Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ace Mission Studios (ENV-2022-3226-ND)

Lead Agency: City of Los Angeles | Contact Person: Bryant Wu
Mailing Address: 200 N. Spring Street, Room 620 | Phone: 213-202-5435
City: Los Angeles | Zip: 90012 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Los Angeles
Cross Streets: Mission Road and 6th Street | Zip Code: 90023
Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ′ 19.9 ″ N / 118 ° 13 ′ 34.2 ″ W | Total Acres: 13.778
Assessor's Parcel No.: 5171-009-001,002,007 ; 5171-010-004,007, 008, 010, 012 ; 5171-011-005, 006, 007 ; | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: 101 & 5 | Waterways: n/a
Airports: n/a | Railways: n/a | Schools:

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☒ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 600,180 Acres 13.778 Employees n/a
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: M2-1-RIO-CUGU ; General Plan Land Use: Light Manufacturing

Project Description: *(please use a separate page if necessary)*

See separate page

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 7	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date December 11, 2025 Ending Date January 26, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Parker Environmental Consultants, LLC
Address: 25350 Magic Mountain Parkway, Suite 300
City/State/Zip: Valencia, CA 91355
Contact: Shane Parker
Phone: 310-709-0106

Applicant: Duesenberg Investment Company, LLC
Address: 1800 Avenue of the Stars, Suite 650
City/State/Zip: Los Angeles, CA 90067
Phone: 424-653-2245

Signature of Lead Agency Representative: Bryant Wu **Date:** 12 / 05 / 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION.

The Project includes the merger of 12 lots and the re-subdivision into three lots, the street vacation and merger of existing roadway segments along a portion of Willow Street (between Mission Road and Anderson Street) and a portion of 6th Street (between Mission Road and Anderson Street) and a three-foot roadway dedication along Anderson Street (between 4th Street and Willow Street). As proposed, the vacated existing roadway segments along Willow Street and 6th Street would be merged with the adjoining Ace Mission Studios property and converted for private access and surface parking to support existing studio operations. The project also includes all associated street improvements, utility adjustments, and access modifications necessary to implement the proposed vacation, merger, and dedication. No new development resulting in added floor area is proposed. There are 21 trees on and adjacent to the Project Site including 12 street trees within the public right-of-way and 9 non-protected trees on the Project Site. All existing trees are proposed to be retained and protected in place. The only physical changes that are anticipated to occur as part of the Project would be associated with implementing tract map conditions, which would involve the removal of public street lights, repairing and resurfacing portions of the roadways and sidewalks within and adjacent to the tract map boundaries, and the installation of a perimeter fence to restrict traffic access within the vacated street segments.

In addition to approval of the Vesting Tentative Tract Map, the Project would also require approvals and permits from the City of Los Angeles (and other municipal agencies) for a waiver of dedication and improvements and utility improvements related to the tract map conditions of approval.