programming. Then an upgrade presents an entirely different Andy.

Mind you, "Romulus" is hardly a



photo courtesy of 20th Century Studios

Rain (Cailee Spaeny) and Andy (David Jonsson) take on an interstellar foe in "Alien: Romulus."



photo courtesy of 20th Century Studios

The iconic monster with a second mouth is back in "Alien: Romulus."

perfect film. The timeline is confusing. Some plot points don't make sense when any explanation arrives. And the heavy degree of psych-outs in the third act – one obstacle leads directly into another – feels a bit excessive.

And the final showdown might cause spectators with trust issues to roll their eyes. Just remember: Every sequel introduces something new. "Aliens" gave us a queen, "Alien 3" birthed a xenomorph from a dog and "Resurrection" had all those jumping sharks.

Even if "Romulus" is clunky at points, it never feels dull. It's solid science fiction and horror. More importantly, it knows how an "Alien" film feels, both in set design and intensity. "Alien" isn't going away anytime soon with a prequel series called "Alien: Earth" from Noah Hawley (FX's "Fargo," "Legion") set to premiere next year. But I truly hope all surviving parties here, filmmakers included, continue the "Romulus" story. There's more to tell, and the franchise finally feels like it's in good

Andre's is Back!

Famous for its family style atmosphere, great food, generous portions at affordable prices.

Pasta Pizza, Salads & More

5400 Wilshire Blvd.
Los Angeles, CA 90036
(323) 935 1246

FALL in LOVE with our pancakes!

BANANA-FANA-FO-FANA

PUMPKIN SEASON!

GRIDDLE AT HOME!

Pancake Batter
32 oz. - \$15.98
16 oz. - \$14.98
+ melted butter & syrup

PUMPKIN CHOCOLATE CHIP TOO!!

FLINTSTONES FRUITY PEBBLES STRAWBERRY STACKS

Jazz up a Full Stack of our pancakes with your favorite topping!

Indoor & Patio Dining • Take-out • Delivery

Now Open Daily 6:00am - 9:00pm
Fri. Sat. Open til 10 pm

SINCE 1938

Du-pari's

RESTAURANT & BAKERY

In the Original Farmers Market
3rd & Fairfax
(323)933-8446 • (323)933-8447

Join Heal the Bay for Coastal Cleanup Day

Heal the Bay, in partnership with the California Coastal Commission, is seeking volunteers for its 35th annual Coastal Cleanup Day, which will be held on Sept. 21 at more than 50 sites throughout Los Angeles County.

Since 1990, Heal the Bay Coastal

Clean Up Day volunteers have removed more than 1.9 million pounds of trash and 101,140 pounds of recyclable materials from beaches and inland waterways. A white wedding dress, a pumpkin full of hardboiled eggs, a \$100 bill torn in half and a World

War II-era gas mask are among the unusual items found by Heal the Bay volunteers in past years.

Cleanups will be held from 9 a.m.-noon at multiple locations including coastal and inland (river/lake) areas. Volunteers can visit the site map to find a convenient location to register for a cleanup.

Cleanups are a last line of defense to prevent trash from causing harm to the ocean, wildlife communities and beaches. Plastic pollution continues to proliferate, with scientists estimating there may be more plastic in the sea than fish by mass in 2050. Volunteers will learn about the harms of plastic pollution and receive tips on how to take preventative action throughout the year.

People from all backgrounds volunteer for Coastal Cleanup Day, including families, schools, faith-based organizations, businesses, sports teams, clubs and individuals. No advanced training or equipment is needed. Heal the Bay provides instructions, safety talks and supplies. Volunteers under 18 must have a waiver signed by a legal guardian. Children 13 and younger must be supervised by an adult at cleanup events.

For information and to register, visit healthebay.org/coastalcleanupday.



photo courtesy of Heal the Bay

Volunteers of all ages make a difference at Heal the Bay's annual Coastal Cleanup Day.



photo courtesy of Metro

The Metro Youth Council is composed of 27 members ages 14-17, each serving for one year.

Teens invited to learn about public transportation at Metro Youth Summit

Calling all high school students. Join the Metro Youth Summit for a day of food, prizes, DJs, a 360 photobooth and youth led discussions on Saturday, Sept. 21, from 9 a.m.-12:30 p.m. at the Union Station Ticketing Concourse.

The event is presented by Metro's Youth Council and the theme is "Empowering Youth: Bridging Communities through Transportation." Students can receive volunteer hours credit for

participating.

Students are encouraged to use public transportation to reach the event. Call (323)466-3876 or use Metro's Trip Planner at metro.net/riding/trip-planner. Admission is free; parking validation will not be provided. RSVP to eventbrite.com/e/metro-youth-summit-tickets-927425844667?aff=oddttdcreator.

For information on the Metro Youth Council, visit metro.net/youthcouncil.

'Madame Butterfly' premieres at Dorothy Chandler

From Sept. 21-Oct. 13, LA Opera will present one of the most beloved operas of all: Giacomo Puccini's heartbreaking "Madame Butterfly," conducted by music director James Conlon. The new-to-Los Angeles production – originally staged by Spanish-Uruguayan director Mario Gas for the Teatro Real in Madrid – features a Hollywood twist: it's reimagined as taking place at a 1930s film studio, with the opera performance cap-

tured by onstage camera operators and projected onto screens hanging above the stage.

"One of the most gratifying aspects of being an opera lover is witnessing the manner in which successive generations of opera artists imbue a work with their own indelible theatrical and musical signatures," said Christopher Koelsch, LA Opera's president and CEO. "While this production created by director Mario Gas origi-

nated in Madrid, I think that this production's Hollywood soundstage setting will have particular resonance here, in the epicenter of cinema."

Tickets begin at \$37.50 and are on sale now. Tickets can be purchased online at laopera.org, by phone at (213)972-8001, or in person at the LA Opera box office at the Dorothy Chandler Pavilion, located at 135 N. Grand Ave. For disability access, call (213)972-0777 or email laopera@laopera.org.



photo by Javier del Real

The classic Giacomo Puccini opera is imaginatively transposed to Hollywood in the 1930s.

School year has a new rhythm with Rosewood STEM Magnet's Music

Rosewood STEM Magnet of Urban Planning and Urban Design, located at 503 N. Croft Ave., got off to a great start of the new school year with a completely remodeled Music Lab, courtesy of Adopt the Arts. All students in UTK-5th grade have a full-time music teacher and receive vocal music, music theory, drumming, ukulele and keyboard training.

Rosewood STEM Magnet of Urban Planning and Urban Design provides a safe and enriching learn-

ing environment where the whole student is nurtured and developed. Teachers and administrators support the academic and emotional wellbeing of each student. A rigorous academic curriculum engages all learning styles. Rosewood was selected as a 2024 School of Distinction by Magnet Schools of America.

For information, call (323)651-0166, or visit rosewoodelementary.org.



photo courtesy of Rosewood

Rosewood STEM Magnet of Urban Planning and Urban Design offers music instruction for students in UTK-5th grade.

Come as you are. Discover what you can become.

Join us for Open House Sunday, September 29 from 1 to 4 p.m. No registration required!

immaculateheart.org

IMMACULATE HEART EST 1906 MIDDLE & HIGH SCHOOL

Explore the possibilities of AI at The Music Center



photo courtesy of The Music Center

Visitors will have the chance to hear an AI replication of their own voice through earbuds in The Music Center’s exhibition “Voice in My Head.”

Angelenos will be all ears when experiencing a new AI art installation at Jerry Moss Plaza at The Music Center. Launching Thursday, Aug. 29, and running through Sunday, Nov. 3, “The Music Center Presents: A More Than Human Tongue” will explore the fusion of ancestral practices and modern technology with a pair of innovative experiences. The first experience, “One Who Looks at the Cup,” is the brainchild of author, artist and researcher Mashinka Firunts Hakopian with Atlas Acopian and Lara Sarkissian, who uncover the practice of tasseography – the fortune-telling method of reading coffee grounds, dating back as early as

the 16th century – reimagined through AI. The second experience, “Voice in My Head,” created by L.A.-based artist and computer programmer Lauren Lee McCarthy and Kyle McDonald, delves into the inner workings of the mind, with guests hearing voices in their heads using earbuds. The twist in this aural experience is that the voice speaking to each participant is an AI-generated clone of the participant’s own voice.

The two-part AI experience will last approximately one hour and will occur between 4:30–8 p.m. on Thursdays and Fridays as well as 1–8 p.m. on Saturdays and Sundays. Participants can reserve a time slot

online at musiccenter.org/tongue or onsite at Jerry Moss Plaza at The Music Center. To maximize the personalized AI experience, only two individuals will be able to register for each time slot. “The Music Center Presents: A More Than Human Tongue” is the latest public art installation presented by The Music Center’s Digital Innovation Initiative launched in 2022 and designed to explore and create digital and virtual reality experiences on The Music Center campus and throughout Los Angeles.

“The Music Center Presents: A More Than Human Tongue” is an immersive journey into AI and human connection that has never been attempted before in The Music Center’s 60-year history. The profound experience of hearing your own voice talk to yourself will be otherworldly without a doubt, yet it will reshape how we can better understand ourselves on an entirely new and extraordinary level,” said Rachel S. Moore, president and CEO of The Music Center. “Moreover, the blending of AI into the centuries-old practice of tasseography will challenge our perceptions of technology influencing how we envision our future. Can artificial intelligence also replicate ancestral intelligence? I encourage Angelenos to find out for themselves in Downtown L.A.’s most unique AI experience to date.”

For information, visit musiccenter.org/tongue or musiccenter.org/dii.

Jerry Moss Plaza is located at 135 N. Grand Ave.

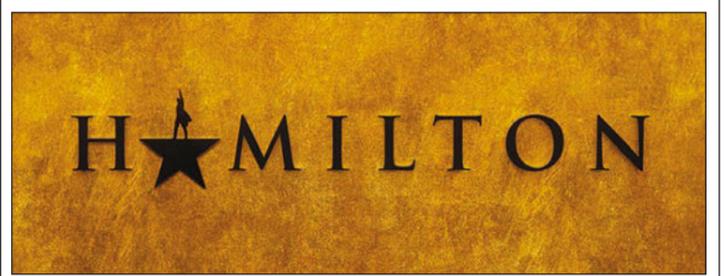


photo courtesy of Broadway in Hollywood

“Hamilton” is one of the most successful musicals in Broadway history.

‘Hamilton’ lottery open

Producer Jeffrey Seller and Broadway in Hollywood are hosting a digital lottery for “Hamilton” tickets which will begin in conjunction with the show’s first performance on Sept. 4 in Los Angeles at Hollywood Pantages Theatre. A limited number of tickets will be available for every performance for \$10 each. The lottery will close at noon on Thursday, Aug. 29 for tickets to performances Sept. 4-8. Subsequent digital lotteries will begin each Friday and close the following Thursday for the upcoming week’s performances.

Use the official app for “Hamilton,” now available for all iOS and Android devices in the Apple App Store and the Google Play Store, or by visiting hamilton-musical.com/us-tour/lottery. Winner notifications will be sent between 1-4 p.m. every Thursday for the upcoming week’s performances via email and mobile push notification. Winners will have two hours to claim and pay for their ticket(s). No purchase or payment is necessary to enter or participate.

Each winning entrant may purchase up to two tickets. Only one entry per person. Repeat entries and disposable email addresses will be discarded. Lottery tickets may be picked up at will call beginning two hours prior to the performance with valid photo ID. Lottery tickets void if resold. Patrons must be 18 years or older. Ticket limits and prices displayed are at the sole discretion of the show and are subject to change without notice. Lottery prices are not valid on prior purchases. Lottery ticket offer cannot be combined with any other offers or promotions. All sales final – no refunds or exchanges. The lottery may be revoked or modified at any time without notice. A purchase will not improve the chances of winning.

Tickets for “Hamilton” are currently on sale and may be purchased at broadwayinhollywood.com/hamilton or ticketmaster.com. Tickets may also be purchased in person at the Hollywood Pantages Theatre box office located at 6233 Hollywood Blvd. Visit the official website for current

Beverly Vista PTA hosts annual back-to-school carnival



photo courtesy of the Beverly Vista Middle School PTA

On Friday, Aug. 23, Beverly Vista Middle School PTA hosted its fourth annual BVMS Back-to-School Carnival, sponsored by Michael J. Libow, in collaboration with community partners, the Beverly Hills Firefighters’ Association. BVMS PTA took great pride in organizing this student-only event, which has established itself as a beginning-of-the-year tradition. It provides the students with a wonderful opportunity to have some fun, forge new friendships and kickstart their school year in grand fashion. BVMS PTA Carnival Committee, the event sponsor, BVMS Administrators and the BHUSD Board of Education celebrated together at the event.

Nonprofit hosts cancer research symposium at El Rodeo School



photo courtesy of Not Today Cancer

Cancer research nonprofit Not Today Cancer co-founders Stacey Book, left, and J.J. Duncan co-hosted a research symposium with the Leukemia and Lymphoma Society at El Rodeo Elementary School on Aug. 24. Lead investigators from across Southern California presented their work and the theories that are breaking new ground on the path to find cures for cancer.

We want to hear what you think!

On December 5, 2023, City Council approved a 6-month installation of traffic calming devices on Clifton Way between Robertson and La Cienega Boulevards, including:

Traffic Circles:

Clifton/Arnaz
Clifton/Le Doux

Curb Extensions:

Clifton/Hamel
Clifton/Willaman
Clifton/Carson
Clifton/Stanley



Example Traffic Circle



Example Curb Extensions

Take the [community survey](https://www.beverlyhills.org/cliftonledoux) about your experiences and observations by October 1, 2024. For questions, contact askBH at (310) 285-1000 or askBH@beverlyhills.org.



Visit [beverlyhills.org/cliftonledoux](https://www.beverlyhills.org/cliftonledoux) to complete the survey and learn more.



POLICE BLOTTER

The following crimes occurred in West Hollywood, Beverly Hills and the areas patrolled by the LAPD's Wilshire and Hollywood divisions between Aug. 18 and Aug. 24. The information was compiled from crimemapping.com. To report a crime, call local law enforcement agencies: Los Angeles Police Department, Wilshire Division (213)473-0476, Los Angeles County Sheriff's Department West Hollywood Station (310)855-8850, and the Beverly Hills Police Department (310)550-4951.

Beverly Hills Police Department

Aug. 18

A vandalism incident was reported in the 400 block of N. Beverly at 4:34 p.m.

At 6:04 p.m., an unknown suspect robbed a victim in the 400 block of N. Beverly.

An unknown suspect burglarized a vehicle parked near Clifton and Cañon at 7 p.m.

At 9 p.m., an unknown suspect stole auto parts in the 8300 block of Gregory.

Aug. 19

At 7:30 a.m., a vandalism incident was reported in the 200 block of S. Bedford.

An unknown suspect committed a grand theft in the 9500 block of Wilshire at 1:15 p.m.

Aug. 20

At 2:05 a.m., a vandalism incident was reported in the 300 block of N. Cañon.

A vandalism incident was reported in the 200 block of N. Doheny at 7:20 a.m.

At 8 a.m., an unknown suspect committed a grand theft in the 400 block of S. Crescent.

An unknown suspect burglarized a vehicle parked in the 200 block of Spalding at 5:30 p.m.

At 5:30 p.m., an unknown suspect committed an assault in the 200 block of N. Maple.

An unknown suspect committed a petty theft in the 600 block of Beverly at 7:27 p.m.

At 8:10 p.m., an unknown suspect committed a petty theft in the 200 block of S. Elm.

Aug. 21

At 7:39 a.m., an unknown suspect committed a petty theft in the 400 block of S. Rexford.

Aug. 22

An unknown suspect committed a petty theft in the 400 block of N.

Cañon at 10 a.m.

At 11:30 a.m., an unknown suspect burglarized a vehicle parked in the 500 block of N. Maple.

Aug. 23

At 2:47 a.m., an unknown suspect committed a commercial burglary in the 8900 block of Santa Monica.

An unknown suspect committed a burglary in the 100 block of S. Roxbury at 2:22 p.m.

At 4:15 p.m., an unknown suspect committed a petty theft in the 9100 block of Wilshire.

A vandalism incident was reported near Wilshire and Wetherly at 7:43 p.m.

At 9 p.m., an unknown suspect committed a theft in the 300 block of N. Beverly.

Aug. 24

At 1:35 a.m., an unknown suspect committed a burglary in the 9200 block of Wilshire.

An unknown suspect stole a vehicle parked in the 100 block of N. Rexford at 8:07 a.m.

West Hollywood Sheriff's Station

Aug. 18

At 12:30 a.m., an unknown suspect pickpocketed a victim in the 8900 block of Santa Monica.

An unknown suspect committed a petty theft in the 600 block of N. Robertson at 1 a.m.

At 1:45 a.m., an unknown suspect robbed a victim in the 8800 block of Santa Monica.

A suspect assaulted a victim during a domestic violence incident in the 600 block of N. Robertson at 2 a.m.

At 2:18 a.m., an unknown suspect assaulted a victim in the 9000 block of Sunset.

An unknown suspect committed a burglary in the 7100 block of Santa Monica at 5 a.m.

At 11 a.m., an unknown suspect committed a grand theft in the 8500 block of Santa Monica.

An unknown suspect assaulted a victim near the corner of Santa Monica and Formosa at 11:30 a.m.

At 2:20 p.m., an unknown suspect committed a burglary in the 9000 block of Sunset.

An unknown suspect assaulted a victim in the 9000 block of Sunset at 2:28 p.m.

At 9:30 p.m., an unknown suspect committed a grand theft in the 1200 block of Horn.

An unknown suspect committed a petty theft in the 7200 block of Fountain at 11 p.m.

At 11:15 p.m., an unknown suspect committed a petty theft in the 8900 block of Santa Monica.

An unknown suspect assaulted a victim in the 8900 block of Santa Monica at 11:59 p.m.

Aug. 19

An unknown suspect assaulted a victim in the 7300 block of Santa Monica at 12:35 a.m.

At 1:30 a.m., an unknown suspect burglarized a vehicle parked in the 1200 block of Horn.

An unknown suspect assaulted a victim near San Vicente and Santa Monica at 1:55 a.m.

At 2:16 a.m., an unknown suspect assaulted a victim in the 8800 block of Santa Monica.

An unknown suspect assaulted a victim in the 8900 block of Santa Monica at 2:20 a.m.

At 3 p.m., an unknown suspect burglarized a vehicle parked in the 1200 block of Horn.

An unknown suspect burglarized a vehicle parked in the 1100 block of Hacienda at 8 p.m.

At 8:40 p.m., an unknown suspect burglarized a vehicle parked near Sunset and Hammond.

An unknown suspect assaulted a victim in the 1100 block of Poinsettia at 11:45 p.m.

Aug. 20

At 4:40 a.m., an unknown suspect committed a burglary in the 7700 block of Santa Monica.

An unknown suspect burglarized a vehicle parked in the 1200 block of Horn at 8:50 a.m.

At 3:45 p.m., an unknown suspect committed a burglary in the 7100 block of Santa Monica.

An unknown suspect burglarized a vehicle parked in the 7100 block of Poinsettia at 7 p.m.

Aug. 21

An unknown suspect burglarized a vehicle parked in the 1200 block of

N. Detroit at 6:30 a.m.

At 10 a.m., an unknown suspect committed a burglary in the 900 block of Wetherly.

An unknown suspect committed a petty theft in the 7100 block of Santa Monica at 10:41 a.m.

Aug. 22

At 12:30 a.m., an unknown suspect committed a burglary in the 1200 block of Sweetzer.

An unknown suspect committed a petty theft in the 8500 block of Melrose at 11:18 a.m.

At 12:50 p.m., an unknown suspect burglarized a locker in the 8500 block of Sunset.

An unknown suspect robbed a victim in the 1200 block of N. La Brea at 4:18 p.m.

At 5:50 p.m., an unknown suspect committed a burglary in the 8900 block of Santa Monica.

A suspect assaulted a victim during a domestic violence incident in the 1100 block of N. Fuller at 10:55 p.m.

Aug. 23

At 2:16 a.m., an unknown suspect committed a petty theft in the 8900 block of Santa Monica.

An unknown suspect committed a burglary in the 1400 block of N. Fairfax at 4:20 a.m.

At 4:29 a.m., an unknown suspect committed a burglary in the 1400 block of N. Hayworth.

An unknown suspect assaulted a victim in the 8400 block of Santa Monica at 7:15 a.m.

At 4:33 p.m., an unknown suspect committed a burglary in the 600 block of N. Robertson.

An unknown suspect committed a burglary in the 7100 block of Santa Monica at 8 p.m.

Aug. 24

At 1:50 a.m., an unknown suspect robbed a victim near Santa Monica and San Vicente.

A suspect assaulted a victim during a domestic violence incident in the 600 block of N. Robertson at 3:20 a.m.

An unknown suspect committed a petty theft in the 1000 block of Fuller at 8:44 a.m.

Los Angeles Police Department

Aug. 16

At 1 a.m., an unknown suspect committed a grand theft in the 1500 block of N. Wilcox.

An unknown suspect committed a petty theft in the 5800 block of Santa Monica at 12:40 p.m.

Aug. 17

An unknown suspect committed a grand theft in the 6300 block of Hollywood at 12:01 a.m.

At 1:33 a.m., an unknown suspect committed a petty theft near Selma and El Centro.

An unknown suspect stole a vehicle parked in the 7200 block of Willoughby at 3 a.m.

At 8:58 a.m., an unknown suspect committed a petty theft in the 400 block of S. La Brea.

An unknown suspect burglarized a vehicle parked in the 1000 block of Seward at 10:30 a.m.

At 12:30 p.m., an unknown suspect committed a petty theft in the 100 block of N. Larchmont.

An unknown suspect committed a petty theft in the 5200 block of Wilshire at 2:49 p.m.

At 3 p.m., an unknown suspect committed a petty theft in the 7400 block of Beverly.

An unknown suspect stole a vehicle parked near Lexington and Cole at 10:30 p.m.

Aug. 18

At 12:10 a.m., an unknown suspect stole a vehicle parked near Hollywood and Schrader.

An unknown suspect committed a petty theft in the 700 block of N. Sweetzer at 2 a.m.

At 5:30 a.m., a vehicle theft occurred in the 8600 block of Pico.

An unknown suspect committed a petty theft in the 6200 block of Lexington at 2:15 p.m.

At 4 p.m., an unknown suspect burglarized a vehicle parked in the 300 block of N. Stanley.

An unknown suspect committed a petty theft in the 8400 block of Melrose Place at 4:30 p.m.

At 5:47 p.m., an unknown suspect committed a petty theft in the 5700 block of Hollywood.

Aug. 19

At 12:36 a.m., an unknown suspect burglarized a vehicle parked in the 6200 block of Wilshire.

An unknown suspect burglarized a vehicle parked in the 1200 block of N. Van Ness at 4:45 a.m.

At 8:50 a.m., an unknown suspect stole a vehicle parked in the 9300 block of Sierra Mar.

An unknown suspect burglarized a vehicle parked in the 6200 block of Wilshire at 12:26 p.m.

EXPERT CAR WASH
900 S. La Brea Ave. • LA, CA 323-938-1777

\$21.95 **10% OFF**
SAVE \$12.98
Any Purchase of Car Wash Packages \$169.95 or Higher

- 100% Hand Car Wash
- Sealer Wax • Air Freshner

Suvs, vans, trucks, limos extra
Not valid with other offers. EXP 9/14/24
1 2 3 4 5 6 7 8 9 10th FREE
With coupon. Not valid with other offers. 9/14/24 RAL291FMA
VISIT www.mycarwashcoupons.com FOR MORE INFORMATION

DIRECTECH
YOUR OFFICE IN THE CLOUD

Based in Southern California
Now Supporting Arizona

866.832.7117
Sales@DirecTech.net
www.DirecTech.net

ZULTYS

One Business Phone System That Does It All — For All Your Business Locations

- Cloud Services
- Integrated Contact Center
- VoIP Services
- Remote Work Solutions
- Web Conferencing

KCCLA opens special exhibition on Hanji, past and present

The Korean Cultural Center Los Angeles, in collaboration with the Dongduk Women's University Museum, presents the special exhibition "Hanji: The Past and Present" from Thursday, Aug. 29, through Thursday, Sept. 19. An opening reception will be held on Aug. 29 from 6-8 p.m. in the Korean Cultural Center's Art Gallery, 5505 Wilshire Blvd.

The exhibition, the third in a series of traditional Korean art showcases promoting traditional Korean arts beyond popular culture, fosters a deeper understanding of

Korean art. Hanji is a traditional type of handmade Korean paper. The exhibition was specially curated to highlight the excellence and charm of Hanji, one of Korea's representative traditional heritages.

"Hanji: The Past and Present," being held for the first time in North America, results from a long-term collaboration with professor Lee Seung Chul of Dongduk Women's University, a traditional Hanji researcher and a scholar at Kansong Art Museum. Lee previously presented Hanji exhibitions in France, Italy, Austria and Hungary. The exhibi-

tion introduces the history and tradition of Hanji, showcasing its historical journey and modern art pieces. It offers a comprehensive view of Hanji's past and present through displays, including Hanji relics, bas-relief works and installation art.

