

## Communication from Public

**Name:** Andrew Starrels  
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**Council File No:** 24-1315  
**Comments for Public Posting:** Please see attached.

# Holland & Knight

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December 10, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
200 N. Spring Street  
Los Angeles, CA 90012

Re: 7716-7860 Beverly Boulevard, Los Angeles, CA 90036  
TVC 2050 Project  
Council File Nos. 24-1315-S1, 24-1315-S2  
Case Nos. CPC-2021-4089-AD-GPA-ZC-HD-SP-SN;  
CPC-2021-4090-DA; ENV-2021-4091-EIR (State Clearing House No.  
2021070014); VTT-83387-1A

Honorable Councilmembers:

We write on behalf of our client, A.F. Gilmore Company, to express serious concerns with respect to the lack of transparency and flawed process with which the above-captioned development project, proposed adjacent to our client's property and anticipated to cause significant unmitigated environmental impacts upon its property and the surrounding community, has been brought before the City Council for consideration.

As you undoubtedly know, this flawed project was considered first by an Advisory Agency, and then on appeal by our client and other community members, by the Planning Commission. The Council's Planning and Land Use Management Committee heard further appeals and comment at its recent meeting on December 3, 2024. Following the PLUM Committee meeting, most members of the community believed that the Council would hear the matter in January, 2025. In fact, Councilmember Yaroslavsky's weekly update to her constituency sent by electronic mail on December 8, 2025 contained this statement: "This important project to modernize the historic CBS Television Studios at Beverly and Fairfax will now be heard before the full City Council in January."

The posted agenda for the Council's December 11 meeting, however, indicates otherwise. Agenda Item No. 62 sets forth a public hearing notice and proposed motion approving the EIR, Statement of Overriding Considerations and Mitigation Measures for the proposed project, as well as the approval of the Vesting Tentative Tract Map, to be held this week, rather than next month. We are troubled that this fast-tracking of certain aspects of the project approvals, in clear contravention of the Councilmember's statements to the contrary, has been calculated to stifle public comment and to insulate against later challenges to the approvals. Moreover, the severing of the CEQA action and the subdivision approval, on the one hand, from the legislative actions proposed by the applicant (General Plan Amendment, Zone Change, Specific Plan, Height District, Annexation, Sign District, and Development Agreement) threatens to fragment community input, confuse decision-makers and the public, and piecemeal the approval process. This violates both the letter and the intent of CEQA and other elements of California law.

We respectfully urge you to avoid further defects to the approval process of this important issue facing the City and hear all of the relevant matters in January, 2025. We understand that the applicant has agreed to such an extension.

Sincerely yours,

HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to be 'Andrew J. Starrels', written over a horizontal line.

By: \_\_\_\_\_  
Andrew J. Starrels

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AJS:tlb

cc: Kathryn Phelan  
Paul Caporasso  
The Honorable Katy Yaroslavsky  
Sergio Ibarra