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**Council and Public Services Division**  
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November 8, 2024

VTT-83387-2A  
CPC-2021-4089-AD-GPA-ZC-HD-SP-SN  
CPC-2021-4090-DA  
Council District 5

## **NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), ADVISORY AGENCY, NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, December 3, 2024** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following:

Council file (CF) No. 24-1315 – Case No. VTT-83387-2A

Environmental Impact Report (EIR) No. ENV-2021-4091-EIR [State Clearinghouse (SCH) No. 2021070014], Draft EIR, Final EIR, Erratum (TVC 2050 Project EIR), and Environmental Findings; Statement of Overriding Considerations; Mitigation Monitoring Program; report from the Los Angeles City Planning Commission (LACPC); and appeals filed by: 1) The Grove, LLC (Representative: Maria P. Hoyer, Latham & Watkins LLP); 2) Peter Hayden, obo A.F. Gilmore Company (Representative: Andrew Starrels, Holland & Knight LLP); 3) Patti Shwayder, obo Mayer Beverly Park Limited Partnership (Representative: Sheppard Mullin Richter & Hampton LLP); 4) Save Beverly Fairfax (Representative: Carstens, Black & Minter, LLP); 5) Beverly Wilshire Homes Association (Representative: Carstens, Black & Minter, LLP); and 6) Danielle Peters, obo Neighbors for Responsible TVC Development, from the determination of the LACPC in denying the appeals, and sustaining the decision of the Deputy Advisory Agency dated May 28, 2024; and approving, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map No. VTT-83387 for the merger and re-subdivision of four lots into three lots, and a Haul Route for the export of up to 772,000 cubic yards of soil; for the properties located at 7716 - 7860 Beverly Boulevard, subject to Conditions of Approval.

CF No. 24-1315-S1 – CPC-2021-4089-AD-GPA-ZC-HD-SP-SN

EIR No. ENV-2021-4091-EIR (SCH No. 2021070014), Draft EIR, Final EIR, Erratum (TVC 2050 Project EIR), and Environmental Findings; Statement of Overriding Considerations; Mitigation

Monitoring Program; reports from the Mayor and the LACPC relative to an Annexation pursuant to California Government Code Section 56000 et seq. and Section 12.35 of the LAMC, 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; a Resolution for a General Plan Amendment, pursuant to Charter Section 555 and LAMC Section 11.5.6, 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 within 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 TVC 2050 proposed Specific Plan (TVC) Zone as a corresponding zone to the Community Commercial land use designation; and draft Ordinances relative to effectuating a Zone Change and Height District Change, pursuant to LAMC Section 12.32 F and Q, from C1.5-2D-0 and C2-1-0 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, and a corresponding proposed Code Amendment to add the TVC Zone to Section 12.04 and a new Section 12.16.11 of the LAMC; approve, pursuant to LAMC Section 12.32, the establishment of the TVC 2050 proposed Specific Plan to regulate development within the Project Site; approve, pursuant to LAMC Section 13.11 B, the establishment of the TVC 2050 proposed Supplemental Signage Use District to regulate signage within the Project Site; for the TVC 2050 Project (Project) to 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). 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. The designated Historic-Cultural Monument (HCM No. 1167 CHC 2018-479-HCM) located on-site would be retained and rehabilitated as part of the Project. In addition, a Sign District would be established to permit studio-specific on-site signage; for the properties located at 7716 - 7860 Beverly Boulevard.

CF No. 24-1315-S2 – Case No. CPC-2021-4090-DA

EIR No. ENV-2021-4091-EIR (SCH No. 2021070014), Draft EIR, Final EIR, Erratum (TVC 2050 Project EIR), and Environmental Findings; Statement of Overriding Considerations; Mitigation Monitoring Program; reports from the Department of City Planning and the LACPC; relative to a proposed Development Agreement by and between the City of Los Angeles and Television City Studios, LLC, a Delaware limited liability corporation, relating to real properties located at 7716-7860 West Beverly Boulevard.

Applicant: Television City, LLC

Representative: Francis Park, Park & Velayos, LLP

Case Nos. VTT-83387-2A; CPC-2021-4089-AD-GPA-ZC-HD-SP-SN; CPC-2021-4090-DA

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

Related Cases: VTT-83387; VTT-83387-1A

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

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

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file Nos. **24-1315; 24-1315-S1; 24-1315-S2** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Paul Caporaso	(213) 847-3629	<a href="mailto:paul.caporaso@lacity.org">paul.caporaso@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.