The exhibition features a variety of Hanji-based relief works, including the "Moon Jar" series, "Buddha (Thousand Buddhas)," "Buddha (Manjusri Bodhisattva)," "Jesus Statue" and "Bandaji (Korean Cabinet)." The exhibit also includes Hanji relics such as clothes, woven paper bags, traditional lanterns and water bottles. On Thursday, Sept. 19, Lee will conduct a Hanji-making demonstration and workshop for students and faculty at Otis College of Art and Design.

"This exhibition, the first of its kind in North America, offers visitors a valuable opportunity to explore the past and present of Hanji through Korean relics and contemporary works that I have researched and collected over the past 30 years," Lee said. "I hope the Korean American community shows interest, encouragement and



photo courtesy of KCCLA

The "Moon Jar" series is represented in the new exhibition of Hanji works.

warm support for this special exhibition in L.A."

"Both the government and private sector are actively working towards registering Hanji as a UNESCO Cultural Heritage," KCCLA director Sangwon Jung said. "I hope that during the exhibi-

tion, many people will take the opportunity to experience the footsteps of our traditional Hanji and the infinite possibilities and diversity of Hanji art."

KCCLA is located at 5505 Wilshire Blvd. for information, visit kccla.org.

LA Phil names new board chair

The Los Angeles Philharmonic Association's board of directors has announced that Jason Subotky has been elected as the organization's new board chair, effective Oct. 1. Subotky succeeds Thomas L. Beckmen, who has served as board chair since 2019. Beckmen will continue to serve on the LA Phil Board.

Subotky joined the LA Phil's board of directors in 2019 and currently sits on the management com-

mittee.

"It is the honor of a lifetime to be elected as board chair of the LA Phil," Subotky said. "I have been an enthusiastic fan of this orchestra starting from my student days, and in the years since I was elected to the board, I have felt honored to work with and learn from our remarkable directors, our brilliant leadership and of course our incomparable music and artistic director, Gustavo Dudamel and the members of the orchestra. Now, in this exciting moment of transition for the LA Phil, I look forward to helping the organization build on the LA Phil's storied history, to achieve even greater things ahead."

A trained musician, Subotky received a bachelor's degree in piano performance from the University of Southern California before going on to earn an MBA from Brigham Young University. Having worked at a family office and as a vice president at Goldman Sachs, he joined Yacktman Asset Management in 2001 where he is a partner and portfolio manager. He is married to violinist Anne Akiko Meyers.

For information, visit laphil.org.



photo courtesy of LA Phil

Jason Subotky has been a member of the LA Phil board of directors since 2019.

MAK Center welcomes new director Beth Stryker

The MAK Center for Art and Architecture in Los Angeles has appointed Beth Stryker as its new director, effective Sept 1.

Through an intensive selection process, the visual arts expert was selected by the board of the MAK Center, the Californian branch of the MAK-Museum of Applied Arts, Vienna. Stryker has held positions in the art world for more than two decades and brings with her a wide range of experience in interdisciplinary and intercultural projects. She most recently served as executive director of Art Share L.A., an L.A.-based center for contemporary art.

Stryker is a graduate of Columbia University, Princeton University and the Whitney Museum of American Art Independent Study Program. She started her career in 1997 as cofounder and principal of the Utensil Art + Design Studio, New York. Stryker is also cofounder of CLUSTER (Cairo Laboratory for Urban Studies, Training and Environmental Research), a platform for urban research, architecture, art and design based in Cairo, in which she also served as principal from 2011-20. CLUSTER was awarded the Curry Stone Social Design Circle Prize in 2017 and represented Egypt at the Venice Architecture Biennale in 2016 and 2018.

Stryker has curated exhibitions and programs for institutions such

as the Museum of Contemporary Art Chicago and the Center for Architecture, AIA New York Chapter, where she was director of programs, as well as the Downtown Contemporary Arts Festival in Cairo. From 2018-23, she was executive and artistic director of ArteEast, a nonprofit dedicated to promoting contemporary art from Southwest Asia and North Africa.

"We extend a very warm welcome to Beth Stryker as the new director of the MAK Center and look forward to working with her. The MAK branch in Los Angeles is a special visionary, experimental location on the interface between art and architecture with an emphasis on cross-border projects," MAK general director Lilli Hollein said. "With her wide-ranging expertise in architecture and art, her cross-genre, cross-cultural approach and her many years of experience in interdisciplinary discourse, Beth Stryker is the ideal person to further the MAK Center's avantgarde program and the internationally renowned MAK Center Artists and Architects-in-Residence Scholarship Program."

The MAK Center for Art and Architecture, Los Angeles, founded in 1994, stages exhibitions and events in three architectural landmarks designed by the Austro-American architect Rudolph M.



photo by Ree Magan

Beth Stryker will lead programming at the MAK Center for Art and Architecture in Los Angeles.

Schindler: the Schindler House (1922) in West Hollywood, the Fitzpatrick-Leland House (1936) and the Mackey Apartments (1939). Activities focus on new trends and developments in art and architecture. The MAK Center's international Artists and Architects-in-Residence Scholarship Program, sponsored by the Austrian Federal Chancellery/Department of Art and Culture in cooperation with the MAK, is a key component of programming.

Schindler House is located at 835 N. Kings Road in West Hollywood.

For information, visit makcenter.org.

The Autry comes to life after hours

Fans of the American West are invited to "Autry After Hours" on Thursdays from 6-9 p.m.

Join the Autry at night and explore the galleries, grab a drink and a bite to eat and discover the diverse array of emerging and established artists, musicians, poets and writers who represent the varied and unique communities in and around Los Angeles.

On Thursday, Sept. 5, from 6-9 p.m., the Autry presents a gallery talk on "Out of Site: Survey Science and the Hidden West." The exhibit focuses on three technological revolutions to examine how visual technologies, artistic interventions and state power have evolved in tandem with the western landscape.

The exhibition features 90 artworks, archival materials and devices ranging from large plate cameras to

drones. Carleton Watkins' Nevada mining photographs, 19th-century geological reports and stereoviews, and Margaret Bourke-White's aerial surveys published in LIFE magazine in 1936, are juxtaposed with contemporary photographic and video pieces by David Maisel, Michael

Light and Steven Yazzie.

The Autry will present an in-gallery conversation with Hillary Mushkin and Brendan Threadgill, artists featured in "Out of Site: Survey Science and the Hidden West."

Registration is recommended; admission to the event is free with \$18 museum admission. The Autry Museum is located at 4800 Western Heritage Way. For information, visit theautry.org.

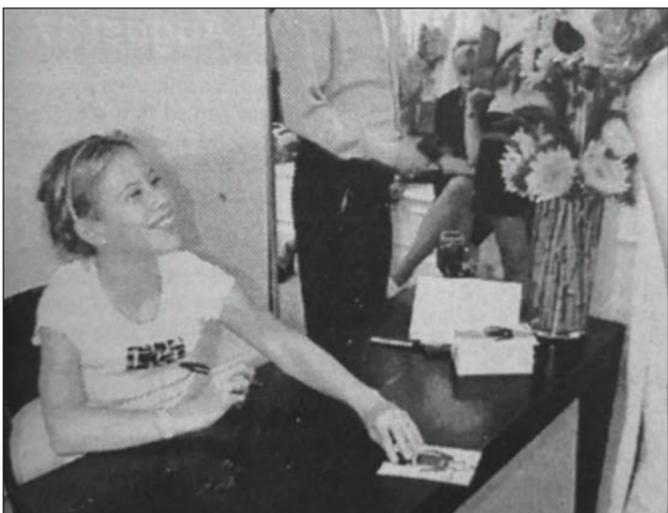


photo courtesy of The Autry

The Autry is holding a discussion on the exhibition "Out of Site: Survey Science and the Hidden West" on Sept. 5.

VINTAGE PARKLABREA NEWS

Figure skating champion greets fans in Beverly Hills



Olympic figure skater Tara Lipinski signed autographs at Saks Fifth Avenue in Beverly Hills in a photograph in the Aug. 27, 1998, issue of the Beverly Press and Park Labrea News. Lipinski won a gold medal in ladies singles figure skating in the 1998 Winter Olympics in Nagano, Japan, and was the 1997 world champion and U.S. national champion. Lipinski greeted fans and celebrated her competitive success at the Olympics. The accompanying article highlighted that she was the first woman to complete a triple loop-triple loop combination, her signature jump in competition.

'Coco' throws a 'Fiesta' at the El Capitan

Disney and Pixar's "Coco" makes its vibrant return to the El Capitan Theatre. See the Fiesta de Lights featuring music from the movie before each screening. Plus see the Mariachi Divas and Ballet Folklórico de Los Angeles Live on Stage. Tickets are now on sale.

The fan event screening will take place at 7 p.m. on Friday, Sept. 20. Tickets are \$35 and include a reserved seat, popcorn, fountain beverage and event credential.

A special family pack is available for \$75 and includes four tickets, four 24-ounce fountain beverages and one El Capitan collectible popcorn tin with refill. A Spanish dubbed screening will be available on Saturday, Sept. 21 at 4 p.m.

Daily showtimes for "Coco" Sept. 17-22 are 10 a.m., 1 p.m., 4 p.m. and 7 p.m.



photo courtesy of Disney/Pixar

Music and dance will help ring in a special screening of "Coco" on Sept. 20.

Tickets are on sale now at elcapitantickets.com and fandango.com/el-capitan-theatre-aacon/theater-page or by calling

1(800)Disney-6. All seats are reserved. Tickets are \$16 for all ages. The El Capitan Theatre is located 6838 Hollywood Blvd.

TV Academy is 'Giving' for the Emmys

The Television Academy Foundation has announced its official Emmy Awards Giving Suite will be open to celebrity presenters, nominees and winners Sept. 13-15 backstage on rehearsal days and during the live telecast at the Peacock Theater at L.A. LIVE. The philanthropic gifting lounge, which raises funds for the nonprofit's education programs, will be produced by RMNG Experiential Marketing Agency.

The Giving Suite is an exclusive experience where celebrities gather to celebrate the Emmys and give back. By interacting with leading brands, sponsors and donors, the stars help generate funds to support the foundation's mission to champion inclusivity in television and media. Premier products and gift bags will be given to celebrity attendees in the ultra-chic lounge, and

stars will autograph items to be auctioned off at a later date to benefit the foundation. In addition, participating sponsors donate to the nonprofit. Brand sponsors include Dooney & Bourke, The Classic T-Shirt Company, Jinx, Beekeeper's Naturals, Portillo's, Crumbl Cookies, E-Ink, Terraria and Impossible Foods. Design sponsors include Cort Events and Bia Blooms.

The theme of this year's Giving Suite will be an ode to the past with an eye toward the future, featuring an original art installation to celebrate the heritage of the Emmys while embracing its bright and vibrant future. Since its inception, the Emmy Awards Giving Suite has raised significant funds to support the Foundation.

"We're incredibly excited to work with the Television Academy Foundation to bring this year's

Giving Suite to life by crafting an experience that not only matches the prestige of the Emmys but also creates meaningful moments for the attendees," said Alyssa Mason, director of accounts at RMNG.

For information, visit emmys.org. LA LIVE is located at 800 W. Olympic Blvd.

RMNG is the sole, authorized vendor for the official Emmy Awards Giving Suite. For sponsorship/donorship opportunities, contact Alyssa Mason, RMNG Director of Accounts, at Alyssa@rmng.co.

The 76th Emmy Awards, produced by Jesse Collins Entertainment, will broadcast live on ABC on Sunday, Sept. 15, (8:00-11:00 PM EDT/5:00-8:00 PM PDT) from the Peacock Theater at L.A. LIVE and stream the next day on Hulu.

Second discussion added with Justice Jackson at Ebell

In Justice Ketanji Brown Jackson's inspiring, intimate memoir "Lovely One," the first Black woman to ever be appointed to the Supreme Court of the United States chronicles her extraordinary life story. In addition to its sold-out Sept. 17 evening event, Writers Bloc has added a 3 p.m. matinee discussion with Jackson, moderated by Angela Bassett. Both events will be held at the Wilshire Ebell Theatre.

With this unflinching account, Justice Ketanji Brown Jackson invites readers into her life and world, tracing her family's ascent from segregation to her confirmation on America's highest court within the span of one generation. Named "Ketanji Onyika," meaning "Lovely One," based on a suggestion from her aunt, a Peace Corps worker stationed in West Africa, Jackson learned from her educator parents to take pride in her heritage since birth. She describes her resolve as a young girl to honor this legacy and realize her dreams: from hearing stories of her grandparents and parents breaking barriers in the segregated south, to honing her voice in high school as an oratory champion and student body president, to graduating magna cum laude from Harvard, where she performed in musical theater and improv and participated in pivotal student organizations.

Jackson pulls back the curtain, marrying the public record of her life with what is less known. She reveals what it takes to advance in

the legal profession when most people in power don't look like you, and to reconcile a demanding career with the joys and sacrifices of marriage and motherhood.

Bassett is a celebrated actress known for her powerful performances across film, television and theater. She gained widespread acclaim for her portrayals of iconic figures and characters such as Tina Turner in "What's Love Got to Do with It," Bernadine in "Waiting To Exhale," Queen Ramonda in "Black Panther" and "Black Panther: Wakanda Forever," and the ABC hit drama, "9-1-1," to name a few. Bassett has earned numerous recognitions for her work, including DGA, BAFTA, SAG, Critics Choice, Golden Globe and NAACP Image Awards. Bassett received an Honorary Oscar in tribute to her extraordinary canon of work and she's been nominated for two Academy Awards. Beyond her acting career, she is known for her advocacy in various social and humanitarian causes and is co-founder of Bassett Vance Productions with her husband, actor Courtney B. Vance.

No bags of any kind will be allowed into the event, with the exclusion of small clear bags. A valid ID is required to attend. Tickets are \$35, or \$65 to include a copy of the memoir. To reserve, visit eventbrite.com/e/an-afternoon-with-justice-ketanji-brown-jackson-tickets-1001784062097. The Wilshire Ebell Theatre is located at 4401 W. Eighth St. Parking is limited.



photo courtesy of Writers Bloc

Justice Ketanji Brown Jackson will appear at the Wilshire Ebell Theatre at 3 p.m. and 7:30 p.m. on Sept. 17.



L.A. partners with Paris for Cultural Olympiad poetry finale

The city of Los Angeles Department of Cultural Affairs and Beyond Baroque have announced the poets who will represent the city of Los Angeles in the Paris 2024 Cultural Olympiad. Nearly 50 Los Angeles poets were selected to participate in a cultural handover from the city of Paris to the city of Los Angeles in honor of the L.A. 2028 Olympics. Eight L.A. poets will travel to Paris to perform in the finale of the Poetic Games of the Paris 2024 Cultural Olympiad, and 28 will perform in the Catch the Mic: Paris to L.A. handover in L.A. on Sept. 7. The project is made possible in part by a grant from DCA's Public Space Activation Fund with support of community partners.

"The Department of Cultural Affairs is excited to partner with Beyond Baroque to involve the participation of nearly 50 poets from Los Angeles in the Poetic Games program of the Paris Cultural Olympiad, as part of an unprecedented collaboration between the cities of Paris and Los Angeles. We congratulate the Parisian and L.A. poets as they represent the greatness of both cities as global literary arts centers, on par with the prowess of French and U.S. athletes during the Paris 2024 Olympic and Paralympic Games, as we prepare to welcome the Games to L.A. in 2028," DCA General Manager Daniel Tarica said.

This spring, the DCA partnered with Beyond Baroque, one of the leading literary arts nonprofits in

the United States, and with the city of Paris and Paris University Club, developed a project based on the theme of the Paris 2024 Cultural Olympiad: "Art+Sports." In April, Beyond Baroque and DCA posted an open call for L.A. poets. A committee then selected 49 L.A. poets and commissioned each to write a new poem on "Art+Sports." The poems will be published and performed over the next three years.

In July, eight L.A. poets were selected as the Paris Olympiad Poets, who will travel to and perform in Paris as part of the finale of the Poetic Games, a series of poetry-based activities for the city of Paris, culminating on Saturday, Sept. 7. Additionally, "Art+Sports" poems by four L.A. poets will be presented as voice recordings broadcast from a Speaking Tree in a Paris city park, and three additional L.A. poets were commissioned to write poems on iconic Olympic Moments from the 2024 Paris Olympics, which will be performed by French actors as part of the Poetic Games.

Finally, 28 additional L.A. poets, along with three Tongva artists, will perform at the public Catch the Mic: Paris to L.A. cultural handover event at the Mark Taper Auditorium at the Los Angeles Public Library, on Sat., Sept. 7, from 3-4:30 p.m.

Los Angeles Public Library is located at 630 W. 5th St.

For information, visit culture.lacity.gov.

New shows debut at Theatre West

When Theatre West was founded 62 years ago, its initial purposes included serving as a laboratory situation where writing, acting and directing could be developed and perfected. This included the development of new and exciting works, works of a non-commercial and experimental nature, with an eye to enhanced performances but presented with minimalist production design. At least once each year, Theatre West has included a festival of such works, providing audiences an opportunity to experience a wide variety of new work developed within the company. WestFest has become one of Theatre West's most enduringly popular attractions.

Upcoming shows for Aug. 30-Sept. 1 include "Aberration of Starlight," "Have a Heart," "I Can Play 32," "Leap" and "Lady M."

From Sept. 6-8, patrons can enjoy "Modern Love," "Clive and Cecily," "Unnatural Behavior" and "Stepping Down."

WestFest 2024 presents four full weekends of shows, a different presentation each week, to entice the loyal audiences who have returned for WestFest every year, as well as to introduce new audiences to the richly varied work of the city's longest running, continuously operating professional company. Performances are Fridays and Saturdays at 8 p.m., and Sundays at 2 p.m. Each week's program runs about 90 minutes, no intermission. A reception with food and beverage follows each performance. There is a suggested donation of \$15 for admission.

Theatre West is located at 3333 Cahuenga Blvd. For information, visit theatrewest.org.

BEVERLY PRESS

Think Digital

Go for advertising

BeverlyPress.com

50,000+ Page Views Monthly!

\$10 per thousand impressions

email: karen@beverlypress.com

beverlypress.com

Wolves howl at NHM

The Natural History Museum of Los Angeles County announced the debut of “Wolves: Photography by Ronan Donovan” beginning Sept. 17. The traveling photography exhibit, created by National Geographic Society and the National Museum of Wildlife Art, will display Ronan Donovan’s stunning images and videos highlighting the contrast between wolves living in perceived competition with humans and those living without human intervention.

“Wolves: Photography by Ronan Donovan” will introduce visitors to wolves as seen by Donovan in the Greater Yellowstone Ecosystem and Ellesmere Island in the high Canadian Arctic. Visitors will see – in unparalleled intimacy – how the arctic wolves hunt, play, travel, rest and raise their young in one of the harshest environments on Earth. By contrast, their brethren in the greater Yellowstone ecosystem are fearful of humans, making it nearly

impossible to document their daily lives. These differences can be attributed to the fact that Arctic wolves rarely experience negative encounters with humans or view them as a threat.

Since 2014, Donovan – a National Geographic explorer and photographer of wild wolves – has examined the relationship between wild wolves and humans to better understand the animals, our shared history and what drives the persistent human-wolf conflict.

“Wolves are such a fascinating animal to me because of how complex their relationship is with humans,” Donovan said. “Wolves were the first animals humans domesticated some 30,000 years ago and they have lived alongside us ever since as guardians, workers and companions. Yet as humans moved to more sedentary lives, raising what amounts to easy prey in the form of livestock, wolves have found themselves in conflict

with humans.”

As wolves in North America are increasingly under threat due to recent extreme wolf-control laws and humans continue to impinge on the land and food sources that these animals need to survive, Donovan hopes that his photos will provide people with a better understanding of these often misunderstood animals.

“Wolves have acquired some of the most complex social behavior during their long history of evolution over several million years,” said Dr. Xiaoming Wang, NHM’s curator of vertebrate paleontology. “Such behaviors helped them become top predators in their communities. This exhibit both showcases Donovan’s unique perspectives and also illustrates how such a keystone species plays an outsized influence on the entire ecosystem.”

The visuals presented throughout “Wolves: Photography by Ronan Donovan” were captured from Donovan’s National Geographic Society-funded work and featured



photo by Ronan Donovan

The traveling photography exhibit explores the effects of human intervention on wolves and their habitat.

in National Geographic magazine’s 2016 Yellowstone issue and September 2019 issue, as well as the National Geographic WILD series “Kingdom of the White Wolf” in 2019.

The exhibition is on view at NHM through June 22, 2025, in a

newly-renovated gallery that connects to the museum’s new wing and community hub, NHM Commons.

The Natural History Museum of Los Angeles County is located at 900 Exposition Blvd.

For information, visit nhmlac.org

GMCLA announces new season

The Gay Men’s Chorus of Los Angeles has unveiled its 2024-25 season, which is now in its 46th year. Music director and conductor Ernest H. Harrison leads nearly 200 chorus members in a magical season not to be missed. The season will begin with its yuletide holiday concert “Sugarplum Fairies” in December 2024, followed by the slap-happy spring concert “Rhinstone Cowboys” in March 2025, and a GMCLA signature Pride Concert entitled “Dancing Queens” in June 2025. All concerts will be held at Beverly Hills’ premier venue, the Saban Theatre.

“Last season, our beautiful journey of song and service included three thrilling mainstage concerts and over 25 engaging community performances. It was a year made even more special with our GALA festival appearance in Minneapolis, where the chorus received awe-

inspiring standing ovations throughout our concert event,” said GMCLA executive director and producer Lou Spisto. “I’m confident GMCLA’s season 46 will continue to build on its artistic and organizational successes with a wide variety of music that we want to sing for our audiences, and that our concertgoers want to hear. And with these particularly cheeky show titles, patrons can expect great music, dance, and a whole lot of fun,” Spisto added, “We’re particularly excited that the entire season takes place at the beautiful Saban Theater, which is beloved by the chorus and our audience. GMCLA’s Season 26 is going to be a magical joining of music and community.”

Tickets for the three-concert subscription package go on sale Sept. 10, at gmcla.org. The Saban Theatre is located at 8440 Wilshire Blvd.



photo by Gregory Zabalski

GMCLA performs several concerts each year.

Get ‘Goofy’ at the El Capitan

Disney’s “A Goofy Movie” tickets are now on sale at El Capitan Theatre including a special opening night fan event. Before each screening, see Max and Goofy rock out live on stage.

The opening night fan event screening will take place at 7 p.m. on Friday, Sept. 6. Tickets are \$40 and include a reserved seat, one Power Limes Candy, popcorn, fountain beverage and event credential.

A special Max Duo is available for \$50 and includes two tickets, two Max Hair and Nose kits, two 24-ounce fountain beverages and one El Capitan collectible popcorn tin with refill.

Daily showtimes for “A Goofy Movie” Sept. 6-15 are 10 a.m., 1p.m., 4 p.m. and 7 p.m.

Tickets are on sale now at [\[tantickets.com\]\(http://tantickets.com\) and \[fandango.com/el-capitan-theatre-aacon/theaterpage\]\(http://fandango.com/el-capitan-theatre-aacon/theaterpage\) or by calling 1\(800\)Disney-6. All seats are reserved. Tickets are \\$16 for all ages. The El Capitan Theatre is located at 6838 Hollywood Blvd.](http://elcapi-</p>
</div>
<div data-bbox=)



photo courtesy of Disney

“A Goofy Movie” first premiered in 1995.

L.A. Cultural Affairs explores art and science with ‘Experimentations’

The city of Los Angeles Department of Cultural Affairs and the Los Angeles Municipal Art Gallery announced “Experimentations: The Art of Controlled Procedures,” a group exhibition including Carmen Argote, John Baldessari, Merce Cunningham, Charles Gaines,

Jesper Just, Shana Lutker, Benjamin Reiss and Analia Saban.

Rooted in conceptualism and coming from an investigatory place characterized by process, “Experimentations: The Art of Controlled Procedures” is a group exhibition featuring work by artists whose approach to their practice

involves a scientific mindset. By designing and executing controlled procedures to test a hypothesis, explore relationships between variables or investigate phenomena, the artists’ ideas are materialized and aestheticized using systems, chance, technology and other unconventional means.

“Experimentations” celebrates the playful fusion of art and science and demonstrates how controlled procedures and a spirit of curiosity and inquiry can lead to profound and unexpected artistic collaborations and outcomes. The exhibition includes multi-media installation, video, painting, drawing, sculpture and performance and invites viewers to engage with the artworks not just as finished products but as manifestations and documentation of ongoing processes of discovery and exploration.

“Experimentations: The Art of Controlled Procedures” will be on display from Sept. 7 through Jan. 5, 2025.

The Los Angeles Municipal Art Gallery is located at 4800 Hollywood Blvd.

