

ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2021-4091-EIR (STATE CLEARINGHOUSE [SCH] NO. 2021070014), DRAFT EIR, FINAL EIR, ERRATUM (TVC 2050 PROJECT EIR), AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; STATEMENT OF OVERRIDING CONSIDERATIONS; MITIGATION MONITORING PROGRAM; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to an Annexation, General Plan Amendment, Zone Change and Height District Change, Specific Plan, and Sign District for the properties located at located at 7716 – 7860 Beverly Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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 EIR No. ENV-2021-4091-EIR, and pursuant to the CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, dated October 3, 2024, as recommended by the Mayor and the LACPC, approving a General Plan Amendment to the Wilshire Community Plan to change the land use designations for the project site from Community Commercial, Limited Commercial, and Neighborhood Commercial to Community Commercial, to assign a Community Commercial land use designation to a 0.63-acre portion of the project site located with unincorporated Los Angeles County to be annexed to the City of Los Angeles, and to add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the project site and to include the Television City (TVC) 2050 Specific Plan Zone as a corresponding zone to the Community Commercial land use designation.
4. APPROVE an Annexation of a 0.63-acre portion of the Project Site from the unincorporated area of the County of Los Angeles to the City of Los Angeles.
5. APPROVE the establishment of the TVC 2050 Specific Plan to regulate development with the project site, as modified by the Department of City Planning (DCP) Corrections and Modifications Reports dated November 27, 2024 and December 3, 2024, relating to the TVC Specific Plan Appendices A, E, and H; and the PLUM Committee to incorporate additional conditions submitted at the PLUM Committee meeting by Council District 5, dated December 3, 2024, attached to the Council file; 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; 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). The proposed Specific Plan would establish standards to regulate land use, massing, design, and development, and permit up to a maximum of 1,686,000 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 1,421,623 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; for the properties located at 7716 - 7860 Beverly Boulevard.
6. APPROVE the establishment of the TVC 2050 Supplemental Signage Use District to regulate signage within the project site, as modified by the DCP Corrections and Modifications Reports dated November 27, 2024 and December 3, 2024, relating to the Sign District text and Appendix A, attached to the Council file.

7. PRESENT and ADOPT the accompanying ORDINANCE, dated September 12, 2024, to effectuate a Zone Change and Height District Change from C1.5-2D-O and C2-1-O to the TVC Zone and to assign the TVC Zone to a 0.63-acre portion of the project site located within unincorporated Los Angeles County to be annexed to the City of Los Angeles.
8. REQUEST the City Attorney to prepare and present three draft ordinances for the following
 - a. TVC Specific Plan
 - b. TVC Sign District
 - c. Code Amendment to add the TVC Zone.

Applicant: Television City, LLC

Representative: Francis Park, Park & Velayos, LLP

Case No. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN

Environmental No. ENV-2021-4091-EIR (SCH No. 2021070014)

Related Cases: CPC-2021-4090-DA; VTT-83387-2A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on December 3, 2024, the PLUM Committee considered reports from the LACPC, DCP, and Mayor, Resolution, and draft Ordinance relative to an Annexation, General Plan Amendment, Zone Change and Height District Change, and the establishment of a Specific Plan and Sign District, for the properties located at 7716-7860 Beverly Boulevard. DCP provided an overview of the matter. Councilmember Yaroslavsky spoke in support of the matter. After an opportunity for public comment, and presentation from the Applicant Representative, the Committee recommended to approve the Annexation, General Plan Amendment, Resolution, Zone and Height District Change Ordinance, and Code Amendment, and the establishment of a Specific Plan and Sign District, including the modifications to the TVC Specific Plan Appendices A, E, and H, and Sign District text and Appendix A, as modified by the DCP Communications dated November 27, 2024 and December 3, 2024, and the additional conditions submitted by Council District 5; and request the City Attorney to prepare three draft ordinances: a) TVC Specific Plan, b) TVC Sign District, and c) Code Amendment to add the TVC Zone. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER

LEE:
HUTT:
YAROSLAVSKY:
PADILLA:
DE LEON:

VOTE

YES
ABSENT
YES
ABSENT
YES

CR
24-1315-S1_rpt_PLUM_12-03-24

-NOT OFFICIAL UNTIL COUNCIL ACTS-