For information, visit culture.lacity.gov.



photo courtesy of the Department of Cultural Affairs

The new installations at the L.A. Municipal Art Gallery include works by Mexican American artist Carmen Argote.



10 Reasons Why I Don’t Want An Estate Plan

1. I want large sums of my hard-earned money to go to a law firm.
2. I want the government to decide who gets my life savings.
3. What for? My house is only worth a half-million dollars.
4. I really don’t care who raises our children.
5. I want a total stranger to go through all of my personal papers and financial affairs.
6. I like family fights – especially unnecessary ones.
7. I don’t care who inherits my hard earned money.
8. I’ve been messy in life; I’ll be messy in death.
9. They say you can’t take it with you, but what if you can?
10. Probate. Must be fun.

If you don’t do it for yourself, please do it for those you care about.

KRAMER LAW GROUP

Stephen W. Kramer

5757 Wilshire Blvd., Suite 535 • Los Angeles, CA 90036 • (323)964-7100

www.thekramerlawgroup.com

WeHo lights the streets for Overdose Awareness Day

The city of West Hollywood joins the recovery community in recognizing Saturday, Aug. 31, as Overdose Awareness Day, a global event held annually to remember and memorialize the lives lost to drug overdoses and to promote awareness about the importance of overdose prevention.

West Hollywood City Hall and the city's lanterns over Santa Monica Boulevard will be lit in purple in recognition of Overdose Awareness Day. The city will also include #OverdoseAwarenessDay messaging via social media.

Originating in 2001, Overdose Awareness Day has become the world's largest annual campaign to end overdoses and prompt action and discussion about evidence-based treatment and harm reduction. Nearly 110,000 people died from overdoses in 2022, the highest number of recorded overdose deaths in a year in the United States, compared with 109,179 in 2021, according to the United States Centers for Disease Control

and Prevention. Fentanyl, a powerful synthetic opioid, has been a significant factor in the rise of deadly overdoses and accidental drug poisonings, authorities said. In 2022, the U.S. Drug Enforcement Administration issued a public safety alert on the widespread drug trafficking of fentanyl-laced fake prescription pills.

Accidental fentanyl overdose deaths in Los Angeles County increased 1,280 percent in seven years, from 109 deaths in 2016 to 1,910 deaths in 2022. Fentanyl is also mixed with illicit substances such as methamphetamine, cocaine, heroin and ecstasy. It is especially dangerous because people are often unaware of fentanyl contamination in the substances they are using and the potency of fentanyl greatly increases the risk of overdose.

The city of West Hollywood contracts with many agencies to provide services for people with substance use disorders and has taken steps to educate and raise awareness about

fentanyl. In 2019, the city began collaborating with its contracted partners to distribute fentanyl test strips. In 2023 and 2024, free fentanyl test strips and Naloxone/Narcan were available throughout the WeHo Pride Street Fair.

The Harm Reduction Center, operated by Being Alive, opened in West Hollywood in early July 2024 at 7976 Santa Monica Blvd. It is open Tuesday through Saturday from 1-5 p.m. and offers syringe exchange, free Narcan, harm reduction supplies, risk-reduction counseling and support services. For information, call (323)848-4445, or visit beingalivela.org.

The city partners with the Drug Awareness Foundation to raise awareness and end stigma about substance abuse and to provide primary prevention resources and support. The city is also continuing the renovation of the historic Log Cabin building, which houses the West Hollywood Recovery Center at 621 N. Robertson Blvd. Renovations are expected to be

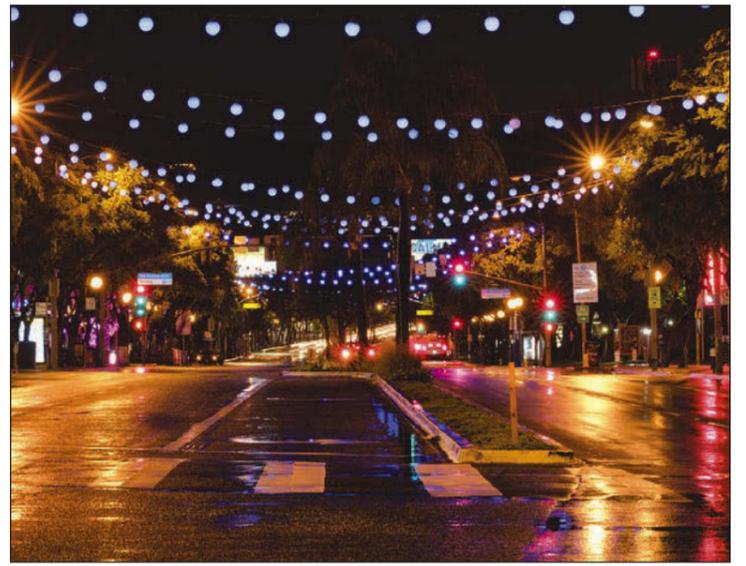


photo courtesy of the city of West Hollywood

The lanterns on Santa Monica Boulevard will be lit in purple for Overdose Awareness Day.

completed in 2026. For information, visit go.weho.org/logcabin.

Substance use and addiction recovery treatment services resources include APLA Health, which can be reached at (213)201-1600 and aplahealth.org; and

Awakening Recovery, which can be reached at (424)209-7507 and awakeningrecovery.org. For information and a full list of resources, visit weho.org/services/human-services/substance-abuse-addiction-recovery.

Michelson gives large grant for immunology center

UCLA has received a \$120 million commitment from surgeon, inventor and philanthropist Dr. Gary Michelson and his wife, Alya, to launch the California Institute for Immunology and Immunotherapy, an innovative public-private partnership aimed at spurring breakthrough discoveries that prevent and cure diseases and catalyze economic growth and innovation.

Michelson, a spine surgeon and inventor who holds nearly 1,000 individual patents, is co-founder and chair of the board of the institute, which will be housed at UCLA's state-of-the-art research park at the site of the former Westside Pavilion. Michelson is also founder of Michelson Philanthropies, based on South Robertson Boulevard.

The gift, distributed via the Michelson Medical Research

Foundation, designates \$100 million to establish two research entities within the institute, each funded by \$50 million. One will focus on rapid vaccine development and the other on harnessing the microbiome to advance human health. The microbiome research will be conducted in collaboration with the new UCLA Goodman-Luskin Microbiome Center.

The foundation, part of the Michelson Philanthropies network of foundations, is funding a \$20 million endowment to provide research grants to young scientists using novel processes to advance immunotherapy research, human immunology and vaccine discovery.

"The UCLA community owes Alya and Gary Michelson a debt of gratitude for this transformative gift," UCLA Interim Chancellor

Darnell Hunt said. "The Michelsons envisioned an institute that would leverage UCLA's strengths for maximum public good, create new knowledge leading to better medical treatments and reshape the study of immunology. The gift will change countless lives here and across the globe."

"Immunology is the mediator of nearly all human diseases, whether

we're talking about cancer or heart disease or Alzheimer's," Michelson said. "The vision for this institute is to become a 'field of dreams' – the world's leading center for the study of the immune system to develop advanced immunotherapies to prevent, treat and cure all of the diseases that afflict people and to end these diseases in our lifetime."

The institute will operate as a non-profit medical research organization governed by an independent board that includes UCLA representatives.

The recipient of the \$120 million gift from the Michelsons is the David Geffen School of Medicine at UCLA, which will use the funding to support research at the institute. The institute leverages public investment, philanthropic funding and UCLA's clinical treatment and scientific research to accelerate the development and delivery of new pharmaceuticals and treatments for patients.

For information, visit michelson-medicalresearch.org.



photo courtesy of Michelson Philanthropies

Dr. Gary Michelson and his wife, Alya, are supporting the launch of the California Institute for Immunology and Immunotherapy.

Digital Advertising

BeverlyPress.com

50,000+ Page Views Monthly!

\$10 per thousand impressions

email: karen@beverlypress.com

beverlypress.com

Bogie's Liquor

College Football is back!

Stock up for your tailgate party here!

We carry the finest in

- Beer
- Wine
- Spirits
- Champagne
- Kegs

Labor Day Weekend celebrations start here!

5753 Melrose Ave. Corner of Melrose & Vine

Call us! 323-469-1414

www.bogiesliquor.com

Viper Room to be recreated in new project

From page 1

ious versions with differing sizes and scales had been proposed in the past. The version greenlit is 11-stories. With 78 residential units, 20% – 16 units – earmarked as affordable housing.

“The developer’s offer of 16 units or 20% designated ‘affordable,’ as if that’s an extraordinary public benefit when the state is demanding that 60% of new units built be ‘affordable,’ is not such a great deal for the city,” Councilwoman Lauren Meister said. “The city’s own inclusionary housing ordinance required 20% affordable units in new projects. Had the developer offered even 30 or 40% affordable, that at least would have been more than what we’re typically getting anyway [without a development agreement]. But 20%? Nothing special.”

Councilman John Heilman agreed with Meister, and added that the developers “didn’t have actual hotel operators ready to occupy the hotel portion of the project.” He noted that occupants could make “major changes to the building’s layout.”

“I’m afraid developers will simply turn around and sell the project to someone else who will need to make changes,” Heilman said. “I don’t think the project is really feasible from a financial standpoint. I’m afraid we’ve spent a lot of time and energy and we will end up with another approved proposal which won’t be built. The community deserves better.”

Silver Creek Development, the company behind the project, provided renderings and a 3D simulation of what the completed structure will look like, which were previewed during the meeting.

Many residents near the Sunset Strip have long rallied against the project, arguing that the size and scope will cause noise and traffic congestion.

“Yes, the developer has been meeting with the neighbors since 2018, but the biggest issues we’ve been asking them to do, they haven’t done,” WeHo Heights Neighborhood Association chair Elyse Eisenberg said. “We’ve been concerned about the density – there’s simply too much going on for this site. We’ve been concerned about the traffic circulation and parking ... The current plan is unmanageable and just not realistic. The city staff has spent more time analyzing the billboard revenue than it has actually the impact of what this project is going to mean for the neighborhood.”

Eisenberg added she has advocated for the project to become entirely residential units, along with the Viper Room, restaurant and retail spaces, “if the city really cared about affordable housing.”

Others pointed to the historical value of the property.

“It is a historic site in the hearts of every true Los Angeleno,” resident Brenda Campos said. “The design and scale of the project will turn the

Hollywood landmark into a tower that loses all its old entertainment charm. We don’t need this eyesore in our neighborhood, and not to mention the parking is going to be a mess.”

“These spaces cannot be replicated,” resident Caroline Nagy said. “Because when you walk into the Viper Room, you enter a lived space – a creative music [center] with storied history. This project’s investors claim they are preserving the authenticity of Viper in this new commercial development by simply repurposing the name and the green neon.”

Members of United Here 11, a hotel workers union, spoke in favor of the project at the meeting.

“I want to share my hopes in believing that I will be able to live in a complex like this, and not only work in the area but live and be an integral part of this community,” said Mavis Rodriguez, who works as a housekeeper at 1 Hotel on the Sunset Strip. “Normally, projects like these are associated with people of very grand wealth, and someone like me and other housekeepers who may have a good wage would still have to pay more than half of my wages to live here. So these projects are crucial to people like me to help mitigate our housing crisis. And allow people like me to have a better quality of life and the opportunity to work near our jobs and give us more time with our families.”

Tommy Black, general manager



photo by Jon Viscott

Numerous community members spoke at the public hearing on Aug. 26 for the controversial 8850 Sunset Blvd. project.

of the Viper Room, also spoke in favor, citing the benefits of a new, upgraded space for the historic club.

“For many reasons, I fully support the mixed-use project at 8850 Sunset. In regards to the Viper Room specifically, 8850 presents an exciting and important opportunity for my staff, our patrons and our neighbors,” Black said. “The reimaged Viper Room is a chance for us to attract a wider range of talent, accommodate a larger audience, modernize our space, showcase rock ‘n’ roll memorabilia as an additional attraction and of course generate more revenue for this city. Being in the same complex as a hotel and restaurant will certainly attract more people to the Viper. These changes will add to the neighborhood’s vibrancy and activate this

section of the Sunset Strip. I know there are people opposing this project because they don’t want to lose the Viper Room, but I believe a new life could be given to the Viper Room through the proposed 8850 project.”

Several years ago, Silver Creek Development purchased the Viper Room.

Ultimately, the council determined that the benefits would outweigh the drawbacks.

“This project is going to take years to be built, and when it’s built, I think people are going to realize that we have a better building there than, frankly, an eyesore on the historic Sunset Boulevard,” Erickson said.

No precise timeline on construction has yet been determined.

Beverly Hills faces challenge over housing project

From page 1

(j), including, but not limited to, referral to the California Office of the Attorney General,” the letter read.

The project just south of Wilshire Boulevard exceeds usual height and density requirements under city code, and relies on a California provision known as the builder’s remedy. The builder’s remedy provision is a state law that allows private developers to bypass certain code restrictions – including height and density – provided that the building reserves at least 20% of units for low-income housing. The goal of the builder’s remedy is to incentivize the creation of affordable housing to address California’s ongoing housing crisis. The builder’s remedy falls under the state’s Housing Accountability Act, which was passed in 1982 and significantly expanded in 2017.

The builder’s remedy takes effect

when a city’s housing element is out of compliance with state requirements. The housing element requires all cities in California to zone for a certain amount of affordable housing units.

Beverly Hills’ housing element for the 2021-29 cycle was out of compliance with state law from October 2021 until May 2024. Because the application for the project on South Linden Drive was initially submitted during this time, the builder’s remedy takes effect. The 200-foot-tall development would include 165 rental units, 33 of which would be reserved for low-income residents. Additionally, the building would feature a 73-room hotel and restaurant and a two-level underground parking structure.

Although the development utilizes the novel provision to bypass building requirements, the city still

required the project’s application to undergo rules that would not apply to a builder’s remedy project. City staff determined that the application was incomplete because the developer did not submit a request for the city to amend its general plan or zoning code. The developer appealed the incomplete determination, but the appeal was rejected by the Beverly Hills City Council on June 27. In the letter from HCD, the state said the city’s action violated the Housing Accountability Act and the Permit Streamlining Act.

Gov. Gavin Newsom criticized the city’s actions in a statement.

“We can’t solve homelessness without addressing our housing shortage,” Newsom said. “The state has provided \$40 billion to create new housing, and we expect locals to do their part. While I’m glad Beverly Hills has finally adopted a compliant housing plan, their attempt to block this housing project violates the law. Now is a time to build more housing, not cave to the demands of NIMBYs.”

The city responded to the state’s letter by releasing a statement accusing the state of leaking its letter – which is public information – to the media before sending a copy to the city. The city also asserted that its action to deny the project’s appeal did not constitute a project denial.

“The city wants to clarify that the project has not been denied, and that the appeal hearing was related to procedural matters,” the statement read. “What was originally submitted as a purely residential project has now morphed into a 73-room hotel and restaurant project with 35 fewer residential units,

including a reduction of seven affordable units.”

The city also indicated that it would submit “detailed reasoning” for its actions to the state by the Sept. 20 deadline, and maintained that the actions were taken in good faith.

In an interview with Beverly Press, Rand said he hopes the city will consider approving the project after receiving the letter from HCD, though Pustilnikov is “seriously” considering filing litigation if it does not. He said the developer was “emboldened” that the state appeared to agree with their legal position.

“We’re barreling towards litigation. Hopefully, there’s still plenty of time to go a different route, and we’ll see if the city is interested in doing that,” Rand said.

Litigation on the appeal denial has already been filed by housing advocacy group Californians for Homeownership, which is seeking a court order to approve the project.

“HCD’s notice of violation reiterates what HCD already told the city before the City Council’s meeting on June 27: the city’s incompleteness determination is, legally, a denial of the Linden project under the Housing Accountability Act,” Californians for Homeownership counsel Matt Gelfand said. “At the time, the City Council ignored HCD’s admonition related to the Linden project, instead focusing on a misinterpretation of an earlier letter sent by HCD on a different issue, to a different city. With this notice of violation, we are hopeful that the city will reverse course and deem the project complete. If it doesn’t, we are prepared for trial against the city in the coming months.”

If the city does not allow the project to move forward, it will likely face three similar lawsuits from different plaintiffs – Californians for Homeownership, developer Leo Pustilnikov and the state of California.



photo by Tabor Brewster

The state sent the city a notice of violation regarding its denial of an appeal for a 19-story development at 125-129 S. Linden Drive.

State extends more support to help cities end homelessness

Gov. Gavin Newsom signed two bills on Aug. 27 into law – Assembly Bill 2835 and Assembly Bill 3057 – to help create more shelter beds and build housing units faster.

“The homelessness crisis demands immediate and innovative action, not the status quo. With these new laws, local governments have even more tools to provide housing. I urge them to fully utilize the state’s unprecedented resources to address homelessness,” Newsom said.

The bills will assist local governments and housing providers

to create more shelter and more housing AB 2835, authored by Assemblyman Jesse Gabriel (D-Woodland Hills), removes the sunset date on tenancy rules that make it easier for service providers to place people experiencing homelessness into privately owned hotels and motels for more than 30 days. AB 3057, authored by Assemblywoman Lori Wilson (D-Suisun City), will streamline the process for local governments to permit and facilitate the construction of junior accessory dwelling units to create more affordable living spaces.

WeHo residents concerned over street project

From page 1

“This street was chosen because it is the widest street in the area, giving us ample opportunities to devise plans,” Vice Mayor Chelsea Byers said. “We are going to continue to listen and work with the community to find solutions that support our shared goals.”

Councilwoman Lauren Meister also supports a design that would not eliminate parking, which she noted was one of the options initially proposed to council.

“This is a quality-of-life issue,” she said. “It’s one thing to inconvenience motorists, it’s another to inconvenience our residents.”

Nickle, who is running for City Council this November, also pointed out that the council majority had bypassed a plan that would have saved parking when the redesign was initially approved in March.

“I have little hope that our current council majority will address the concerns of residents. The only way forward is compromise. That compromise was offered to council in March. It may need to wait for a new commonsense majority to make the right decision for the residents of West Hollywood,” he said.

Residents also spoke out about the issue at the Aug. 26 City Council meeting.

“While I understand and support efforts to promote cycling as an environmentally-friendly mode of transportation, I oppose the removal of valuable parking spaces to make way for new bike lanes,” resident Sam Salt said. “As a parent, safety is always my top priority.

Eliminating parking spaces will force parents to spend more time circling looking for parking in areas that are less safe for children, increasing the risk of accidents. We are not just talking about inconveniences. We are talking about real dangers to our kids and the most vulnerable members of our community. Every time we enter a crosswalk, I tell my six-year-old son to look twice, not just for cars, but for scooters and bikes because they blow through the stop signs.”

Some residents complained that the city had not adequately reached out to the community.

“Council wants community input and outreach, especially regarding the bike plan,” resident Cathy Blaivas said. “And it has been acknowledged the community was never notified [about the loss of parking on Gardner Street]. And staff has stated over and over again that they act at the direction of the council. Then who is responsible for the postcards and mailings sent to resident omitting the actual language of loss of parking – instead, euphemisms like ‘parking considerations’ [and] ‘parking reconfiguration’ was used. And at who’s direction? ... Is the object to keep us uninformed?”

“I agree with the residents on Gardner,” Councilman John Heilman said. “Unfortunately, the council majority seems more than willing to ignore the legitimate concerns raised by the neighborhood. Even some advocates for bike lanes recognize that the neighbors have valid concerns about the

loss of parking.”

But Streets for All CEO Michael Schneider said that by giving people “safe alternatives to driving,” the parking demand would be reduced, citing that 50% of trips in the region are three miles or less.

“In a region where a pedestrian is injured every five hours and killed every two days, we need to do everything possible to calm traffic down and give people safe alternatives to driving,” Schneider said.

An item was shelved during the City Council meeting that would approve grant funding from the California Air Resources Control Board for Transportation Improvements. It was tabled because of language that specified the installation of protected bike lanes on Fountain Avenue. While a streetscape project has been approved for Fountain Avenue, only a pilot program has been OK’d by council for bike lanes.

“I hope the language will be modified to reflect what council voted on – a Fountain Streetscape Plan, where we look at Fountain Avenue holistically – that means studying sidewalks for ADA compliance and pedestrian activity, parking spaces, number of automobiles versus bicyclists, car lanes, bike lanes and parkways and, importantly, getting feedback from the community,” Meister said. “A grant application must accurately represent the project for which the money is going to be spent. In addition, I hope the steering committee is expanded to include a few



photo by Jon Viscott

Vice Mayor Chelsea Byers addressed residents during a meeting on Aug. 22 to discuss parking considerations on Gardner and Vista streets in West Hollywood.

long-time residents of Fountain and an adjacent part of La Cienega. No one knows the challenges of Fountain better than people who have lived there a while. Right now, the steering committee is heavily skewed towards bicyclists.”

“I don’t want us to accept state funds to implement a project which doesn’t have full community support and may not be feasible,” Heilman added.

The \$8.2 million grant would also help improve other pedestrian and bike safety infrastructure, as well as an expansion of commuter shuttles and an investment in an EV transit vehicle fleet.

“I’ve never known a city to turn down \$8-plus million dollars of free money to invest in their streets, trees and sidewalks, but it sounds like individuals would rather be anti-bike lane than clean-

er air,” Erickson said.

“We should be immensely proud that our city is leading on climate change, sustainability and street-safety issues in our region to the point that we have earned the support of statewide funding programs to accelerate the long-term plans our community has been creating,” Byers said.

Streetscape projects are costly investments and we should ensure we are maximizing the opportunity to use partner funds to meet regional goals.

The grant approval is expected to come back to council with revised language.

“It’s going to come back to the council, and we’re going to accept it, because this is free money to invest directly into our community, to clean the air and anyone that is against that should get their priorities checked,” Erickson said.

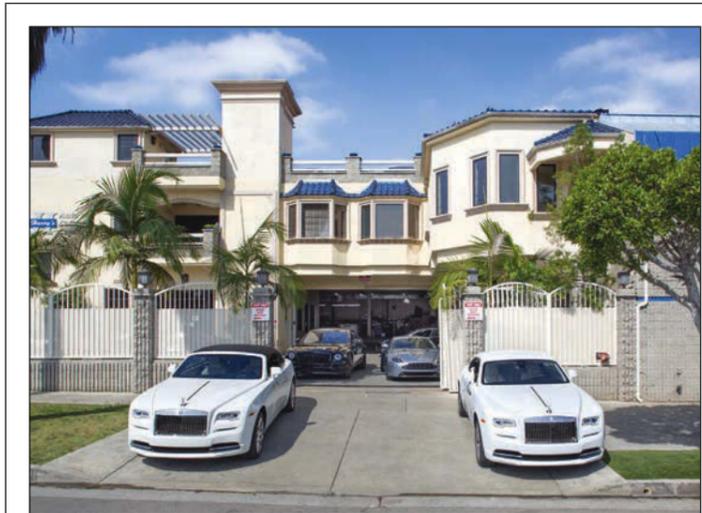


photo courtesy of Harry's Auto Collision

Harry's Auto Collision is recognizing a half-century in business with a special party on Sept. 5.

Harry's Auto Collision prepares to celebrate 50 years of service

Harry's Auto Collision, located at 1013 S. La Brea Ave., is celebrating its 50th anniversary on Thursday, Sept. 5, from 5:30-9:30 p.m. The celebratory event will include food, live entertainment and giveaways.

For half a century, Harry's Auto Collision has been a premier choice for expert collision repairs in the greater Los Angeles area. Founded by Harry Barseghian, the collision center started as a small 400-square-foot auto shop and has grown into a significant contributor to the local community.

Harry's Auto Collision has achieved significant milestones over the years, including becoming

one of the first Aston Martin factory-appointed Category A structural repair centers on the West Coast. Harry's Auto Collision was recognized as the top body shop in North America and Canada by Bentley Motors and Tesla. In 2014, Harry's Auto Collision expanded to a second location at 3608 Thousand Oaks Blvd. Harry's 50th anniversary will be celebrated as a testament to the leadership, integrity and ingenuity he has instilled in the organization.

To RSVP for the celebration, email nh@harryscollision.com. For information about Harry's Auto Collision, call (323)933-4600 or visit harryscollision.com.

Wire theft prompts aggressive tactics

From page 1

is costing the city millions of dollars.

“The individual thief may pocket \$50 for a single theft of material that the recycler sells for thousands of dollars,” Krekorian added. “But the cost to the public for repairing the damage runs into the hundreds of thousands. The copper wire recovered in the last three operations has a resale value of \$39,900 but cost the city half a million in damage and repair costs. Thefts like this have cost the city over \$24 million in a single five-year period.”

Krekorian, in conjunction with the LAPD, launched a copper wire theft task force in his 2nd District in the San Fernando Valley that has resulted in multiple arrests. At the Aug. 27 press conference, LAPD Deputy Chief Alan Hamilton sent a message directly to would-be thieves who steal copper wire from streetlights to sell as scrap, and unscrupulous recyclers who buy the metal.

“We will follow the problem wherever it goes. I just want to be very clear and direct that our reach is far,” Hamilton said. “We will surveil them and investigate wherever the case leads us, and we will take effective action against both the individual committing the crime and the crooked recycler who is taking those metals in.”

Hamilton said the county of Los Angeles and state of California have also been victims of widespread copper wire theft and are working in partnership with the LAPD. In one instance alone, thieves stole wire valued at \$150,000 from a Caltrans site in the city of Los Angeles.

“When thieves steal copper from Caltrans, electrical infrastructure for resale, it creates a safety issue for motorists who use traffic systems such as lights, signs and meters to navigate,” said Blanca Rodriguez, chief of external affairs for Caltrans’ District Seven in L.A. “Just in the past four years, Caltrans spent more than \$24 million to repair theft and vandalism to electrical infrastructure in Los Angeles and Ventura Counties alone.”

Hamilton said the LAPD is taking steps throughout the city to reduce copper wire theft and is working with the Los Angeles County District Attorney’s Office on felony prosecutions of thieves. The city is also going after recyclers with criminal charges and civil lawsuits.

“Nine months ago, I announced along with City Attorney [Hydee] Feldstein Soto, that we were going to be watching the metal dealers in Los Angeles. We sent out warning letters to every single metal dealer in the city of Los Angeles, citing the state law and letting them know that any violations of these state laws would be prosecuted,” Krekorian said.

Hutt and Yaroslavsky are trying to address the thefts from another angle, looking at the possibility of using solar power as an alternative that would eliminate the need for copper wire in streetlights. While it is unclear how much it would cost, the council members cited the use of solar lighting in some Los Angeles park facilities as an example and asked the Bureau of Street Lighting to report back on the possibility

of converting the city’s 223,000 streetlights to solar power.

“Solar-powered lighting is an innovative way to brighten our streets, using cleaner energy while minimizing our carbon footprint. The rising rates of vandalism and increased power outages near existing lights is a huge public safety risk for our constituents,” Hutt said. “The city continues to find solutions to copper wire theft and the continued maintenance of our street lamps, and solar-powered lighting can give us the unique opportunity to brighten our city in a cutting-edge and sustainable way.”

“Copper wire theft and vandalism have affected too many communities for too long, and it’s time we explore smarter solutions like solar-powered streetlights,” Yaroslavsky added. “These lights are more reliable and can help us avoid the constant outages some neighborhoods in L.A. have experienced. By moving toward solar where it makes sense, we’re making sure our streets stay lit and safe for everyone.”

Answers From Page 27



Classified Advertising

email:karen@beverlypress.com

BUSINESS & SERVICE DIRECTORY



AR INDUSTRIES
SINCE 1982
Commercial • Residential • Custom
PAINTING CONTRACTOR

COMMERCIAL & RESIDENTIAL PAINTING CONTRACTOR

Full Service Contractor
Exterior • Interior
Residential • Commercial
Office • Industrial

Quality Work & Materials
100% Work Guarantee
Accurate Estimates - No Surprises
Start on Time - Complete On Time

As a family and locally owned painting contractor since 1990, our goal is to enhance the appearance of your home or office. The choice of colors, quality of paint materials and craftsmanship is the center of our work.

Call (626)332-8918 • www.anthonyrospaintingcontractor.com



Anthony Rosas Painting

COMMERCIAL & RESIDENTIAL PAINTING CONTRACTOR

Full Service Contractor
Exterior • Interior
Residential • Commercial
Office • Industrial

Quality Work & Materials
100% Work Guarantee
Accurate Estimates - No Surprises
Start on Time - Complete On Time

As a family and locally owned painting contractor since 1990, our goal is to enhance the appearance of your home or office. The choice of colors, quality of paint materials and craftsmanship is the center of our work.

Call (626)332-8918 • www.anthonyrospaintingcontractor.com

HANDYMAN

HONEST HANDYMAN DOES IT ALL
Serving the Westside for 32 years
ROOF REPAIRS
WATER DAMAGE REPAIRS
• Plumbing • Electrical • A/C
• Tankless Water Heaters
• Tile • Flooring • Painting
Fence • Brick Wall Repair
Carpentry • Windows • Decks
• Kitchen & Bath Specialist

FORT CONSTRUCTION
General Contractors
Call Manny
(310)729-9612
(424)284-3314
Lic#465817 Bonded • Insured
fortconstructionla.com

HAULING

GARAGE CLEANING & HAULING

FREE ESTIMATES

YARDS TOO



CALL MR. ANDERSON
(323)236-1222

COMPUTER

The Disc Doc

Computer Problems?
I CAN HELP!

- Troubleshooting
- Lessons
- Purchase Consultation
- Phone Support

Joel Rothman
323.240.5112
TheDiskDoc@mac.com

UPHOLSTERY

ALAKAZAM UPHOLSTERY & DRAPERY



COMMERCIAL & RESIDENTIAL

- Every Style: Sofas, Chairs, Slipcovers
- Replace Weather-proof Lining
- Broad Selection of Fabrics
- Draperies & Roman Shades

HIGHEST QUALITY WORKSMANSHIP
Affordable Prices

Call Rosie for **FREE Estimates**
310-849 9438

WEBSITE DESIGN

Tell your story.

Make an impact on your audience. Growth isn't a goal, it's an outcome.

mackeycreativelab.com
info@mackeycreativelab.com

MACKEY CREATIVELAB
Web. Brand. Design. Media.

DIGITAL ADS



Digital Advertising
BeverlyPress.com
50,000+ Page Views Monthly!
\$10 per thousand impressions

email: Karen@beverlypress.com

FLORIST

FLORAL BOUTIQUE

BLOOMS
BY
Emily
DESIGN STUDIO

bloomsby.emily
order arrangements on our website at
bloomsbyemily.com

LEGAL NOTICES

WE PUBLISH LEGAL NOTICES!

We are fully adjudicated in the County of Los Angeles, the City of Los Angeles and the City of Beverly Hills.

Send inquiries to
karen@beverlypress.com

Read Us Online

beverlypress.com

**NEWS
CRIME
SCHOOLS
ENTERTAINMENT
UPDATED DAILY!**

Complete pdf of the newspaper archived issues advertising subscriptions



Download Latest Issue

Crossword Puzzle by Myles Mellor

Across

- WWII general Arnold
- Eeyorean in demeanor
- Israel's Dayan
- Lyricist Gershwin
- Arduous journey
- Vendor
- Loan figure, abbr.
- Hybrid fruit
- Elite groups
- Breakfast choice
- Sensory input
- This and that
- Jai alai balls
- Big name in Formula One racing
- Chasers
- Taurus or Focus
- An old-timer
- Unquestionable
- Snow or Canadian
- Compact carrier
- NBC logo
- Runner Zatopek
- Throb
- Italian loaf
- Jury, often
- Opening
- H.S. subject
- Thicker
- Not crazy
- Formerly
- Long-necked instrument

Down

- Billboard genre
- Covered way
- CHiP's part
- Theatergoer's souvenir
- Jason's ship, in myth
- Eatery
- Shooting star
- Russian figure skater Protopopov
- Cinder
- Goes with haw
- Hosp. units
- Fruit weight in EU
- Miss Hawkins of Dogpatch
- Went down in value
- North pole pixie
- Craggy peak
- Do-say link
- Prevalent ID
- Indy entry
- North Sea diver
- Travellers info
- Physicist's study
- Taunt
- Theoretical extreme
- Prefix denoting mouth
- Shining light
- "Law & Order" role
- Turn over

1	2	3	4	5	6	7	8	9	10	11	
12			13		14		15				
16			17				18				
19		20				21					
22					23						
24			25	26	27	28		29	30	31	32
			33			34			35		
36	37	38				39	40	41			
42						43					
44			45	46	47	48			49	50	51
			52			53			54		
		55	56				57	58	59		
60	61					62				63	
64						65				66	
67							68			69	

41. O.T. book
45. Oregon State mascot
46. Jewelry material
47. 1980s supermodel
49. A whole lot
50. Swiss Alp's abode
51. Anchors
53. Former Fords
55. Piece of a buck
56. Faust in "Mission: Impossible: Rogue- Nation"

57. Frog's relative
58. First-rate
59. Moonshine
60. N.F.L. scores
61. Early Chinese dynasty

answers on page 26

Most families try not to fight, we fight every day... *for you!*



(left to right) Dylan Dordick, Esq., Taylor Dordick, Esq., Gary A. Dordick, Esq., Nava Dordick, Esq., Michelle Dordick, Esq.

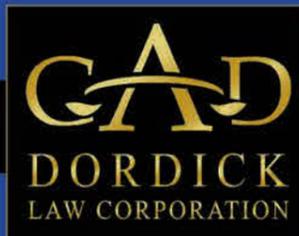
Gary A. Dordick

CAALA Hall of Fame Inductee
CAALA Trial Lawyer of the Year
CAOC Trial Lawyer of the Year
Verdictum Juris Trial Lawyer of the Year
ASCDC Civility Award
Loyola Law School's Champion of Justice Award
Daily Journal Top Plaintiff Lawyers Award
Daily Journal Top 100 California Lawyers Award
Bernard Jefferson Award of Excellence
Best Lawyer in America Who's Who Award

Our Notable Results

\$2.28 BILLION Sexual Assault *Jury Verdict*
\$900 MILLION Sexual Assault *Jury Verdict*
\$125 MILLION Auto Accident *Jury Verdict*
\$72.6 MILLION Bar Fight *Jury Verdict*
\$55.3 MILLION Negligent Security *Jury Verdict*

DORDICKLAW.COM (800) 555-5595



Beverly Hills • DTLA • Riverside

PERSONAL INJURY LAW FIRM

Established in Beverly Hills in 1987

Sexual Assault Auto/Motorcycle/Truck Accidents Product Liability Wrongful Death

All cases handled on a contingency fee basis. If we don't win we don't get paid.

This is an advertisement and is not a guarantee, warrantee, or prediction regarding the outcome of your legal matter.

FIRM / AFFILIATE OFFICES

Austin	Milan
Beijing	Munich
Boston	New York
Brussels	Orange County
Century City	Paris
Chicago	Riyadh
Dubai	San Diego
Düsseldorf	San Francisco
Frankfurt	Seoul
Hamburg	Silicon Valley
Hong Kong	Singapore
Houston	Tel Aviv
London	Tokyo
Los Angeles	Washington, D.C.
Madrid	

September 3, 2024

VIA PUBLIC COMMENT PORTAL

Los Angeles City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

Re: TVC 2050 Project: Appeal of Advisory Agency’s Vesting Tentative Tract Map Approval and Certification of EIR (Case Nos. VTT-83387, ENV-2021-4091-EIR)

Dear Honorable Commissioners:

On behalf of The Grove, LLC (“Appellant”), we respectfully request that the Planning Commission vacate the Advisory Agency’s May 28, 2024 approval of Vesting Tentative Tract Map (“VTTM”) No. 83387 and certification of the Environmental Impact Report for the TVC 2050 Project (the “Project”).

As explained in Appellant’s appeal and the other eight appeals of the Advisory Agency’s approval (collectively, the “Appeals”), the Advisory Agency violated the City’s required procedures and approved a map that does not comply with the law. The appeal must be granted and the map sent back to the Advisory Agency for further review.

The Advisory Agency ignored the City’s procedures. The Advisory Agency hearing was on May 15. The Advisory Agency approved map, as reflected in the Letter of Determination, was filed on May 17, two days after the hearing. How could the Advisory Agency approve a map filed after the hearing, that is different than the one attached to the staff report, that was never made available to the public, and that was not considered at the hearing? It could not have. The Advisory Agency violated the Los Angeles Municipal Code (“LAMC”) and state law. Among those violations, the Advisory Agency approved a map that was never circulated to the Subdivision Committee. This isn’t just process for process’ sake. The Subdivision Committee provides its expert opinions to the Advisory Agency. That never happened for the approved map. This cannot be cured by the Planning Commission’s process. The Advisory Agency must start its process anew.¹

¹ Appellant incorporates by reference the other eight appeals of the Advisory Agency’s approval of the Project, submitted by Save Beverly Fairfax, Beverly Wilshire Homes Association, A.F. Gilmore, Mayer Beverly Park Limited Partnership, Neighbors for Responsible TVC

The Advisory Agency approved a map that lacks the information required for vesting tentative tract maps. The approved VTTM lacks the basic information the law requires for vesting tentative tract maps. Driveways and locations of perimeter walls and fences are missing, information regarding building heights and lot size is missing, and information regarding grading, cut/fill, and import/export quantities is missing. The LAMC requires this information on the map. It is not there. The appeal must be granted.

The map is inconsistent with the Project described in the EIR. The VTTM must be consistent with the Project analyzed in the EIR. It is not. The Advisory Agency approved VTTM shows three proposed ground lots, some building outlines, and just one driveway off of Beverly Boulevard, which is inconsistent with the Project studied in the EIR. The VTTM's approval must be set aside.

Given these failures, the approval of the VTTM is invalid on its face as is the Advisory Agency's certification of the EIR. The Planning Commission must grant the Appeals.

I. THE ADVISORY AGENCY ILLEGALLY APPROVED A MAP FILED AFTER THE ADVISORY AGENCY'S MAY 15 PUBLIC HEARING

The Advisory Agency approved a VTTM filed two days *after* the Advisory Agency's hearing that is substantially different from the map attached to and analyzed in the Advisory Agency's staff report, made available to the public and considered by the Subdivision Committee and at the hearing. This is legally indefensible. The Advisory Agency's action is void.

The Advisory Agency hearing staff report made available to the public attached a map dated March 26, 2021. *See* Attachment "A." The Advisory Agency met on May 15 to hold a hearing on the March 26, 2021 map. Yet the Advisory Agency approved a different VTTM that was filed after the hearing on May 17, 2024. *See* Attachment "B." The VTTM approved by the Advisory Agency was not made available to the public prior to the Advisory Agency hearing. This Advisory Agency approved map is different from the one attached to the staff report which was the subject of public comment and was considered at the public hearing.

Moreover, there is no indication that the Advisory Agency approved VTTM was ever circulated to the Subdivision Committee as required by LAMC Section 17.03B. Approving a map that was never circulated to the Subdivision Committee, never made available to the public, and different from the version that was the subject of the Advisory Agency's staff report and public hearing clearly violates the LAMC and is an abuse of discretion. The Advisory Agency shall not act on a tentative map until 39 days after the map is filed or reports have been received by all Subdivision Committee members. LAMC § 17.03. Every tentative map shall be considered by the Advisory Agency at a public meeting. *Ibid.* The Subdivision Committee is required to make recommendations upon all tentative maps. LAMC § 17.04. The Advisory Agency

Development, Fix the City, Park La Brea Impacted Residents Group, Miracle Mile Residents Association. Appellant also incorporates by reference the numerous public comments on the Draft EIR and the separate letter from Appellant regarding the other Project actions before the Planning Commission.

approved a map that was filed after the public hearing on a different map and only 11 days before issuance of the Letter of Determination, with no Subdivision Committee review or public meeting.

In addition, the Advisory Agency approved map is inconsistent with the Project described in the Final EIR and the latest version of the TVC 2050 Specific Plan. *Compare* Attachment "C" (project site plans from Draft EIR); *with* Attachment "D" (conceptual site plan from draft Specific Plan).

These errors cannot be cured by a Planning Commission hearing. The Advisory Agency must restart its review of the proposed VTTM, circulate the new VTTM to the Subdivision Committee, issue a new public report based on the new VTTM, and hold a new Advisory Agency hearing, all consistent with the requirements of the Subdivision Map Act, the LAMC, and the Final EIR.

These errors also violate the due process rights of affected property owners and occupants including our client, who were unable to review the May 17th map ahead of the May 15, 2024 hearing to understand how it would affect their property interests. *Community Youth Athletic Center v. City of National City* (2013) 220 Cal.App.4th 1385, 1413-14 (city's failure to timely provide maps before hearing on redevelopment plan as required by statute created unreasonable risk of erroneous deprivation and violated procedural due process); *Horn v. County of Ventura* (1979) 24 Cal.3d 605, 614-615 (procedural due process protections apply to adjoining property owners if their property interests are substantially affected by adjudicatory land use decisions on an adjacent property).

A new hearing is required to evaluate the May 17th map once the Subdivision Committee has reviewed it.²

II. THE ADVISORY AGENCY APPROVED MAP LACKS THE DETAILS LEGALLY REQUIRED FOR APPROVAL OF A VESTING TENTATIVE TRACT MAP

LAMC Sections 17.06 and 17.15 detail what must be included in a vesting map. This detail is lacking from both the March 26, 2021 dated map attached to the Advisory Agency staff report and considered at the hearing, and the Advisory Agency approved VTTM dated May 17, 2024.

The Advisory Agency approved May 17, 2024 VTTM is missing the grading, cut/fill and import/export quantities, lot size, building envelopes showing height, size, number of units, and approximate location of buildings, driveways, and perimeter walls and fences. The approved VTTM merely shows three proposed ground lots, some building outlines and one driveway off of Beverly Boulevard (all of which is inconsistent with the Final EIR and the proposed Specific

² As noted in this letter, there are other major deficiencies with the map that will necessitate revisions prior to processing and approval.

Plan). There is no information regarding these outlined buildings, no information regarding perimeter walls and fences, and no information regarding grading or cut/fill. And the driveways required by the proposed Specific Plan on Fairfax, Beverly, and The Grove Drive are not depicted on the May 17, 2024 VTTM. The Advisory Agency approved VTTM does not even completely satisfy the requirements for a tentative tract map, let alone a vesting tentative tract map.³

Because the Advisory Agency-approved VTTM lacks the information required to file and process the map, it cannot acquire vesting rights back to Applicant's initial filing even if these deficiencies are corrected. The City cannot approve a VTTM that does not comply with the requirements of the LAMC.

III. THE ADVISORY AGENCY'S DECISION VIOLATES THE SUBDIVISION MAP ACT

The Subdivision Map Act requires a public agency considering approval of a tract map to make specific findings. A map must be denied if (a) the proposed map is inconsistent with the applicable general and specific plans, (b) the design or improvement of the proposed subdivision is inconsistent with applicable general and specific plans, (c) the site is not physically suitable for the type of development, (d) the site is not physically suitable for the proposed density of development, (e) the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, (f) the design of the subdivision or type of improvements is likely to cause serious public health problems, or (g) the design of the subdivision or type of improvements will conflict with certain public access easements. Gov. Code § 66474. In addition, a subdivision for which a map is required must provide to the extent feasible for future passive or natural heating or cooling opportunities in the subdivision. Gov. Code § 66473.1.

The Advisory Agency abused its discretion in approving the VTTM because the findings under Government Code Section 66474 could not be made. The findings stated in the Letter of Determination are also inconsistent with the information in the Final EIR, providing further evidence that the Advisory Agency abused its discretion. The Project studied in the Final EIR is a different project from the VTTM, which was not even the map that was considered by the Advisory Agency during the May 15 hearing.

³ There also is confusion as to what has been approved regarding street widths. The Bureau of Engineering included a three-foot dedication along Grove Drive as a condition of approval. The Letter of Determination states that a waiver of a three-foot dedication along The Grove Drive has been requested and the waiver is shown on the VTTM. But the Letter of Determination is silent as to whether the waiver request is granted or denied. The VTTM could not have been approved without denial of the waiver, which the Advisory Agency did not include in the Letter of Determination.

A. The VTTM and Proposed Design of the Subdivision is Inconsistent with the General and Specific Plans

The Advisory Agency approved VTTM is inconsistent with the applicable General and Specific Plans, and would conflict with the objectives and policies of the General Plan. Gov. Code § 66473.5; LAMC § 17.05.C; see *Joshua Tree Downtown Business Alliance v. County of San Bernardino*, 1 Cal.App.5th 677, 695 (abuse of discretion in governing body’s conclusion that project is consistent with the general plan can include not proceeding in a manner required by law or making decisions not supported by substantial evidence). The proposed TVC 2050 Specific Plan is still in draft form and has not even been considered by the City Planning Commission or City Council, and it was not possible for the Advisory Agency to determine that the approved VTTM is consistent with what may ultimately be in the proposed Specific Plan in order to make the required findings. The VTTM conditions relative to approval of the proposed Specific Plan do not specify a version of the proposed Specific Plan that must be approved. Unlike a finding of consistency with a requested zone change to an established zone, the Advisory Agency does not have a basis to confirm consistency with an unspecified Specific Plan. It’s a moving target. Even worse, the approved VTTM is inconsistent with the current draft Specific Plan that was in circulation at the time of the Advisory Agency hearing. By way of one example, the proposed Specific Plan requires vehicular entries from Fairfax Avenue, Beverly Boulevard and The Grove Drive, but the VTTM includes only one access point on Beverly Boulevard.

The Advisory Agency could not find that the scale, height, density and uses of the Project are consistent with the General Plan Framework. First, as noted above, the VTTM does not even provide the scale, height, density and use information to assess consistency. Moreover, from the Project information in the proposed Specific Plan and EIR, the scale, height, density and uses would be inconsistent with the General Plan and Community Plan. For example, the General Plan Framework defines Community Commercial areas as having building heights ranging from two- to six- stories. The Project proposes heights up to 225 feet (above a defined grade that could even result in buildings taller than 225 feet.) Further, while the Advisory Agency’s findings state that the proposed Specific Plan would restrict development for studio land uses, the draft TVC 2050 Specific Plan does not enumerate permitted uses or require that a studio exist on the property. Rather, the draft Specific Plan would allow any use “consistent with” the five broadly defined land use categories. Such a broad range of uses is inconsistent with the General Plan and the Advisory Agency’s own findings.

The Project is also inconsistent with the General Plan’s Mobility Element, Mobility Plan 2035 (“Mobility Plan”). For example, the analysis in the EIR assumes that pedestrian, bicyclist and motorist safety will be adequately addressed with basic improvements like crosswalks and signage. But this is an area the City has already identified as prone to accidents as part of the High Injury Network. And the Project has the potential to increase accidents and hazards by adding trips, increasing truck traffic, adding new driveways, and adding a fully signalized private street intersection. As explained in Appellant’s comments on the Draft EIR, the Project will significantly impact pedestrians. The proposed new driveways on Beverly Boulevard and The Grove Drive would adversely affect pedestrian movement to existing residential areas,

recreational centers and schools. Further, the analysis of the Project ignores the Mobility Plan policy to limit truck movement to the arterial street network and does not include any conditions to limit truck activity to the Project's existing driveways on Beverly Boulevard and Fairfax Avenue (rather than a Collector Street, The Grove Drive). The Grove Drive is designated as a Collector Street and is designated as part of the Pedestrian Enhanced Network, with portions designated as part of the Neighborhood Enhanced Network and Bicycle Enhanced Network in the Mobility Plan, yet the Project would include two new driveways on The Grove Drive (although not shown on the Advisory Agency approved VTTM), for unlimited vehicle and truck traffic.

With the Advisory Agency approved VTTM showing just one driveway on Beverly Boulevard providing all access for the site, the Advisory Agency could not have evaluated the circulation issues associated with the various access points included in the proposed Specific Plan and EIR. The Advisory Agency failed to properly evaluate the approved VTTM's consistency with the Mobility Plan.

Contrary to the Advisory Agency's findings, the VTTM is not consistent with the design standards established by the Subdivision Map Act and LAMC regulations. The VTTM does not include, for example, the lot size, traffic access, or grading information necessary for the Advisory Agency to make such finding. The Advisory Agency's findings erroneously state that the VTTM was distributed to and reviewed by the various City agencies of the Subdivision Committee. However, as noted, the VTTM was not filed until after the Advisory Agency hearing and the Advisory Agency's determination was made only 11 days after the filing of the VTTM. There is no indication that the approved VTTM was circulated to the Subdivision Committee or the public.

In addition, the conditions of approval for the Advisory Agency approved VTTM do not include a condition requiring approval of the General Plan Amendment or compliance with applicable General Plan policies, prior to recordation of the final map. LAMC § 17.15(D).

For these and other reasons, the Advisory Agency's finding regarding General Plan consistency are unsupported by the evidence in the record.

B. The Site is Not Physically Suitable for the Type or Proposed Density of Development

The Advisory Agency's finding that site is physically suitable for the type or proposed density of development is unsupported by the evidence in the record. The basic information required by the Subdivision Map Act to evaluate the type and density of development proposed is not presented on the approved VTTM.

In addition, the proposed TVC 2050 Specific Plan does not specify the type, density or location of development within the VTTM. The proposed Specific Plan has five broad categories of land uses and would allow any permitted uses "consistent" with those broad categories. The Specific Plan would also allow a dozen ancillary uses and the permitted and ancillary uses could be located anywhere within the Specific Plan area. In addition, under the proposed Specific Plan

the floor area is grossly undercounted, and the density of development could increase. The Final EIR failed to analyze the actual Project, which is still undefined, and instead studied a conceptual envelope of impacts that the Project might include, but is not bound by. And the map (whether the original draft or the Advisory Agency approved map) is not even consistent with that conceptual Project as presented in the Draft EIR, Final EIR, Errata or the draft TVC 2050 Specific Plan. Given the missing information in the approved VTTM, the undefined nature of the Project, and undercounting of floor area, the Advisory Agency could not determine the physical suitability of the site for the development.

While the VTTM does not include the required information to determine the location, type and density of the proposed development, based on evidence in the EIR, the site is not physically suitable for the proposed type or density of development for a variety of reasons, including for example that the Project has potential to create unsafe traffic conditions, parking conditions, and other physical hazards. The Project site is located adjacent to a historic residential neighborhood, other historic structures and uses, religious institutions, a park and other sensitive uses, and is not physically suited for the massive scale and density of the Project as proposed.

The Project would create unsafe traffic conditions on the surrounding surface streets, most notably on The Grove Drive. The traffic and circulation analysis in the EIR is fundamentally flawed regarding VMT assumptions, and the traffic on The Grove Drive from new driveways that the Project proponent seeks to add would result in queueing and safety impacts for drivers, bicyclists and pedestrians. The Final EIR assumes without supporting evidence that if there is traffic congestion on The Grove Drive, drivers could enter the site through the driveways on Beverly Boulevard and Fairfax Avenue, but there is no analysis of how those drivers would then access the parking structure on the site, for example. The EIR also fails to analyze how this traffic congestion could impact emergency response times, potential safety impacts from cut through traffic in nearby residential neighborhoods, and air quality impacts and increased greenhouse gas emissions from traffic congestion.

Related to the Final EIR's flawed VMT counts, the Project also does not provide for adequate parking for all site users when taking into account the maximum potential audience guests and special events. Lack of adequate parking has potential to result in spillover parking in adjacent residential neighborhoods, and at the existing parking provided for The Grove and The Farmers Market. This lack of parking can result in air emissions and safety impacts as drivers search for parking in nearby neighborhoods and add to congestion on surrounding streets.

The Project proposes to include a helipad without restrictions on location or use. Helicopters may be flying in and out of the Project site at all times of the day and night. The Advisory Agency failed to analyze how a helipad is suitable for the Project site once redeveloped. While the Final EIR asserts that future helipad operations would be the same as the supposed past helipad use, the Specific Plan fails to include any such locational or operational restrictions. Based on this lack of evidence in the record, the Advisory Agency could not find that the site is physically suitable for the proposed helipad use as part of the Project.

While the VTTM does not include required building height information, the site is not physically suited for the proposed height of buildings in the Specific Plan, which could be as tall as 225 feet in Height Zone D and 145 feet in Height Zone C. While it is unknown where in the height zone buildings would be constructed since the Final EIR only studied an envelope of potential uses and does not settle on precise locations for buildings, these buildings have potential to block light and views from the immediately adjacent residential sensitive receptor, and result in noise and privacy impacts to residents. In addition to the impact of these buildings on the adjacent residential use, they have potential to impact historic resources including the Gilmore Adobe and The Farmers Market.

In addition, the Project site has existing recognized environmental conditions. The Project proposes to implement various as yet prepared plans to mitigate these conditions, but the plans have not been developed or reviewed by the Advisory Agency or Subdivision Committee. Therefore, the Advisory Agency could not find that the Project site is suitable for development with the known conditions.

Based on the information in the record, and the lack of a clearly defined project, it was impossible for the Advisory Agency to find that the site is physically suitable for the type or proposed density of development, and therefore the Advisory Agency abused its discretion.

C. The Design of the Subdivision and Type of Improvements are Likely to Cause Substantial Environmental Damage

The Advisory Agency was required to deny the VTTM because the Final EIR for the Project is deficient and fails to address numerous significant environmental impacts that would result from the Project, which is also not clearly defined in the Final EIR. The Responses to Comments on critical questions in the Final EIR failed to respond to comments and were incomplete, evasive, and misleading. The record evidence does not provide support for a finding under the Subdivision Map Act that the Project would not cause substantial environmental damage,⁴ or for the exemption from such a finding under Government Code Section 66474.01. Therefore, the design of the subdivision and improvements is likely to cause substantial environmental damage and the Advisory Agency's finding is unsupported by the evidence in the record.

D. The Design of the Subdivision or Type of Improvements is Likely to Cause Serious Public Health Problems

The Advisory Agency was required to deny the VTTM because there is insufficient information in the VTTM to assess the extent of the potential public health problems that may be caused by the Project. However, the information provided indicates that the subdivision and type

⁴ *Topanga Ass'n for a Scenic Community v. County of Los Angeles* (1989) 214 Cal.App.3d 1348, 1355 (finding "substantial environmental damage" is equivalent to "significant effect on the environment" as used in CEQA, and documents prepared for CEQA could provide a sufficient factual record for making Subdivision Map Act findings).

of improvements are likely to cause serious public health problems as discussed in previous comments on the Draft EIR.

For example, LADOT has conceded that it may be impossible to mitigate the effects of cut-through traffic caused by the Project in surrounding residential neighborhoods, because traffic-calming measures themselves can cause traffic diversion to other residential streets. Cut-through traffic can result in serious public safety impacts, including to the elderly, the disabled, children, and bicyclists, increasing the risk of injury and death due to collisions. In addition, the secondary environmental impacts from people circling for parking spots, including to air quality and increased greenhouse gas emissions, are well known, as discussed in comments on the Draft EIR. Yet the City has failed to analyze the full scope of impacts to residential neighborhoods, which cannot even be accurately analyzed given the lack of a stable project description.

Further, the Project site has existing recognized environmental conditions. The Project site also has naturally-occurring methane that will create a safety problem for the underground facilities proposed for the Project. As discussed in comments on the Draft EIR the proposed plans and methane mitigation systems are inadequate to address these risks, and could create other potential impacts such as venting methane and other gases towards the nearby Broadcast Center Apartments.

E. No Evidence Supports that the Subdivision Will Provide Future Passive or Natural Heating or Cooling Opportunities

The Advisory Agency abused its discretion in finding the design of the proposed subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision pursuant to Government Code Section 66473.1. Examples of passive or natural heating opportunities in subdivision design are described in Government Code Section 66473.1, including design of lot size and configuration to permit orientation of a structure in an east-west alignment for southern exposure, and to permit orientation of a structure to take advantage of shade or prevailing breezes. While the Letter of Determination states the applicant has “prepared and submitted materials which consider the local climate, contours and configuration of the lot(s) to be subdivided and other design and improvement requirements,” there is no evidence of this in the administrative record – these documents are not included in the staff report for the VTTM, with the Letter of Determination, or in the publicly available documents for the Project, and it is unclear what these include. As discussed above, the Project is not clearly defined, and the VTTM considered by the Advisory Agency at the hearing on May 15, 2024 is not even the same map that was approved by the Advisory Agency. The Advisory Agency’s finding is unsupported by the evidence in the record.

LATHAM & WATKINS LLP

For the foregoing reasons, the Appellant respectfully requests that the Planning Commission grant the appeal and vacate the Advisory Agency's approval of the Project. Thank you for your consideration.

Sincerely,



Maria P. Hoye
of LATHAM & WATKINS LLP

Enclosures

cc: Mx. Paul Caporaso, City Planner

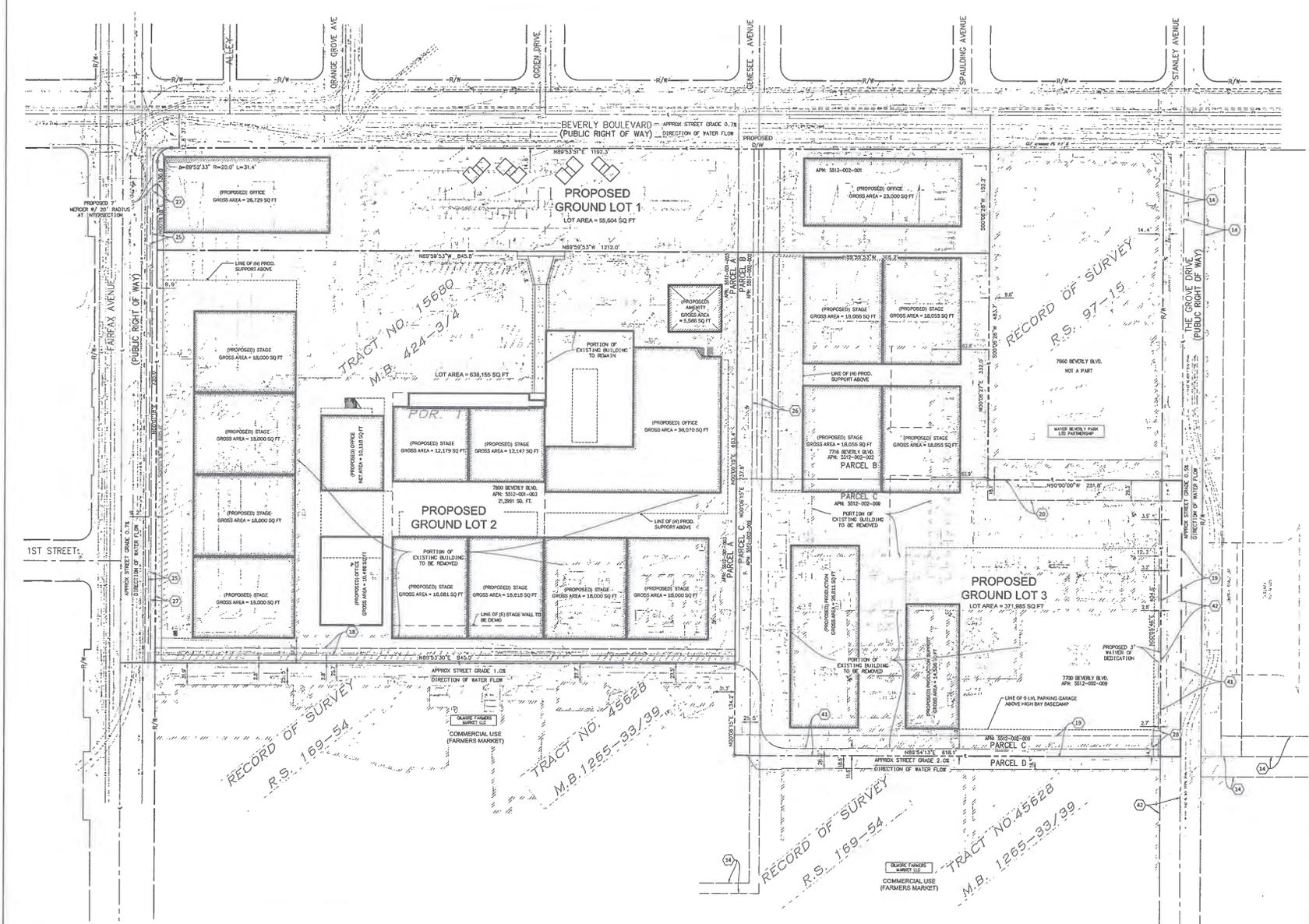
ATTACHMENT A

VESTING TENTATIVE TRACT MAP No. 83387

kpff

1000 Flower St., Suite 2000
 Los Angeles, CA 90015
 P: 213.291.1000
 www.kpff.com

EXHIBIT "A"
 Page No. 2 of 2
 Case No. VTT-83387



REVISION	DATE	ISSUED FOR

DATE	02/09/2011
PROJECT NUMBER	2000850
DRAWN BY	HL
CHECKED BY	CJ
SCALE	AS SHOWN
PROJECT DESCRIPTION	7200, 7718, 7719, 7700 WEST BEVERLY BLVD LOS ANGELES, CA 90028
VESTING TENTATIVE TRACT MAP NO.	83387
SHEET NUMBER	

ATTACHMENT B

VESTING TENTATIVE TRACT MAP No. 83387

FOR MERGER AND RESUBDIVISION PURPOSES

kpff

700 PULVER ST., Suite 2100
LOS ANGELES, CA 90017
P: 213.246.5799
www.kpff.com

OWNERS:

TELEVISION CITY STUDIOS LLC
4050 INCE BOULEVARD
CULVER CITY, CA 90232
ATTN: BRENT KLOJAN
(310) 473-8900

SUBDIVIDER:

TELEVISION CITY STUDIOS LLC
4050 INCE BOULEVARD
CULVER CITY, CA 90232
ATTN: BRENT KLOJAN
(310) 473-8900

AND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: CHRIS JONES, PLS
(213) 418-0201



LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-1032821-SA1 DATED SEPTEMBER 17, 2020)
REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 1 OF TRACT NO. 15680, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 424 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF THE RANCHO LA BREA, PARTLY WITHIN AND PARTLY WITHOUT THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF BEVERLY BOULEVARD, 100.00 FEET WIDE, WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF GENESEE AVENUE, 60 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 5177, RECORDED IN BOOK 109 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.21 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES, RECORDED IN BOOK 21553 PAGE 68, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, TO THE SOUTHWESTERLY CORNER OF SAID LAND; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.18 FEET, MORE OR LESS, TO A POINT IN SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID GENESEE AVENUE THAT IS DISTANT SOUTHERLY 483.73 FEET FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID GENESEE AVENUE 483.73 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE RANCHO LA BREA, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 289 AND 290 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO PAN PACIFIC AUDITORIUM, INC., A CORPORATION RECORDED IN BOOK 15347 PAGE 179, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89° 48' 30" WEST, PARALLEL WITH THE SOUTHERLY LINE OF BEVERLY BOULEVARD, 100.00 FEET WIDE, 647.82 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF GENESEE AVENUE, 60.00 FEET WIDE, AS SHOWN ON MAP OF TRACT NO. 5177, RECORDED IN BOOK 109 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THAT IS DISTANT SOUTHERLY 889.08 FEET FROM THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF SAID GENESEE AVENUE, 405.35 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BEVERLY BOULEVARD, 366.18 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES, RECORDED IN BOOK 21553 PAGE 68, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN SAID DEED TO THE INSTITUTE OF THE AERONAUTICAL SCIENCES TO THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTHERLY 404.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED AND CREATED BY THAT CERTAIN INSTRUMENT ENTITLED "QUITCLAIM OF EASEMENTS, GRANT OF EASEMENTS AND DECLARATION OF RECIPROCAL RIGHTS, OBLIGATIONS AND EASEMENTS" RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1430068, OFFICIAL RECORDS, AS AMENDED BY INSTRUMENT ENTITLED "FIRST AMENDMENT TO QUITCLAIM OF EASEMENTS, GRANT OF EASEMENTS AND DECLARATION OF RECIPROCAL RIGHTS, OBLIGATIONS AND EASEMENTS" RECORDED MAY 15, 2003 AS INSTRUMENT NO. 03-1384639, OFFICIAL RECORDS, OVER THE FOLLOWING DESCRIBED LAND:

A PORTION OF LOTS 4, 5 AND 6 OF TRACT NO. 45628, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1265 PAGES 33 TO 39 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4 OF SAID TRACT NO. 45628, AS SHOWN ON SAID MAP FILED IN BOOK 1265 PAGES 33 TO 39 INCLUSIVE OF MAPS, IN SAID RECORDER'S OFFICE, SAID CORNER LYING ON THE WESTERLY LINE OF THE GROVE DRIVE, 60.00 FEET IN WIDTH, AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE OF THE GROVE DRIVE SOUTH 0° 00' 53" WEST 19.19 FEET TO A LINE LYING 19.19 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES FROM, THE NORTHERLY LINE OF SAID LOT 4, 5 AND 6; THENCE ALONG SAID PARALLEL LINE SOUTH 89° 47' 40" WEST 283.75 FEET; THENCE SOUTH 89° 59' 13" WEST 365.80 FEET; THENCE SOUTH 0° 05' 35" EAST 1.97 FEET; THENCE SOUTH 89° 47' 40" WEST 35.81 FEET; THENCE NORTH 35° 10' 19" WEST 25.05 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID LOT 6 LYING THEREON NORTH 89° 47' 40" EAST 7.20 FEET FROM THE EASTERLY NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG SAID NORTHERLY LINE OF LOTS 4, 5 AND 6 NORTH 89° 47' 40" EAST 600.12 FEET TO SAID POINT OF BEGINNING.

APN: 5512-001-003 and 5512-002-001 and 5512-002-002 and 5512-002-009

EXCEPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-1032821-SA1 DATED SEPTEMBER 17, 2020)

(14) AN EASEMENT FOR ROAD AND STREET AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 23, 1940 AS BOOK 17291, PAGE 190 OF OFFICIAL RECORDS.

IN FAVOR OF: PAN PACIFIC AUDITORIUM, INC., A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

15. AN EASEMENT FOR ROAD AND STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 194 AS BOOK 18971, PAGE 245 OF OFFICIAL RECORDS.

IN FAVOR OF: J. E. ELLIOTT
AFFECTS: AS DESCRIBED THEREIN

16. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1950 AS BOOK 34932, PAGE 291 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF LOS ANGELES
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(18) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 15680 RECORDED JANUARY 02, 1952 ON FILE IN BOOK 424, PAGE 3 AND 4, OF TRACT MAPS.

FOR: DRAINAGE, SANITARY SEWER AND INCIDENTAL PURPOSES.
(AFFECTS PARCEL A)

(19) AN EASEMENT FOR ROAD AND STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1958 AS INSTRUMENT NO. 1804, BOOK 56458, PAGE 324 OF OFFICIAL RECORDS.

IN FAVOR OF: A. F. GILMORE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(20) AN EASEMENT FOR ROAD AND STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 1958 AS INSTRUMENT NO. 1805, BOOK 56458, PAGE 326 OF OFFICIAL RECORDS.

IN FAVOR OF: FRANCES L. HILEN AND ELIZABETH J. HILTY
AFFECTS: AS DESCRIBED THEREIN

(25) AN OFFER OF DEDICATION FOR PUBLIC STREET OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1964 AS INSTRUMENT NO. 5529 OF OFFICIAL RECORDS, TO: CITY OF LOS ANGELES

SAID EASEMENT WAS ACCEPTED BY RESOLUTION OF THE CITY OF LOS ANGELES RECORDED AUGUST 28, 1964 AS INSTRUMENT NO. 6601 OFFICIAL RECORDS.

(26) AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 1969 AS INSTRUMENT NO. 2516 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC LIGHTING SERVICE COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(27) AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 01, 1971 AS INSTRUMENT NO. 4463 OF OFFICIAL RECORDS.

(28) AN EASEMENT FOR COVERED STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1983 AS INSTRUMENT NO. 83-1308294 OF OFFICIAL RECORDS.

IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(32) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED JANUARY 08, 1988 AS INSTRUMENT NO. 88-23584 OF OFFICIAL RECORDS.

(41) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM OF EASEMENTS, GRANT OF EASEMENTS AND DECLARATION OF RECIPROCAL RIGHTS, OBLIGATIONS AND EASEMENTS" RECORDED SEPTEMBER 12, 2000 AS INSTRUMENT NO. 00-1430068 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 15, 2003 AS INSTRUMENT NO. 03-1384639 OF OFFICIAL RECORDS.

(42) AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 09, 2001 AS INSTRUMENT NO. 01-2152518 OF OFFICIAL RECORDS, TO: THE CITY OF LOS ANGELES

SAID EASEMENT WAS ACCEPTED BY RESOLUTION OF THE CITY OF LOS ANGELES RECORDED APRIL 30, 2002 IN OFFICIAL RECORDS AS INSTRUMENT NO. 02-0995136.

COMMENTS

SITE ADDRESS 7800, 7860, 7716, 7716 AND 7720 BEVERLY BOULEVARD, LOS ANGELES, CA

APN NO'S. 5512-001-003, 5512-002-002, 5512-002-001, AND 5512-002-009

BOUNDARY LINES WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

BASIS OF BEARINGS THE BEARING OF N89°53'51" E ALONG THE CENTERLINE OF BEVERLY BOULEVARD, SHOWN AS N89°48'30" E ON THE MAP OF TRACT NO. 15680, AS RECORDED IN BOOK 424, PAGES 3 AND 4 OF MAPS RECORDED IN LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

(1) INDICATES PROLIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

LAND AREA (EXISTING)

TO STREET CENTERLINE: 1,178,809 SQ. FT. OR 27,062 ACRES, MORE OR LESS
OVERALL SITE: 1,063,726 SQ. FT. OR 24,405 ACRES, MORE OR LESS
LOT 1: 183,028 SQ. FT. OR 4,202 ACRES, MORE OR LESS
LOT 2: 510,768 SQ. FT. OR 11,725 ACRES, MORE OR LESS
LOT 3: 370,932 SQ. FT. OR 8,538 ACRES, MORE OR LESS

NET AREA (POST PROPOSED MERGER AND WAIVER OF DEDICATION)

OVERALL SITE: 1,071,011 SQ. FT. OR 24,587 ACRES, MORE OR LESS
LOT 1: 209,238 SQ. FT. OR 4,803 ACRES, MORE OR LESS
LOT 2: 504,954 SQ. FT. OR 11,589 ACRES, MORE OR LESS
LOT 3: 356,819 SQ. FT. OR 8,192 ACRES, MORE OR LESS

UTILITIES ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LOS ANGELES SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

FLOOD INSURANCE RATE MAP ZONE "X" AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 88037C1605F EFFECTIVE DATE SEPTEMBER 26, 2008.

ZONING INFORMATION EXISTING ZONING: C1.5-2D-0 AND C2-1-0 COMMERCIAL ZONE (CITY OF LOS ANGELES) INFORMATION FROM ZIMAS WEBSITE PULLED ON 03/25/2024.

PROPOSED ZONING: TVC

STREET DESIGNATIONS BEVERLY BLVD AVENUE # (100')
FAIRFAX AVENUE AVENUE # (84')
GROVE DRIVE COLLECTOR STREET (86')

PROJECT NOTES

PROJECT CONSISTS OF 3 GROUND LOTS.

THOMAS BROTHERS GUIDE: PAGE 633 - GRID B1

CADASTRAL MAP: 1388177

COMMUNITY PLAN AREA: WILSHIRE

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LAS WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE. WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES ARE TO BE REMOVED.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.

WE PROPOSE A 7' MERGER ALONG FAIRFAX AVENUE.

WE PROPOSE A 3' WAIVER OF DEDICATION ALONG THE GROVE DRIVE.

A TOTAL OF 181 TREES AND PALMS WERE INVENTORIED FOR THE TELEVISION CITY SPECIFIC PLAN PROJECT. THERE ARE 62 PRIVATE TREES/PALMS AND 88 OFF-SITE TREES WHOSE CANOPIES OVERHANG THE SUBJECT PROPERTY AND WILL BE REMOVED AS PART OF THIS PROJECT. THIRTY-ONE (31) CITY OF LOS ANGELES RIGHT-OF-WAY TREES ARE ALSO ASSOCIATED WITH THE PROJECT BUT WILL NOT BE REMOVED. (CARLBERG ASSOCIATES TREE INVENTORY REPORT - AUGUST 21, 2020)

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP
MAY 17 2024

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

REVISIONS

DATE	ISSUED FOR

DATE 03/25/2024

PROJECT NUMBER 2000630

DRAWN BY N.A.M.K.

CHECKED BY C.J.

SCALE AS SPECIFIED

PROJECT DESCRIPTION

7800, 7860, 7716, 7716, 7720 WEST BEVERLY BLVD
LOS ANGELES, CA 90009

VESTING TENTATIVE TRACT MAP NO. 83387

SHEET NUMBER

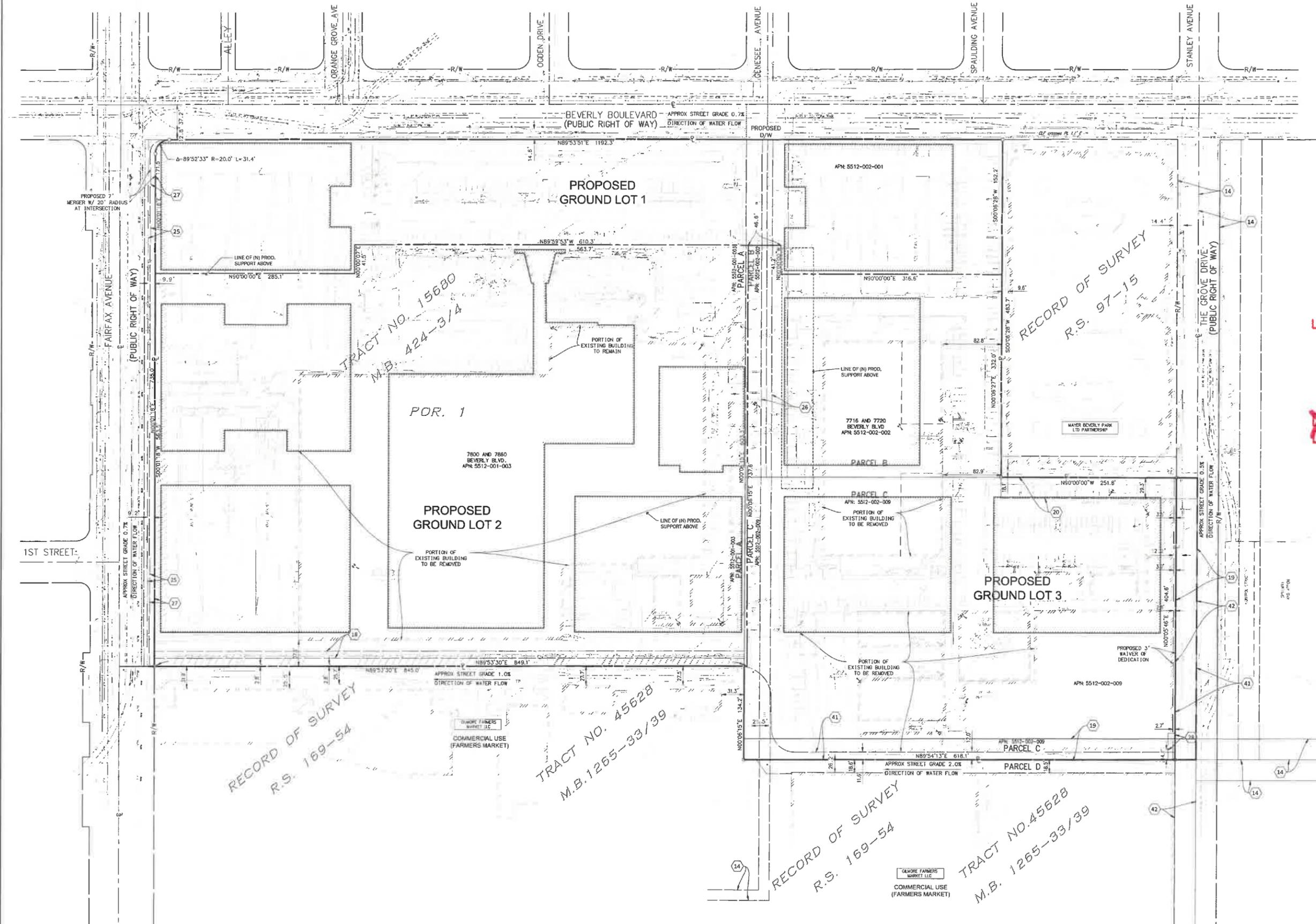
PREPARED UNDER THE DIRECTION OF:
C.S.
CHRISTOPHER W. JONES
CHRIS.JONES@KPFF.COM
03/26/2024



VESTING TENTATIVE TRACT MAP No. 83387



780 PLOVER ST., SUITE 2100
LOS ANGELES, CA 90017
310.461.2100
310.461.2101
www.kpff.com



LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
 TENTATIVE MAP

MAY 17 2024

REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY



REVISIONS	DATE	ISSUED FOR

DATE	03/25/2024
PROJECT NUMBER	2000630
DRAWN BY	NL/MK
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	7800, 7860, 7716, 7718, 7720 WEST BEVERLY BLVD LOS ANGELES, CA 90006
VESTING TENTATIVE TRACT MAP NO.	83387

SHEET NUMBER

ATTACHMENT C



Existing Project Site



Figure II-4
Conceptual Site Plan

ATTACHMENT D

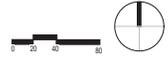
NOT FOR CONSTRUCTION



Source: Foster + Partners, 2024

A0.01-INITIAL DEVELOPMENT PLAN

1



**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

ELIZABETH ZAMORA
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
KAREN MACK
MICHAEL R. NEWHOUSE

August 16, 2024

Applicant

Kaz Moghim
Persepolis Partners, LLC
12439 W. Magnolia Blvd. #300
Los Angeles, CA 91607

Owner

Marvin-Culver, LLC and
Polycomp Trust Company Custodian
Farshad Raffi IRA #300265
1064 Hillcrest Rd
Beverly Hills, CA 90210

Representative



(no subject)

mary simitian <emaille1@gmail.com>
To: "cpc@lacity.org" <cpc@lacity.org>

Sun, Sep 1, 2024 at 12:07 PM

Hello. There is a housing project for 1205 n mariposa la ca 90029 (see attachment). 5 story 182 units??? How can they even suggest such a big building on this street?? The street is NARROW 2 cars barely pass each other, no parking on 1/2 of street because of elementary school front, traffic every day. 200 feet from school. Street Permit parking which has limitations. Zoning for building height can't be more than 30 feet so this is illegal. There are kids on this street, you can not build such large building here and bring low income/homeless people drug addicts to house. Who is suggesting this without looking at the facts? This project must be revoked right away. If they want to build something this big they need to look into other streets. Please look into this. I've sent several messages and emails and no one is responding.



Screenshot_20240901-115617_Messenger.jpg
754K

I Support Television City Studios - Mobility

Polina Divinsky

Postal Code:

Email Address: pdivinsky@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:11

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

I am so excited to see the completion of the pedestrian focused activation of the public spaces around TVC. With the creation of a green focused state-of-the-art multimodal mobility hub, TVC will provide convenient access for studio workers with dedicated employee shuttles and improved connectivity to transit options including the Metro Purple Line. TVC is committed to getting employees out of their cars and utilizing transit, shuttles and rideshare programs, along with advancing concepts for improved bike plans that would connect to the near Metro stations along the Purple line.

TVC's commitment to go above and beyond the requirements to both beautify and shore up safety concerns by providing funds for neighborhood traffic calming measures and new trees and sidewalks is an example that all developers should follow.

The Draft Environmental Impact Report (DEIR) determined that this project would not result in significant traffic impacts during construction and operations. Based on the comprehensive mobility commitment by TVC, I trust TVCs commitment to being a responsible and considerate neighbor for the long run.

For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Mobility

Michelle Fredricks

Postal Code:

Email Address: michellemfreder@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:10

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

I am so excited to see the completion of the pedestrian focused activation of the public spaces around TVC. With the creation of a green focused state-of-the-art multimodal mobility hub, TVC will provide convenient access for studio workers with dedicated employee shuttles and improved connectivity to transit options including the Metro Purple Line. TVC is committed to getting employees out of their cars and utilizing transit, shuttles and rideshare programs, along with advancing concepts for improved bike plans that would connect to the near Metro stations along the Purple line.

TVC's commitment to go above and beyond the requirements to both beautify and shore up safety concerns by providing funds for neighborhood traffic calming measures and new trees and sidewalks is an example that all developers should follow.

The Draft Environmental Impact Report (DEIR) determined that this project would not result in significant traffic impacts during construction and operations. Based on the comprehensive mobility commitment by TVC, I trust TVCs commitment to being a responsible and considerate neighbor for the long run.

For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Mobility

Heidi Quezada

Postal Code:

Email Address: heidiquezada111@gmail.com

Date of Submission: Tue, 07/23/2024 - 13:44

Submission Letter:

Dear Mr. Caporaso,

I strongly support the TVC Project, a plan that will retain the existing studio use of Television City and preserve the historic lot, while modernizing the facility to meet the changing needs of the entertainment industry.

I am so excited to see the completion of the pedestrian focused activation of the public spaces around TVC. With the creation of a green focused state-of-the-art multimodal mobility hub, TVC will provide convenient access for studio workers with dedicated employee shuttles and improved connectivity to transit options including the Metro Purple Line. TVC is committed to getting employees out of their cars and utilizing transit, shuttles and rideshare programs, along with advancing concepts for improved bike plans that would connect to the near Metro stations along the Purple line.

TVC's commitment to go above and beyond the requirements to both beautify and shore up safety concerns by providing funds for neighborhood traffic calming measures and new trees and sidewalks is an example that all developers should follow.

The Draft Environmental Impact Report (DEIR) determined that this project would not result in significant traffic impacts during construction and operations. Based on the comprehensive mobility commitment by TVC, I trust TVCs commitment to being a responsible and considerate neighbor for the long run.

For nearly 70 years, TVC has been an integral part of the entertainment industry. Please protect L.A.'s legacy as a leader in film and television and move the TVC project forward for approval.

I Support Television City Studios - Jobs

John Root

Postal Code:

Email Address: john_Root@hotmail.com

Date of Submission: Thu, 08/15/2024 - 16:15

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Jobs

Zulekha Vahed

Postal Code:

Email Address: zulekhav@gmail.com

Date of Submission: Tue, 07/23/2024 - 15:07

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Jobs

Zulekha Vahed

Postal Code:

Email Address: zulekhav@gmail.com

Date of Submission: Tue, 07/23/2024 - 15:05

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Jobs

Osmin Villatoro

Postal Code:

Email Address: osmin.villatoro@restla.org

Date of Submission: Tue, 07/23/2024 - 14:04

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Jobs

Scott Rockett

Postal Code:

Email Address: scott@skyyrockett.com

Date of Submission: Tue, 07/23/2024 - 14:01

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project, a modernization plan for Television City Studios that will help revive Los Angeles' role as a leader in film and television.

Los Angeles has long been renowned as a crucial player in the entertainment industry, but its reputation is currently at stake. As film and production jobs migrate away from the region, the need to bring modern, well-equipped studios back to Los Angeles becomes a significant priority. The TVC Project will provide modern studio spaces for the changing needs of the industry and will help keep entertainment industry jobs here in Los Angeles. The project will create much needed jobs both during and after construction, and generate more than \$2.4 billion in new, annual economic output.

TVC is also committed to a Project Labor Agreement that will support well-paying union jobs and apprenticeship opportunities. Additionally, as part of the TVC Changing Lenses initiative, the studio will continue to provide mentorship and job training opportunities in the media industry, partnering with industry leaders to achieve greater diversity and inclusion in the entertainment industry.

By investing in production and the entertainment industry, we can protect TVC's 70 year legacy of supporting Los Angeles' status as the creative capital of the world. I urge you to take action in bringing studios back to Los Angeles by supporting the TVC plan.

I Support Television City Studios - Sustainability

Evan Simon

Postal Code:

Email Address: public@curiosityrealty.com

Date of Submission: Thu, 08/15/2024 - 16:21

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

Charles Reese

Postal Code:

Email Address: TheCharlesReeseExp@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:20

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

Kuntheary Simon

Postal Code:

Email Address: etweds@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:17

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

Anna Paikow

Postal Code:

Email Address: a.paikow@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:14

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

David Rodriguez

Postal Code:

Email Address: losangeleschicagonewyork3@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:13

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

I Support Television City Studios - Sustainability

Ryan Schultz

Postal Code:

Email Address: sanbuenafilms@gmail.com

Date of Submission: Thu, 08/15/2024 - 16:07

Submission Letter:

Dear Mr. Caporaso,

I am writing to express my enthusiastic support for the TVC Project. For nearly 70 years, Television City has had a remarkable history in the entertainment industry, but it is apparent the studio requires updates to adapt to changing times.

The TVC Project will help the studio meet the changing needs of the industry, but do so while embracing environmentally friendly design, building materials, and local partnerships. I am thrilled to see that the TVC Project will be L.A.'s first all-electric studio. A number of sustainability measures will be incorporated into the Project, including solar panels, a mobility hub to help reduce vehicle miles traveled for production vehicles and studio employees, water-efficient plantings with drought-tolerant species, and shade trees in public areas. This not only demonstrates a commitment to embracing greener practices, but will also ensure a sustainable future for the entire facility.

TVC also goes beyond the studio with plans to enhance walkability surrounding the lot while also being a good neighbor as shown in its recent investment in the playground at Pan Pacific Park. The TVC Project will not only contribute to a safer, greener, and more walkable place to live, and I am confident that TVC will continue to help elevate the Beverly/Fairfax neighborhood in the coming years.

I wholeheartedly support TVC's endeavors and the its plan to revitalize the studio and leave a positive and lasting impact on the community it calls home.

MBS Alum Support Letter

Emma Forthofer

Postal Code:

Email Address: eforthfilm@gmail.com

Date of Submission: Thu, 08/22/2024 - 13:50

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Ashby Arciero

Postal Code:

Email Address: awesomeashby@gmail.com

Date of Submission: Tue, 08/20/2024 - 21:24

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Elon Townsend

Postal Code:

Email Address: elonmtownsend@gmail.com

Date of Submission: Tue, 08/20/2024 - 16:21

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Tatiana Bovia

Postal Code:

Email Address: tati.bovia@gmail.com

Date of Submission: Tue, 08/20/2024 - 15:12

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Gina Villalobos

Postal Code:

Email Address: gina.l.villalobos@gmail.com

Date of Submission: Tue, 08/20/2024 - 13:52

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Kristen Meloche

Postal Code:

Email Address: kristen.meloche@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:58

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Jennifer Pirante

Postal Code:

Email Address: jennifer.pirante@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:49

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Robyn Coburn

Postal Code:

Email Address: deignarob@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:31

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Nicole Valencia

Postal Code:

Email Address: nicole.de.valencia@gmail.com

Date of Submission: Tue, 08/20/2024 - 12:25

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Cassandra Giraldo

Postal Code:

Email Address: cassandrarian.giraldo@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:27

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Ruben Cebreros Jr

Postal Code:

Email Address: rubencebrerosjr@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:18

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Vickey Song

Postal Code:

Email Address: vickeysongy@gmail.com

Date of Submission: Tue, 08/20/2024 - 11:12

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Adrian Wittenberg

Postal Code:

Email Address: knockmeakiss@gmail.com

Date of Submission: Sat, 08/17/2024 - 21:00

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Ruben Cebreros Jr

Postal Code:

Email Address: rubencebrerosjr@gmail.com

Date of Submission: Wed, 08/14/2024 - 15:00

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Christian Hernandez

Postal Code:

Email Address: Christianhernandez2169@gmail.com

Date of Submission: Tue, 08/13/2024 - 17:48

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Lesley Dike

Postal Code:

Email Address: lesleydike@gmail.com

Date of Submission: Sun, 08/11/2024 - 03:04

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Hannah Hoang

Postal Code:

Email Address: hannahkhoang@gmail.com

Date of Submission: Fri, 08/09/2024 - 09:42

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Fernando Anglero

Postal Code:

Email Address: fernando_anglero@yahoo.com

Date of Submission: Fri, 08/09/2024 - 09:30

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Alyssa Lopez

Postal Code:

Email Address: alyssamarielopez@outlook.com

Date of Submission: Thu, 08/08/2024 - 20:53

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Beth Scorzato

Postal Code:

Email Address: b.scorzato@gmail.com

Date of Submission: Thu, 08/08/2024 - 17:34

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Alishah Castillo

Postal Code:

Email Address: acastillo2025@smprep.org

Date of Submission: Thu, 08/08/2024 - 11:55

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Diego Aquino

Postal Code:

Email Address: diegoaquino513@gmail.com

Date of Submission: Thu, 08/08/2024 - 11:01

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Brandon Hopkins

Postal Code:

Email Address: brandonhopkins25@gmail.com

Date of Submission: Thu, 08/08/2024 - 10:33

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

JP Price

Postal Code:

Email Address: Judi@judiprice.com

Date of Submission: Thu, 08/08/2024 - 10:15

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Jeremy McKibbins

Postal Code:

Email Address: jeremiahmckibbins@gmail.com

Date of Submission: Thu, 08/08/2024 - 10:05

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Amahl Chekh Khalil

Postal Code:

Email Address: mahl.jmal.00@gmail.com

Date of Submission: Thu, 08/08/2024 - 09:54

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Geonni Sigl

Postal Code:

Email Address: geonni@onncreative.xyz

Date of Submission: Thu, 08/08/2024 - 09:21

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Amazon Beard

Postal Code:

Email Address: warriorfemaletime@yahoo.com

Date of Submission: Thu, 08/08/2024 - 08:50

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Jennifer Pirante

Postal Code:

Email Address: jennifer.pirante@gmail.com

Date of Submission: Thu, 08/08/2024 - 08:43

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

MBS Alum Support Letter

Maximiliano Aguilar

Postal Code:

Email Address: maxaguilar2242@gmail.com

Date of Submission: Thu, 08/08/2024 - 08:29

Submission Letter:

City of Los Angeles - City Planning Commission
200 North Spring Street
Los Angeles, CA 90012

RE: Television City Project (CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;
CPC-2021-4090-DA; ENV-2021-4091-EIR; VTT-83387)

Dear City Planning Commission,

I am writing to express my enthusiastic support for the TVC studio project. As a participant of the Illumination Training hosted at TVC, I found the experience to be transformative and invaluable to my growth in the industry.

TVC's commitment to providing opportunities for underserved groups in entertainment is a core part of their commitment to help diversify the industry. Through the Illumination Training, they have empowered over 250 underrepresented students like myself, offering hands-on learning and networking opportunities with industry professionals. Learning from industry veterans and gaining real-world experience at TVC studios was pivotal in equipping me with the skills and confidence needed to pursue a career in the industry.

I am deeply grateful to the Illumination Training for organizing such a comprehensive and empowering program. It has equipped me with the skills and confidence needed to navigate the industry.

I wholeheartedly support the TVC project. Their commitment to supporting underrepresented groups in the industry is essential for fostering a more inclusive and thriving community.

Sincerely,

Supplement to Appeal Justification

TVC 2050

VTT No. 83387, CPC-2021-4089-AD-GPA-ZC-HD-SP-SN , ENV-2021-4091-EIR
7716-7860 W. Beverly Blvd.

Appellants: Park La Brea Impacted Residents Group (PLBIRG) is a group of multi-family residents living in the sprawling Park La Brea apartment complex located 1/2 mile due south of the TVC 2050 Project.

With its proposed TVC 2050 Specific Plan (“Specific Plan”), applicant Television Studios LLC (“TSLLC”) calls for an unprecedented amount of flexibility and ability to alter its initial “concept” about how the land will be developed over the course of (an equally unprecedented) twenty year lifespan.

The Specific Plan cites the need to be able to adapt to the “evolving needs of the entertainment and media industries” and “support Los Angeles as the global capital of media and entertainment.”

It claims a need to more than double the density on the TVC property to fulfill “the unmet and anticipated future demands of movie, TV, and streaming” content production.

The entertainment and media industries ARE evolving, but not in the way implied by the Specific Plan. LA is still the leading hub for film, tv and streaming production but that lead has steadily shrunk since Hackman Capital (“Hackman”) acquired the Television City property in 2018.

In fact, unlike the William Pereira and Charles Luckman’s “original vision” for Television City cited in the Specific Plan preamble, Hackman is not a major studio headquarters, not an entity or company in the business of creating and distributing TV, movies, or similar entertainment content. Hackman is akin to an Air n B that leases space to a revolving door of production companies. They are passively dependent on rather than a driver what happens in the production landscape, and what is happening in that landscape is that U.S. production has declined and production in Los Angeles has declined even more.

Hackman is intentionally misleading the public about its intentions for redevelopment of Television City, and that in fact it is bringing a Trojan Horse in the form of a Specific Plan that if approved would allow it to REDUCE or even potentially eliminate film and TV studio

uses and use the land for purposes that neither the public nor the City, except for one official, would get to weigh in on.

The reality of the “changing needs of the constantly evolving media and entertainment industry” is that film and TV production in Los Angeles is on a downward trend, with more and more productions moving to other states and countries:

“Other regions in the U.S., Canada and Europe have steadily increased incentives to attract TV shows and movies, leaving California in the dust. Our state has fallen far behind in the tax-break arms race.”

—[Ivan Ehlers, Los Angeles Times, May 21, 2024](#)

Studio execs, Guild leaders, industry analysts, entertainment reporters, Film and TV industry experts in academia, and market researchers widely attribute the significant contraction in film and TV production in Los Angeles to a common set of factors:

- [Failure to be competitive with tax incentives](#). An explosion of studio production facilities in other states and countries fueled by highly competitive tax incentives are magnetizing a growing share of TV and movie production while LA is increasingly seen as non-competitive. For example: last year [New York boosted the annual film tax credit allocation to \\$700 million, up from \\$420 million](#). (California’s tax credit program is only worth about [\\$330 million](#).) LA might still be, for the moment, the world’s biggest production hub, but it’s steadily losing ground to other states and countries with more generous incentives for shooting there.
- [The end of “Peak TV.”](#) After the so-called streaming wars when companies spent exorbitant amounts of money on direct-to-digital content to compete with Netflix, studios have dramatically slowed their pace. The race to have the most selection of content to attract the most subscribers has been overtaken by cold, hard scrutiny on containing costs and increasing profitability.
- Increased reliance on foreign-produced TV series and movies which have proven to be appealing to U.S. viewers, lessening the need for costly production operations in Los Angeles. [Netflix, for one, is expected to spend more than half its content spend this year on titles produced outside of North America.](#)

[U.S. film and TV production is down 40% from Peak TV levels](#) according to a new report by ProdPro. “The entertainment industry...is undergoing once-in-a-generation changes...it is less dependent on film and television studios, more oriented toward online content

creation, live events and gaming...What it means to work in Hollywood is starkly different today.”

“The grim reality...points to [an industry in a painful state of flux, mirroring the digital transition that overwhelmed the newspaper industry](#),” according to Brian Lowry, former media critic for CNN and Variety and former reporter and columnist at the LA Times.

The production drought is here to stay, and the production jobs that have disappeared from Los Angeles are not coming back, no matter how slick and glossy of a dog and pony show Hackman puts on. [Talent reps are even marketing their clients to overseas productions to keep them afloat.](#)

Unlike major studios like Warner Bros. or Universal, Hackman is not a force or even a factor in content development, production or distribution. They are a developer / operator of independent studio production facilities, akin to a giant Air B n B that leases space to a revolving door of production companies. They are dependent on, rather than a driver of, what happens in the production landscape.

Given the industry consensus that the production decline in Los Angeles is “here to stay,” it is inconceivable that in 2024 an independent studio operator like Hackman would acquire Television City to invest (according to their website) a billion dollars to “expand, update and modernize” it for TV and film production. Indeed, the evidence points to not being able to recoup such an investment via revenue related to film and TV production in Los Angeles.

In 2018 when Hackman acquired Television City it was a different story. It was the heady Peak TV era, and the sky was the limit. But that has all since crumbled, and we must look elsewhere for Hackman’s intentions for the future of Television City.

The Specific Plan professes to be about “modernizing and expanding its existing facilities to address the unmet and anticipated future demands of movie, television, streaming, and other forms of content production to remain competitive in the industry. This portends a cruel joke on the public and the City because the “unmet and anticipated future demands of movie, television and streaming content production” are now known to be in permanent decline.

Yet over the past two years Hackman has invested millions of dollars marketing their fictional narrative to the public and the City, and it seems that many officials and some members of the public have fallen for the bedtime story that the proposed upzoning bonanza will make dreams come true by revitalizing what has become a vulnerable and depressing landscape for LA- based industry professionals.

Trojan Horse

Why did the Trojans of antiquity open their gates and bring their enemy’s “gift” of a massive carved wooden horse into their city? Why did they believe Sinon’s narrative that the Greeks had abandoned the war and left a giant wooden horse as an offering to the goddess Athena who would make the City of Troy impregnable to its enemies?

We know how that turned out.

The truth that is that that the [lost LA production jobs ship has sailed](#). Unless and until the state of California enacts significantly richer incentives competitive with those available in other emerging production hubs in the United States and overseas, the Specific Plan and its voracious upzoning and ludicrous blank check parameters will serve only one purpose: to give Hackman the most generous, lucrative entitlements possible to exponentially multiply the value of the property, salvage their purchase of Television City, and even potentially result in the flipping of the property to cash in. None of that benefits the public.

There is nothing in the Specific Plan that will keep production in Los Angeles as the “evolution” of the industry unfolds. Hackman— an established, successful player in the independent studio business—knows it.

But hiding in plain sight in the proposed Specific Plan are indications that not only does Hackman not plan to expand film and TV studio production capacity as the Specific Plan describes, but is likely to actually reduce it.

With demand for studio production facilities in permanent decline, no reasonable person would sink hundreds of millions of dollars—let alone a billion dollars—into expanding, updating and modernizing Television City without some guarantee of longterm revenue from tenants (much as the Caruso-owned Grove is a long term tenant on the Gilmore property). Hackman has yet to indicate any such prospective longterm tenant committed to lease a significant chunk of a redeveloped Television City .

On the face of it, the Land Use Exchange program (Section 5.2.E in the Specific Plan) would let Hackman swap some of the other permitted land uses to increase the amount of density for actual studio production uses. The Specific Plan doesn’t mention a land use swap in the other direction, i.e. swapping studio production floor area for, say, a theme park. But it’s there; you just have to know where to look.

They have layered in another provision which states that if due to changing circumstances Hackman wants to alter what the land can be used for, they (or a future owner of the prospective entitlements) can ask the Director of Planning to approve a reassignment of land use from the nominally designated studio / production offices to...just about anything.

The hidden agenda is hiding in plain sight in Section 5.1.D of the Specific Plan.

“Proposed uses not listed...may be permitted upon determination by the Director pursuant to Section 13B.4.6. of the [Zoning] Code that such uses are similar to and nor more objectionable to the public welfare than the uses provided in Section 5.1 of the Specific plan. Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under the Specific Plan.”

As an example, the Specific Plan allows for entertainment uses. The Director could “interpret” that to mean floor area designated for studio production floor area – or general office floor area -- could instead be used to build, for example,

A concert arena.

A theme park.

A helicopter transportation center that includes tourist rides.

A sports arena.

A 9 hole celebrity golf course.

A resort.

A cineplex.

A gaming / virtual reality venue.

All of these are related to entertainment. But their impacts are wildly different and those impacts would not need to be identified, mitigated or even discussed.

Under this cleverly crafted scheme, all Hackman needs to do is persuade one person, the Director of Planning, that the prospective use is “similar to and no more objectionable to the public welfare” than the uses provided in Section 5.1 of the Specific Plan. “Upon approval thereof, such uses shall be deemed Permitted Uses for all purposes under the Specific Plan.”

In other words two men in a room could decide that instead of a superfluous independent production studio (superfluous because of declining demand) – or instead of an equally superfluous “general office” office park (office towers are going begging in Los Angeles these days), the applicant can decide to swap that out for a sports / music/ gaming / complex with helicopter service and an amusement park thrown into the bargain.

Without any public scrutiny or right to appeal.

And there you have it, Hackman in the role of the Greek warriors ready to jump out of the Trojan-Horse-of-a-Specific-Plan to redevelop Television City to be whatever will make the most money without regard for impacts on the community—which will have never been discussed, studied, or mitigated because it will be just two men in a room making the decision about what will actually be built, or not built, at Television City.

LADCP is known for calling such comments “speculative.” 🙄 They will say Hackman has never expressed any interest in building a concert venue, theme park, sports arena, aerial sightseeing center, or the like, so it’s speculative to even talk about it. But what’s really speculative is to buy into Hackman’s narrative that the motivation for more than doubling the density of Television City is to ensure the film and TV production business in LA stays competitive in a continually evolving marketplace.

Our comments are abundantly supported by the industry’s own assessment of the future of film and TV production in Los Angeles: It’s bleak.

This Commission should send a clear message to Hackman that this is not how a transparent process works:

Grant PLBIRG’s appeal. Reject their game of “Hide the Ball.”

Tell Hackman you’re not letting their oversized wooden horse into your city.

Send them away to prepare an honest project that is real. It doesn’t have to be a studio project, given the realities of the industry’s “evolution,” but it does have to be transparently developed and put forward.

We look forward to seeing what they come up with.

PARK LA BREA IMPACTED RESIDENTS GROUP (PLBIRG)

September 3, 2024

BY EMAIL

City Planning Commission
City of Los Angeles
200 N. Spring Street, Room 272
Los Angeles, California 90012
Email: cpc@lacity.org

Re: Comments on Final Environmental Impact Report and Erratum No. 1
For Proposed TVC 2050 Project re Inadequate Project Description
and Required Recirculation of Draft EIR (Case Nos.
CPC-2021-4089-AD-GPA-ZC-HD-SP-SN, CPC-2021-4090-DA,
VTT-83387 and ENV-2021-4091-EIR)

Honorable President and Commissioners:

This firm represents Mayer Beverly Park Limited Partnership, an affiliate of Apartment Income REIT Corp., which owns and operates the Broadcast Center Apartments ("Broadcast Center") located at 7660 Beverly Boulevard ("BC Site").

Broadcast Center has requested our assistance with respect to the Final Environmental Impact Report ("FEIR") and Erratum No. 1 ("Erratum") prepared for the proposed TVC 2050 Project ("Project"), as currently proposed by Television City Studios, LLC, which we understand is controlled by Hackman Capital Partners ("Hackman"), on an approximately 25-acre site located at 7716-7860 Beverly Boulevard (the "Project Site") in the City of Los Angeles (the "City").

The BC Site is located adjacent to the Project Site at both its western and southern boundaries and borders Beverly Boulevard to the north and The Grove Drive to the east. Broadcast Center affiliates also own nearby Palazzo West, Palazzo East and the Villas at Park La Brea, which collectively provide, including the approximately 500 Broadcast Center residents, housing for more than 3,000 residents who live in close proximity to the Project Site and would be significantly impacted by the Project.

Our client's primary concerns for its residents relate to the Project's air quality, noise, traffic, safety and aesthetic impacts. In particular, the BC Site could now be encircled on all four sides by streets, including two new onsite project streets to the south and west with a significant new access point on The Grove Drive adjacent to Broadcast Center. In addition, the Project could encircle the BC Site with buildings from 120-145 feet in height that would dwarf our client's building, and could also include a 120-foot-high parking structure in close proximity to the BC Site. These improvements could significantly limit light and views and pose significant air quality and noise impacts that could be needlessly detrimental to resident health. We say "could" throughout this paragraph because, as discussed below, Broadcast Center continues to have no idea of what Hackman might actually develop on the Project Site because it is not bound by the various versions of the illustrative conceptual development scenario in the CEQA documentation and could build just about anything next to Broadcast Center.

As set forth in the Draft Environmental Impact Report ("DEIR"), the proposed Project originally included the development of up to 1,626,180 square feet of new studio development, the retention of up to 247,820 square feet of existing studio facilities and the demolition of up to 495,860 square feet of existing studio facilities. According to the DEIR, this resulted in a maximum of 1,874,000 square feet of "soundstage, production support, production office, general office, and retail uses" on the Project Site, as well as related circulation improvements, parking and landscaping. The Erratum reduced the maximum floor area to 1,724,000 square feet.

The Project requires numerous discretionary approvals, but the central entitlement is the proposed TVC 2050 Specific Plan ("Specific Plan") that would establish the zoning for the Project Site and largely override the applicable zoning standards and requirements in the Los Angeles Municipal Code that would otherwise govern development of the Project Site. Indeed, the first sentence in Section II (Project Description) of the DEIR states that "[t]he TVC 2050 Project . . . would establish the TVC 2050 Specific Plan." (DEIR, p. II-1)

On July 14, 2022, the City, through its Department of City Planning ("D_CP"), circulated the DEIR, which includes hundreds of pages of text, as well as numerous technical appendices with additional environmental information regarding the Project. However, while the DEIR repeatedly references and purports to describe provisions in the proposed Specific Plan, and notwithstanding that those alleged provisions underpin much of the analysis in the DEIR, the City did not release any version of the Specific Plan to the public concurrently with its release of the DEIR or during the 60-day comment period for the DEIR, which ended on September 13, 2022.

Broadcast Center had significant and wide-ranging concerns regarding the DEIR's adequacy and submitted a 141-page letter ("DEIR Comment Letter")¹ to the City that laid out those inadequacies in some detail, and the myriad technical deficiencies discussed in that letter were supported by reports and other documentation prepared by an array of reputable experts. The DEIR drew such withering and widespread criticism from commercial and residential stakeholders that it took Hackman's consultants and the City well over a year to prepare written responses to all of their comments.

As documented at length in the DEIR Comment Letter, the DEIR included a nebulous and wholly unstable project description that provided no meaningful basis for environmental review. Instead of identifying critical project characteristics such as the specific location, size, massing, height, configuration and other features of the proposed buildings and uses, the production areas, the circulation system and parking, the environmental analysis was largely based on a "conceptual site plan" (the "DEIR Conceptual Plan") that included nothing more than white boxes and several new onsite private streets that cover much of the Project Site, with no data or text at all. (DEIR, p. II-14 [Figure II-4]) The DEIR stated that this conceptual site plan "illustrates one possible development scenario" and that actual development would not be governed by the conceptual site plan, but rather by the requirements of the Specific Plan, which the public never saw at the time or had the opportunity to consider in connection with its review of, and comments on, the DEIR. (Id. p. II-13, emphasis added) As the City is aware, in *Stopthemillenniumhollywood.com v. City of Los Angeles* ("Stopthemillennium"), 39 Cal. App. 5th 1 (2019), the California Court of Appeal determined that an illustrative conceptual development scenario for a development project was not an accurate, stable or finite project description.

The City released the FEIR on November 21, 2023. In willful denial of legal reality and with remarkable temerity, the FEIR concludes that virtually every material concern raised by approximately **450** commenters who expressed opposition to the Project in about **26,000** pages of comments was unfounded.²

We beg to differ. The FEIR did little or nothing to address or ameliorate our client's concerns laid out in the DEIR Comment Letter or the concerns of hundreds of other stakeholders who submitted comments that the DEIR is legally inadequate and

¹ Capitalized terms not defined in this letter are as defined in the DEIR Comment Letter.

² Often, though, the FEIR attempts to refute comments in an unpersuasive manner, but at the same time tacitly acknowledges the deficiencies in the DEIR by introducing significant new information and analysis in an attempt to cure those deficiencies.

unlawful for numerous reasons. This letter focuses on the following unlawful aspects of the FEIR:

1. The project description continues to be neither accurate, finite nor stable.
2. The FEIR failed to provide good-faith, reasoned responses, or in some cases any response at all, to many significant comments in the DEIR Comment Letter.
3. Even if the modified project description in the FEIR was somehow accurate, stable and finite (which it is not), the DEIR would have to be fully revised and recirculated to provide the public with a meaningful opportunity for review and comment.

We are also in the process of preparing comments regarding the technical responses and many new technical reports analyses in the FEIR and the Erratum.

Broadcast Center continues to recognize the importance of the entertainment industry to the City and the need to retain and expand production facilities. However, the Project simply fails to strike an appropriate balance between addressing that need while preserving a reasonable quality of life for existing residents and avoiding undue and unnecessary impacts on them.

Broadcast Center has repeatedly attempted to engage with Hackman and the Council Office for more than two years to address Broadcast Center's significant concerns regarding the range of serious impacts the Project would have on its residents as originally and currently proposed, but the changes Hackman proposed in the Erratum do little to address those concerns, which were most recently summarized in a March 12, 2024 letter from our client to Councilmember Yaroslavsky, a copy of which is attached as **Exhibit 1**. If and when Hackman is willing to earnestly tackle these issues, Broadcast Center is prepared to engage further with them.

I. The Project Description Remains Inaccurate, Unstable, Not Finite and Unlawful.

For the many reasons discussed below, the project descriptions reflected in the FEIR and Erratum remain inadequate and unlawful and the FEIR's responses to the contrary with respect to this subject are extremely unpersuasive.

A. The Project Description is Not Lawful Just Because the Principal Entitlement is the Specific Plan.

The FEIR states that the nebulous and wholly unstable project description in the DEIR is acceptable because the principal entitlement is the Specific Plan, so that a conceptual development scenario is permissible. For example, Topical Response 1 (Clearly Defined Project Description and Specific Plan) in the Responses to Comment ("RTCs") in Section II of the FEIR states that "less detail is required for a specific plan project than an individual building development project," that "[a] specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development," and that "[s]pecific details about potential future buildings are unknown at this time." (FEIR, II-65; *see also* FEIR, II-66-67, 71, 279)

This is false and very misleading. This is a project-level EIR for a single site. The first page of the DEIR states that "[t]his Draft EIR is a 'Project EIR,' as defined in Section 15161 of the CEQA Guidelines [an EIR for a 'specific development project']." (DEIR, p. I-1) Therefore, the Specific Plan does not set forth "broad policy concepts," as the FEIR implicitly suggests, but rather is a specific plan for a development project, albeit one with an inchoate project description. Furthermore, even a specific plan that establishes land use policies must still include specific policies rather than an infinite number of potential different policies. An EIR prepared to analyze a policy proposal may require the formulation of various development assumptions to analyze the environmental impacts associated with that policy, but the policy itself must be finite and stable. The issue, in other words, is not whether the project description is more or less detailed, but whether the project description is accurate, stable and finite and thereby susceptible to any meaningful analysis. The City and Hackman cannot escape project-level analysis by packaging the unlawful project description in a specific plan.

Moreover the FEIR internally contradicts itself and undermines its baseless claim that a less detailed project description is required for a project subject to a specific plan by simultaneously arguing that it was proper to use the VMT calculator to measure the Project's VMT impacts (notwithstanding that the City's Department of Transportation ("LADOT") prohibits the use of the calculator for specific plans) because the Specific Plan here is **not** a land use plan for a large area, but rather includes development standards for a specific development project. (FEIR, II-117-118) In addition, in an effort to prove that the *Natural Resources Defense Council, Inc. v. City of Los Angeles* case is not applicable to the Project, the Final EIR states that that case "involved a Program EIR, whereas the Draft EIR in this case is a **Project EIR**" that "disclosed and comprehensively analyzed full buildout of the Project." (FEIR, II-294, emphasis added) The City and Hackman cannot have it both ways.

To try and support its claim that the project description in the DEIR was acceptable, the FEIR repeatedly states that it was impossible for Hackman to propose anything beyond a conceptual illustrative development scenario. For example, Topical Response 1 includes the conclusory and unsupported statements that "specific details about potential future buildings are unknown at this time" (DEIR, p. II-65), that "conceptual plans are the only plans that could meaningfully be provided when a draft EIR is prepared" (*id.*, p. II-73) and that "due to the nature of the Project, [project detail] simply does not now exist" (*id.*, p. II-71).

The administrative record belies these and similar false statements in the FEIR. First, as discussed in the DEIR Comment Letter (page 8), the Project Application submitted in 2021 included a plan set with 18 sheets ("Application Plans"). The second sheet is a "Conceptual Site Plan," but unlike the DEIR Conceptual Plan included in Section II of the DEIR, this conceptual site plan included a description of each of the illustrative buildings (*e.g.*, stage, office, production support) and graphically illustrated the large parking structure in the southeastern corner of the Project Site. In addition, the Application Plans included floor plans for Project Grade Level, Levels 2-4, Level 5 and Level B1, as well as Site Elevations from The Grove Drive (east), Beverly Boulevard (north), Fairfax Avenue (west) and the southern alley (south).

The DEIR Conceptual Plan, which consists of approximately 21 white boxes with no data or text that explains anything about any of them, does not include any of the details in the Application Plans. The preparers of the DEIR could easily have used the Application Plans as the basis for the project description. Not only did they decline to do so for never-explained reasons, neither the DEIR nor the numerous appendices thereto include the Application Plans or make **any** reference to them.

Second, as also discussed in the DEIR Comment Letter (pages 9-10), while claiming for purposes of the DEIR that Hackman could develop nothing more than the amorphous DEIR Conceptual Plan, Hackman was presenting multiple, evolving and quite specific project plans, including simulations, to the Cultural Heritage Commission.

Third, the DEIR includes lots of other evidence that, notwithstanding the absence of stability in the DEIR Conceptual Plan, Hackman has a very specific development project in mind. (DEIR Comment Letter, pp. 9, 10-12)

The self-evident truth is that nothing precluded the City and Hackman from including an accurate, stable and finite project description in the DEIR. But Hackman wants a nebulous project description in order to have broad flexibility to change the project in response to future market conditions. As Broadcast Center and numerous other

commenters noted, the DEIR stated that "[t]he specific mix of uses ultimately constructed will depend upon market demands, and the Specific Plan would allow flexibility in locating the various uses within the Project Site." (DEIR Comment Letter, pp. 23-24; DEIR, pp. II-13, IV.K-42) Similarly, the first project objective in the DEIR is to provide a studio facility with an expandable, **flexible**, and operationally seamless production ecosystem that can respond to evolving **market demands . . .**" (DEIR, p. II-10, emphasis added)

This is the sole reason why the DEIR Conceptual Plan "illustrates one possible development scenario" among infinite scenarios (DEIR, p. II-13). However, *Stoephemillennium* flatly rejected uncertainty about market conditions as a lawful ground for the DEIR's incoherent and ambiguous project description. *Stoephemillennium*, 39 Cal. App. 5th 1, 14 (2019). Having now been apprised of the unlawful reliance on evolving market conditions as a means to omit a concrete project description, the FEIR never respond directly to this point and, as just discussed, offers no other justification for Hackman's inability to provide a fixed development proposal.

Simply put, the City and Hackman want to have their CEQA cake and eat it, too. They characterized the DEIR as a project EIR, and properly so, with the intention to eliminate or severely limit the need for additional environmental review for the unknown project that Hackman would actually develop, while at the same time refusing to state and illustrate a concrete development plan that would allow meaningful public input and understanding and thereby give Hackman carte blanche to develop whatever project it determines over the next 20 years is most responsive to its perception of market conditions.

As a result, Broadcast Center cannot begin to know what Hackman may eventually choose to develop in close proximity to its building and how that would impact its residents. As just one example (there are many more in the DEIR Comment Letter), the Application Plans (and the Modified Initial Development Plans attached as Appendix A to the Erratum) show two illustrative soundstages and an office building just 45 feet west of the BC Site. Based on the elevations on Sheet A2 of the Modified Initial Development Plans (Site Elevation - East [The Grove Drive]), the height of each illustrative soundstage is approximately **70 feet** and the height of the illustrative office building is approximately **104 feet**. But these illustrative buildings are located in Height Subarea B, which has a base height limit of 88 feet, but allows a maximum height of **145 feet** in 40% of Subarea B. Therefore, regardless of the illustrative buildings, the Specific Plan, if approved, would allow Hackman to construct a single building or multiple buildings within 45 feet of Broadcast Center that are fully or mostly 145 feet in

height.³ Not only does the DEIR (and FEIR) **not** account for this very real possibility (or else why does Hackman insist on a 145-foot height limit), neither Broadcast Center nor anyone else has any idea what Hackman will ultimately build there due to the inchoate project description. The FEIR therefore fails as an informational document and precludes informed decision-making and public participation.

B. The FEIR's Post-Hoc Reliance on the Application Plans Does Nothing to Change the Nebulous and Unstable Project Description.

The FEIR repeatedly claims in RTCs that the "illustrative" DEIR Conceptual Plan used as the project description in the DEIR is consistent with the "architectural plans on file with the City and available on the Department of City Planning's website." (FEIR, II-62, 72, 524, 1260, 1271) At least one RTC states that the "architectural plans" are Hackman's 2021 Application Plans. (FEIR, II-281) The FEIR then adds shortly after those statements that "future changes that are substantially different than the Project or are beyond the scope of impacts evaluated in the EIR would require additional discretionary City review and approval, as well as potential CEQA compliance review." (*Id.*, pp. 62, 73, 282, 524, 1260, 1271-1272) While the preparers of the FEIR cannot bring themselves to expressly state it, these repetitive RTCs implicitly assert that, whatever the failings of the DEIR Conceptual Plan, the Application Plans constitute an accurate, stable and finite project description.

If that is what the FEIR is passively-aggressively getting at, it is unavailing for a host of reasons. Most important, even if the DEIR had used the Application Plans for the project description instead of the DEIR Conceptual Plan (which, as discussed below, it did not), the project description would still be inaccurate, unstable and not finite. While the almost complete absence of information in the DEIR Conceptual Plan contributes in part to the unlawful project description, the larger issue is that **the project description is unfixed one way or the other**. While the Application Plans have more information than the DEIR Conceptual Plan, they still just "illustrate one possible development scenario," and actual development would not be governed by the Application Plans any more than by the DEIR Conceptual Plan. In fact, the Application Plans include a "Conceptual Site Plan" that includes the same generic layout as the DEIR Conceptual Plan and states that it is a "conceptual illustrative site plan."

³ This is one of many examples of how, in reliance on the amorphous DEIR Conceptual Plan, the DEIR failed to analyze the Project's maximum possible impacts or otherwise address a reasonable worst-case scenario. (*See generally* DEIR Comment Letter, Section 2.C)

Furthermore, it does not matter whether additional CEQA review may be required if Hackman substantially deviates from the Application Plans; **the project description must be stable and finite in the first place.**⁴ And here it most decidedly is not.

The FEIR's implicit claim suffers from other infirmities as well. First of all, as previously mentioned, the Application Plans are not identified, referenced, described or included anywhere in the DEIR or the appendices thereto. This is why all the FEIR can say is that they are "architectural plans on file with the City." The public, however, is not required to scour the City's records to find plans that are nowhere referenced in the DEIR and then try and figure out if those plans formed the basis for the environmental review in the DEIR. The preparers of the DEIR deliberately chose to omit all mention of the Application Plans in the DEIR and instead base its review on a bunch of blank white boxes in the DEIR Conceptual Plan that disclosed virtually no information to the public or decisionmakers regarding the project description.

Furthermore, the revised DEIR text in Section III (Revisions, Clarifications, and Corrections to the Draft EIR) of the FEIR also includes no reference whatsoever to the Application Plans. Rather, it continues to repeatedly reference and rely on the DEIR Conceptual Plan and repeatedly state that Hackman can build just about anything just about anywhere, subject only to a maximum floor area, (overly generous) height envelopes, minimal setback requirements and other minor restrictions.

In addition, the preparers of the FEIR inherently acknowledge the inadequacy of the DEIR Conceptual Plan by augmenting it with new renderings and plans. The revised text for the Draft EIR includes two new renderings of the Project in Figures II-4(a) and (b) that it claims are renderings of the DEIR Conceptual Plan. (FEIR, p. III-8-10)

⁴ As one example of a RTC that **expressly** relies on this unlawful rationale, the DEIR Comment Letter includes Comment 35-40 (FEIR, II-1288-1289), which states that the DEIR failed to address the maximum environmental impacts related to project grading activities because the DEIR analyses assumed a maximum of 772,000 cubic yards of cut and export under the illustrative DEIR Conceptual Plan, when in fact the cut and export could significantly exceed that amount. After first attempting to create the false impression that the cut and export could not exceed 772,000 cubic yards (there is no such limitation), RTC 35-40 then tacitly admits no such limitation exists, but states that "any substantial changes from the Project would require future discretionary City review and approval and additional CEQA review." (*Id.*, II-1289) Once again, however, the potential for additional CEQA review when Hackman wants to building something that is different from the illustrative and wholly inadequate DEIR Conceptual Plan does nothing to cure a project description that is not accurate, stable or finite in the first place. This is another RTC that lacks good-faith, reasoned analysis.

Hackman, however, would not be bound by these renderings any more than it is bound by the DEIR Conceptual Plan. Moreover, the notion that the renderings are based on the DEIR Conceptual Plan is absurd because the DEIR Conceptual Plan does not include sufficient information to prepare those renderings. The "new" renderings appear to be old renderings that Hackman showed to the Cultural Heritage Commission in 2022.

The revised text for the Draft EIR further includes several other new graphics and related text to augment the DEIR Conceptual Plan, including the location of 585,902 square feet of "future **potential** outdoor production activity" (FEIR, pp. III-11-12, Figure II-4(c)), the locations of 371,600 square feet of basecamp areas (*id.*, pp. III-13-15, Figures II-4(d) and (e)) and a layout of the below-grade project level, including the locations of the Mobility Hub and production support basecamp and parking areas (*id.*, pp. III-16-17, Figure II-6(a)). Figure II-6(a) matches Sheet A1.04 in the Application Plans. Once again, though, Hackman is not bound by these new graphics any more than it is bound by the DEIR Conceptual Plan.

The revised DEIR text and RTCs in the FEIR often rely on these new graphics to explain the illustrative locations of the outdoor production activity areas, the basecamp areas and the Mobility Hub. They were forced to identify the illustrative locations and sizes of these illustrative project components in the FEIR because the DEIR utterly failed to do so. But not only do the preparers of the FEIR never admit this plain truth, they suggest that these additional graphics really were not necessary. They rely heavily on the new project graphics, but claim the DEIR was not required to include them because "exact details" are not required. (*See, e.g.*, DER, II-1292) The reality, however, is that the DEIR did not provide **any** details and, in any event, the details now provided also just "illustrate one possible development scenario."

C. ***Stopthemillennium* is Fully on Point, Notwithstanding the FEIR's Extremely Unpersuasive Claim to the Contrary.**

Topical Response 1.D in the Final EIR contends that the *Stopthemillennium* case is distinguishable because (1) that case "involved an individual development project rather than a specific plan project" and (2) the project description in that case is different from the project description here in all material respects. (FEIR, II-71-75) Those responses are meritless, as discussed below.

1. **The Specific Plan Relates to a Specific Development Project and Provides No Basis to Distinguish *Stopthemillennium*.**

As previously discussed at length in Section II.B, the Project is in fact a development project and the FEIR admits this. The fact that Hackman has sought a specific plan for this development project has no legal relevance to the determination in *Stopthemillennium* that the project description there was not accurate, stable or finite.

Specifically, for the *Stopthemillennium* project, the City and developer simply used a different mechanism – a development agreement with a 25-year term – to establish minimal "impact envelopes" for the amorphous project. Precisely like the Specific Plan here, the development agreement "embod[ied] the project's pre-defined limits 'regarding developable floor area, permitted land uses, design guidelines, and sight-specific development standards,' which would 'control the scale and massing of the Project.'" *Stopthemillennium*, 39 Cal. App. 5th at 8. And strikingly similar to the DEIR here, the draft EIR in *Stopthemillennium* stated that because

flexibility as contemplated in the Development Agreement with regard to particular land uses, siting, and massing characteristics, a conceptual plan has been prepared as an *illustrative scenario* to demonstrate a *potential development program* that implements the Development Agreement land use and development standards⁵ Thus, this concept plan was simply one "scenario" that might result from the approval of the development agreement. *Id.* at 9-10 (emphasis in original).

The court further emphasized that

[t]he draft EIR does not describe a building development project at all. Rather, it presents different conceptual scenarios that Millennium or future developers may follow for the development of this site. These concepts and development scenarios—none of which may ultimately be constructed—do not meet the requirement of a stable or finite proposed project. *Id.* at 18.

⁵ The draft EIR actually considered three conceptual illustrative scenarios – mixed-use, residential and commercial, as compared to just one in the DEIR here. *Id.* at 10.

The court therefore held that, regardless of the document in which the development envelope was stated, the developer's

failure to present any concrete project proposal, instead choosing concepts and "impact envelopes" rather than an accurate, stable, and finite project, was an obstacle to informed public participation, "even if we cannot say such input would have changed the project ultimately selected and approved." *Id.* at 20.

Sound familiar? Topical Response 1.D in the FEIR to *Stopthemillennium* ignores all of this and was not a good-faith, reasoned response.

In summary, the framework in which the unlawful project description resides, whether it be a specific plan, a development agreement or other land use or zoning plan or agreement, is unimportant.

2. The Project Description Here is the Same as the Project Description in *Stopthemillennium* in All Material Respects.

Topical Response 1.D relatedly attempts to factually distinguish the project description here from the project description in *Stopthemillennium*. It does so, however, by dodging or misstating the facts in *Stopthemillennium*. Below is a straightforward comparison of the two project descriptions, which demonstrate that Hackman and the City used the same unlawful playbook here to prevent any meaningful public participation in the CEQA process.

a. The *Stopthemillennium* project included "a concept plan and several land use scenarios" that "identified various components, including residential units, hotel, office, commercial, food and beverage, fitness center, and parking uses. The project description was designed to create an 'impact' envelope within which a range of development scenarios can occur." *Id.* at 8.

The project description here is essentially the same, except it only includes **one** conceptual illustrative development scenario, rather than three of them.

b. The *Stopthemillennium* project included the preservation of the historic Capitol Records Tower and a second building (*id.* at 6) that the court said were the "only stable and finite description of buildings at the site" (*id.* at 8).

The Project here would similarly preserve the two buildings that comprise the "Primary Studio Complex," which the FEIR alleges include the only historical

resources on the Project Site, and these buildings are the only stable and finite buildings in the project description.

c. As previously discussed, the development agreement for the *Stopthemillennium* project included limits on developable floor area, permitted land uses, design guidelines and sight-specific development standards that regulated the scale and massing of the project. (*Id.* at 8)

The Specific Plan here includes similar regulatory standards that establish a similar development envelope. The only material quantified standards here, however, are maximum floor area, height envelopes and minimum setback requirements. There are otherwise no limitations on the locations, dimensions and uses of project buildings, streets and other improvements like those in *Stopthemillennium*.

d. The project description for *Stopthemillennium* included a land use equivalency program that allowed the developer to transfer floor area among parcels, subject to the maximum floor area allowed on the site, which the court stated "could result in several potential development scenarios" and therefore "failed to describe a stable or finite commitment regarding the uses to be made of the undisclosed and undescribed constructed buildings." (*Id.* at 8-9)

Here, Section 5.2.E of the current draft of the Specific Plan (dated April 2024) similarly allows the stated floor areas for different categories of uses to be substantially increased and/or decreased pursuant to "Land Use Exchanges" between the various uses that would be permitted in the Specific Plan. For example, the total permitted Sound Stage Floor Area may be increased from 238,560 to 450,000 square feet in exchange for an equivalent decrease in the floor area of other studio land uses. In addition, the total permitted Production Support Floor Area can be increased from 215,440 to 450,000 square feet in exchange for an equivalent decrease in the floor area of other studio land uses. Given other restrictions in Section 5.2.E, this effectively means that a total of 446,000 square feet of floor area (which is a bit more than **25%** of the currently proposed maximum floor area of 1,724,000 square feet) can be transferred, with up to 211,440 square feet transferable from Sound Stage Floor Area to Production Support Floor Area and/or Retail Floor Area and up to 234,560 square feet transferable from Production Support Floor Area to Sound Stage Floor Area and/or Retail Floor Area.

e. As previously discussed, the draft EIR in *Stopthemillennium* included three conceptual illustrative development scenarios, which the court found did not constitute a stable and finite project. (*Id.* at 9-10)

The DEIR here is even more deficient. It analyzes, at best, just **one** conceptual illustrative development scenario.

f. The development regulations in the development agreement in *Stopthemillennium* regulated scale and massing of project buildings by establishing height zones (A, B, C and D) with maximum heights for each, as well as maximum floor plates for the two towers. In addition, the regulations included a massing envelope that included maximum tower lot coverage, minimum floor area below certain heights, maximum floor tower plates, minimum setbacks and minimum public open space. (*Id.* at 10) "Using these parameters, conceptual architectural renderings of a potential project were prepared. The draft EIR expressly noted, however, that 'these conceptual scale and massing renderings are not building designs and are being presented for purposes of depicting *potential* massing options that could be developed under the Development Regulations and Equivalency Program." (*Id.* at 11, emphasis in original)

The Specific Plan here similarly has development limitations that control scale and massing, including height zones with Subareas A, B, C, D, E and F with maximum heights in each, minimum setbacks and a maximum total floor area. It does not, however, include the other controls in the *Stopthemillennium* and therefore provides Hackman with even more development flexibility than what the court rejected in *Stopthemillennium*.

g. In *Stopthemillennium*, "other than being assured that ten viewpoints would be preserved, the public had no idea how many buildings or towers would be built and where they would be located on the project site. Instead, had only conceptual drawings of a development that might not be built. (*Id.* at 11)

The same holds true here.

h. The draft EIR in *Stopthemillennium* did not "contain site plans, cross-sections, building elevations, or illustrative massing to show what buildings would be built, where they would be sited, what they would look like, and how many there would be." (*Id.* at 19)

The DEIR here also omitted all of that information. Not only did the DEIR Conceptual Plan include nothing more than one illustrative conceptual development scenario that the DEIR expressly stated did not govern the development of the Project, that meaningless plan was devoid of information. All it included was a bunch of white boxes and several new onsite streets, with no data or text at all.⁶

i. In *Stopthemillennium*, the developer's "uncertainty about market conditions or the timing of its buildout is an insufficient ground for the ambiguous and blurred Project Description" (*id.* at 14) and "there were no practical impediments as to why Millennium could not have provided an accurate, stable, and finite description of what it intended to build here" (*id.* at 19).

Identically here, and as previously discussed, the only reason stated in the DEIR or the FEIR for Hackman's refusal to provide a concrete project description is its desire to build whatever it wants to in response to evolving market conditions over a 20-year period.

3. The Project in the Treasure Island Case is Wholly Different From the TVC Project.

Several hundred pages after the unsuccessful effort by the preparers of the FEIR to distinguish *Stopthemillennium*, they claim in RTC 26-5 that the Project here is similar to the project in *Citizens for a Sustainable Treasure Island v. City and County of San Francisco* ("*Treasure Island*"), 227 Cal. App. 4th (2014). However, the *Stopthemillennium* court (as well as the trial court below) easily distinguished *Treasure*

⁶ The City and Hackman no doubt attempted to cure this significant defect, one of so many in the DEIR, by referencing the Application Plans in the FEIR (as previously discussed) and adding a modified version of the Application Plans as Appendix A to the current draft of the Specific Plan and described there as the Initial Development Plans). But that cannot compensate for their absence in the DEIR and the City's failure to provide any version at all of the Specific Plan to the public until long after the comment period on the DEIR ended. Moreover, the belated references to the Application Plans do not change the dispositive fact that the Application Plans/Initial Development Plans themselves only provide one illustrative conceptual development scenario that Hackman does not have to build.

Island for reasons that apply with equal force here. *Stopthemillennium*, 39 Cal. App. 5th at 19, 13-14. The court noted, as the trial court had, that in *Treasure Island*,

the island had been contaminated by hazardous materials that required cleanup, and the developer could not be sure when the island would be available for development. In that unusual circumstance, the *Treasure Island* court had concluded that a project description that included both fixed elements (such as street layouts) and conceptual elements (such as the shape of buildings or specific landscape designs) was all that could be meaningfully provided at present. *Id.* at 13-14.

The court concluded that the unique circumstances in *Treasure Island* were entirely absent in *Stopthemillennium*:

[A]s noted by the trial court, there were no practical impediments as to why Millennium could not have provided an accurate, stable, and finite description of what it intended to build. Unlike the *Treasure Island* developer, there were no contaminated sites on this property that interfered with making any firm commitment as to whether development would be possible and, if so, what type of development. (*Id.* at 19)

Similarly here, there is no site contamination or other unique circumstance that precluded Hackman from making a firm commitment to a project description. In other words, the nature of the Project or the Project Site did not prevent the formulation of an accurate, stable and finite project description. Rather, at most, the absence of a stable project description stems entirely from Hackman's alleged concern regarding future market conditions, which *Stopthemillennium* concluded was an insufficient ground for an ambiguous and blurred project description.

RTC 26-5 does not mention the critical facts in *Treasure Island* and the obvious factual distinction here, which constitutes another failure to provide a good-faith, reasoned response. Moreover, the Final EIR had no response to our Comment 35-33 in the RTCs that "there is no practical impediment as to why Hackman could not have provided an accurate, stable and finite project description of what it intends to build." (FEIR, II-1281) The preparers of the FEIR simply will not confront this issue.

D. The City's Failure to Make the Specific Plan Available to the Public Prior to the Release of the FEIR Significantly Contributed to the Absence of an Accurate, Stable and Finite Project Description.

The FEIR repeatedly asserts in the RTCs that CEQA did not require a draft of the proposed Specific Plan to be made available to the public at the time the DEIR was released, but a Preliminary Draft TVC 2050 Specific Plan was made publicly available on October 13, 2023⁷, solely for "informational purposes" and more than a year after the DEIR public comment period ended on September 13, 2022. (*See, e.g.*, FEIR, II-61, 67-68, 75-76, 278, 505)

Numerous DEIR commenters, including Broadcast Center, strongly disagreed. CEQA requires an accurate, finite and stable project description, and the City's failure make a draft of the Specific Plan available concurrently with the release of the DEIR further and significantly contributed to the absence of an accurate, finite and stable project description because it left the public in the dark regarding the blueprint for the Project, despite the fact that the Specific Plan provisions underpinned much of the analysis in the DEIR. It left them unable even to verify that the information in the DEIR regarding the Specific Plan was accurate and complete.

Topical Response 1.D asserts that a draft of the Specific Plan did not have to be released with DEIR because section 21065 of the California Public Resources Code "defines the 'project' to be analyzed in the EIR as the 'physical change to the environment,' not the regulatory document describing that change" and, pursuant to section 15358 of the CEQA Guidelines, "the environmental 'effects' and 'impacts' analyzed under CEQA 'must be related to a physical change.'" (FEIR, II-67, 68)

That is all beside the point. The relevant issue, for which the RTCs offer no response, is that the Specific Plan contains all of the project information that was supposed to provide the basis for the environmental review in the DEIR. It is the Specific Plan that includes the development standards that were supposed to provide the means for the DEIR to analyze the Project's "physical change to the environment." That is why the DEIR so often refers to the Specific Plan. That is why the first sentence in Section II (Project Description) of the DEIR states that "[t]he TVC 2050 Project . . .

⁷ Less than two months earlier, on August 28, 2023, DCP admitted that Hackman had submitted a draft of the Specific Plan with its 2021 Project Application, but stated that the City had mistakenly declined to make it available until that day and, in fact, had initially failed to produce it in response to a Public Records Act request submitted on April 17, 2023.

would establish the TVC 2050 Specific Plan." (DEIR, p. II-1) But the City simply refused, for reasons it still has not explained, to make any draft of the Specific Plan publicly available until shortly before the FEIR was completed, or to explain how it was able to prepare the DEIR without a final draft of the Specific Plan.

The preparers of the FEIR relatedly contend that the City was not required to release a draft of the Specific Plan concurrently with the Draft EIR because The Planner's Guide to Specific Plans, published by the State Office of Planning and Research in 2001, states that

[t]o the extent feasible, the process of preparing the specific plan and the environmental analysis should proceed concurrently because both documents require many of the same studies and resulting information. The information in the EIR provides decision makers with the insight necessary to guide policy development, thereby ensuring the plan's policies will address and provide the means by which to avoid potential impacts to the environment. ("OPR Statement," FEIR, II-67-68)

The FEIR then states its interpretation of the OPR Statement several pages later, in Topical Response 1.G:

"Per the OPR Guide, a specific plan is typically drafted concurrently with environmental review process and is not required to be included in the Draft EIR. This allows for comments on the Draft EIR and any potential revisions, corrections, and clarifications in the Final EIR to be reflected in the specific plan." (*Id.*, II-75)

The OPR Statement, however, is not reasonably susceptible to this novel interpretation, for which the FEIR cites no source, and really does not make any sense. What the statement more straightforwardly means is that a draft EIR and related draft specific plan should be **concurrently** prepared and then **concurrently** released to the public. The preparers of the FEIR essentially rewrite "concurrently" as "sequentially." To the contrary, nothing in the OPR Statement reflects that a specific plan should remain concealed at the time a related draft EIR is circulated for public comment, and in fact implicitly disfavors the continuing "preparation" of a specific plan after the draft EIR has been completed.

Furthermore, the notion that a draft specific plan should be deliberately withheld until decision-makers have an opportunity to review comments on the related draft EIR and potentially revise the specific plan to reflect those comments defies credibility. The

OPR Statement does not state that comments on the Draft EIR will provide insight to guide policy development, but rather that the "information" in the draft EIR provides such insight. Furthermore, a draft specific plan released to the public concurrently with a draft EIR can be revised in response to comments on the draft EIR just as the draft EIR can itself be revised in response to those comments.

In addition, the City's nondisclosure of a draft Specific Plan is at odds with its precedent. For example, the projects listed below (which include the recent Paramount Studios project) all required the adoption of specific plans, and the City included a draft specific plan as an appendix to the draft EIR prepared for each project (please click on the links to go to the draft EIRs and draft specific plans, all of which are incorporated herein this reference in lieu of attaching thousands of pages of documents that are already in the City's possession):

- [CASP Draft EIR](#) – September 2023 (Appendix D)
- [Coastal Transportation Corridor Specific Plan Draft EIR](#) – January 2016 (Appendix A)
- [Paramount Studios Draft EIR](#) – September 2015 (Appendix B)
- [Boyle Heights Mixed Use Community Project Draft EIR](#) – October 2011 (Appendix B)
- [Loyola Marymount University Draft EIR](#) – March 2010 (Appendix II).

Based on all of the foregoing, the City's refusal to provide a draft of the Specific Plan to the public concurrently with the release of the DEIR precluded meaningful public participation in the CEQA process and is another significant reason why the project description in the DEIR was neither accurate, stable nor finite.

Finally, the FEIR disingenuously states that "[a]n initial draft of the Specific Plan that was provided by the Applicant has been publicly available since 2021 as part of the administrative record." (FEIR, II-241) As previously discussed, that draft has not been publicly available since 2021, was not included or referenced in the DEIR, and was not produced in response to a Public Records Act request April 2023 for more than four months. This is not a good-faith, reasoned response.

E. The City's Preparation of the Erratum Months After the Release of the FEIR Further Contributed to the Absence of an Accurate, Stable and Finite Project Description.

More than four months after the City released the FEIR, Hackman again substantially modified the Project and caused the preparation of the Erratum, including

eight new supporting technical appendices and another version of the Specific Plan, to address those modifications. This sowed further confusion regarding the project description and what Hackman actually intends to build on the Project Site.

F. The RTCs in the FEIR to Comments Related to the Project Description Are Not Based on Good-Faith, Reasoned Analysis.

The evaluation and response to public comments is an essential part of the CEQA process. The lead agency must specifically explain its reasons for rejecting suggestions received in comments and for proceeding with the project despite its environmental impacts. "There must be **good faith, reasoned analysis in response**. Conclusory statements unsupported by factual information will not suffice." CEQA Guidelines § 15088(c); *see also People v. County of Kern*, 39 Cal. App. 3d 830, 841-42 (1974) ("where comments disclose new conflicting data or opinions that cause concern that the agency may not have fully evaluated the projects and its alternatives, these comments may not simply be ignored); *Environmental Protection Information Center v. Johnson*, 170 Cal. App. 3d 604, 628 (1985) ("conclusory responses unsupported by empirical information, scientific authorities or explanatory information have been held to be insufficient to satisfy the requirement of a meaningful, reasoned response: conclusory responses fail to crystallize issues, and afford no basis for a comparison of the problems caused by the project and the difficulties involved in the alternatives").

As discussed in the preceding sections, the responses in the FEIR to the concerns of numerous commenters that the project description in the DEIR is inaccurate, unstable and not finite for numerous, significant reasons do not constitute good-faith, reasoned analysis.

II. Even If the Project Description in the DEIR Was Somehow Lawful, The DEIR Must Be Revised to Incorporate the Significant New Information in the FEIR and Erratum and Then Recirculated for Public Comment.

If the lead agency adds "significant new information" to an EIR after circulation of the draft EIR, but prior to certification of the final EIR, the lead agency must recirculate the revised draft EIR, or pertinent portions thereof, for additional public comment and interagency consultation. Cal. Pub. Res. Code § 21092.1. New information is "significant" if, as a result of the additional information, "the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect." *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova*, 40 Cal. 4th 412, 447 (2007); *accord* CEQA Guidelines § 15088.5(a). "Significant new

information" requiring recirculation includes "a disclosure showing that the draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." *Id.*, §15088.5(a)(4). The courts will not "countenance the practice of releasing a report for public consumption that hedges on important environmental issues while deferring a more detailed analysis to the final [EIR] that is insulated from public review." *Mountain Lion Coalition v. Fish and Game Com.* ("*Mountain Lion Coalition*"), 214 Cal. App. 3d 1043, 1052 (1989).

The standard in section 15088.5(a)(4) is satisfied here with respect to how the preparers of the FEIR, the Erratum and the proposed Specific Plan vainly attempted to fix the "fundamentally and basically inadequate" project description in the DEIR that precluded "meaningful public review and comment." As previously discussed, they fundamentally changed the project description by (1) attempting to implicitly substitute the DEIR Conceptual Plan with the more detailed (albeit equally conceptual, illustrative and unlawful) Application Plans/Initial Development Plans, (2) adding many new project renderings and plans (also conceptual, illustrative and unlawful) in the revised text of the DEIR and the Erratum, and (3) unlawfully releasing a draft of the Specific Plan over a year after the DEIR comment period ended and just before the completion and public release of the FEIR, which draft included a new substantial conformance standard regarding proposed revisions to the Initial Development Plans and the potential for additional CEQA review.

None of this significant new information incorporated into the FEIR, the Erratum and the proposed Specific Plan cures the unlawful nature of the project description because all of the additional information reflects that the modified project description in the FEIR and the Erratum, like the project description in the DEIR, still centers around one conceptual, illustrative development scenario that Hackman does not have to build. However, even if this significant new information somehow cured the wholly inadequate project description in the DEIR, the public must have an opportunity to review and comment on a revised DEIR that is based on the substantially enhanced project description, which is the foundation for all of the environmental analyses in the DEIR. Otherwise, the public will be sandbagged in the manner that section 15088.5(a) forbids.

In RTC 9-4, the preparers of the FEIR claim that section 15088.5(a) has no application here because, in accordance with the *Mountain Lion Coalition* case, "courts have required recirculation of the draft EIR when an EIR wholly failed to evaluate an entire impact area," and it "did not omit the analysis of an entire impact area" (FEIR, II-272) They do not cite any authority for this claim and section 15088.5(a) says no such thing. In any event, an unlawful project description permeates the entirety of the DEIR and calls into question every impact analysis therein.

The FEIR also includes significant new technical data and analyses relating to a host of environmental impacts that further demonstrate the need to revise and recirculate the DEIR. We will summarize this additional significant new information in our technical letter and make the larger case for why the DEIR must be significantly revised and recirculated.

III. CONCLUSION.

Like so many other stakeholders, we again respectfully request on behalf of Broadcast Center that the City take no further action with respect to the proposed Project until such time as Hackman identifies a concrete development project for the Project Site that respects the Broadcast Center building and other surrounding uses, and the City thereafter prepares and circulates for public comment a revised DEIR for the Project that fully complies with CEQA.

Very truly yours,



Jack H. Rubens

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

EXHIBIT 1



March 12, 2024

BY EMAIL

Hon. Katy Yaroslavsky
Councilmember, District 5
City of Los Angeles
200 N. Spring Street, Suite 440
Los Angeles, California 90012

Re: Impact of TVC 2050 Project on AIR Communities Residents

Dear Councilmember Yaroslavsky,

I am writing to you on behalf of AIR Communities and its affiliates, which own Broadcast Center Apartments (Broadcast Center), Palazzo West, Palazzo East, and the Villas at Park La Brea, which collectively provide housing for more than 3,000 residents in your district. Broadcast Center is located adjacent to the site (Project Site) of the proposed TVC 2050 Project (Project) at both its western and southern boundaries. Palazzo West, Palazzo East, and the Villas at Park La Brea are located a short distance from the Project Site to the east.

We have shared our concerns regarding the Project on multiple occasions with the developer and walked the Project Site with them. We also submitted a detailed comment letter on the Draft Environmental Impact Report that addresses many of those concerns. To date, however, the developer has offered only minor concessions that do not address the fundamental concerns that AIR Communities and our residents have voiced.

AIR Communities remains deeply concerned regarding the impacts of the proposed Project on our properties and our residents' quality of life. The Project includes over 1.8 million square feet of improvements, as well as the significant expansion and intensification of the onsite and offsite traffic circulation system, with a significant portion of that development apparently oriented toward the eastern portion of the Project Site, in close proximity to our buildings and residents.

We say "apparently" because, as reflected in the Final Environmental Impact Report recently issued for the Project, the actual locations of the project buildings and improvements remain largely unknown because the developer has declined to identify a specific project. It continues to be difficult to have a meaningful conversation about how to address the Project's impacts on our residents when no fixed and binding project design exists.

AIR Communities appreciates the importance of the entertainment industry to Los Angeles and the need to provide sufficient studio space for its continued prosperity. But, as we and many

others have emphasized, the potential benefits of the Project must be balanced with careful consideration of its impacts on its neighbors and the community. As currently proposed, the Project's impacts, as best as we can understand them, are excessive and unacceptable.

Our primary concerns relate to the air quality, noise, traffic, safety, and aesthetic impacts on our residents that would result from the construction and operation of the Project. In particular, Broadcast Center would be encircled on all four sides by new onsite project streets, including a significant new access point on The Grove Drive that would be adjacent to Broadcast Center, and two public streets (The Grove Drive and Beverly Boulevard) that would experience significant increases in traffic which they are ill-equipped to handle. In addition, the developer apparently intends to construct a nine-story parking structure across the street from Broadcast Center.

To address these concerns, we respectfully request that you consider the following primary modifications to the project design:

- Require a fixed and reasonably detailed project design.
- Shift the primary development footprint, including height and density, west toward Fairfax Avenue in order to substantially reduce the Project's impact on neighboring residents. This shift would be beneficial to businesses along Fairfax Avenue, rather than detrimental to our residents.
- Increase the setback of buildings adjacent to Broadcast Center. The existing buildings on the Project Site are set back 80 feet from our property line. We therefore request that new buildings be set back at least 80 feet from our property line.
- No trucks or other vehicular traffic shall be permitted within the setback area.
- Limit the height of project buildings immediately west and south of Broadcast Center to the height of Broadcast Center (which is approximately 62 feet), with appropriate setbacks. We are in the process of installing solar panels on the roofs of many of our residential buildings, and limiting the heights of the new buildings in close proximity to Broadcast Center will preserve our ability to install and benefit from rooftop solar panels and advance the city's sustainability goals.
- Provide substantial view corridors between project buildings directly west of Broadcast Center.
- Relocate the parking structure to Fairfax Avenue, closer to the apparent location of the mobility hub. This would substantially reduce the Project's traffic impact on The Grove Drive and related air quality and noise consequences.
- Address the numerous traffic and construction concerns raised by The Grove regarding the Project's impacts on The Grove Drive and the turning movements from Beverly Boulevard.

Hon. Katy Yaroslavsky
March 12, 2024
Page 3

We have also previously shared concerns and suggested changes regarding the operation of the Project, but the focus of this letter is the Project's basic design.

We believe that the project changes summarized above will not only benefit our residents, but also significantly enhance the Project's compatibility with the surrounding community.

We hope that you will seriously consider our concerns and requests. We look forward to hearing from you and working with you and your representatives to ensure that the Project best serves the interests of the city and its residents. Please contact me at patti.shwayder@aircommunities.com (303-691-4499) or Barb Frommell at Barbara.Frommell@aircommunities.com (303-325-1216) if you have questions or would like additional information.

Sincerely,



Patti Shwayder
Senior Vice President and Chief Corporate Responsibility Officer
AIR Communities

Cc: Vivian Rescalvo
Jack Rubens, Esquire