

# Los Angeles Daily News

## A new Hollywood soundstage just got the green light to break ground in Sun Valley



*Artists rendering of Line 204's upcoming Sun Valley Studios.*

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Los Angeles' largest new movie and television production studio in almost three decades just got the legal go-ahead to break ground in Sun Valley.

Line 204, which operates an equipment rental warehouse in nearby Pacoima and soundstage facilities in Hollywood, plans to start building the 10-stage, 240,000-square-foot complex on a 10-acre site that was formerly zoned for agriculture.

Although Line 204 received approval from various city agencies for the ambitious project, lawsuits from neighbors prevented it from getting underway until the 2nd District Court of Appeals approved the project Wednesday. Construction is scheduled to begin in September.

"It's been three years in the making," noted Alton Butler, Line 204's founder and chief executive. "We'll be breaking ground early September. We're already working with the city, we've been assigned a point-of-contact to work with for getting all of our permits."

Butler expects his new, state-of-the-art production facility to be up and running by late 2019.



*Alton Butler, CEO of soundstage facility Line 204 in Hollywood. (Photo by Hans Gutknecht, Los Angeles Daily News/SCNG)*

Designed by Bastien and Associates, a Tustin, Calif.-based architectural firm that has designed facilities for CBS, Paramount, Universal and studios throughout the world, Line 204's Sun Valley Studios will also have production offices and 550 parking spaces.

Although he started working on the project before California's 2.0 Production Tax Credit incentive went into effect three years ago – and brought a wave of television dramas to Southern California that would have otherwise shot in highly incentivized places like Georgia and Vancouver – Butler realizes his new project is needed now, more than ever, that local soundstage space is getting booked to capacity throughout the region.

“Right now, my facility is not done and we're full,” Butler, a former actor who lives in Burbank, said. “I haven't even broken ground, but we have letters of intent from three hour-episodic TV series.”

“With anything, if it was easy everybody would be doing it, right?” Butler mused. “It's shocking that a studio hasn't been built of this size in almost 28 years.”

Line 204 will announce further details about the Sun Valley studios later this summer.

The path to this week was bumpy.

In February 2015, the company first announced its plans to develop on West Peoria Street, according to the [San Fernando Valley Business Journal](#). But when those plans came before the Los Angeles Planning Commission two months later, nearby Shadow Hills residents objected. They lamented the potential for traffic and the height of a five-story warehouse. It ended up in court,

where a judge ruled in favor of the city and Line 204 in November 2016. Opposing residents appealed, setting the case up for this week's ruling.

"This man chose to build his multimillion-dollar studio in our community, and bring jobs to our community," said Sun Valley Area Neighborhood Council President Cindy Sower. "How much better than that can you get?"

Sower said the complex will bring a much-needed lift to an area where recycling and waste management businesses are sprinkled throughout the landscape.

"He's going to be a different kind of business," Sower said.

*Local editor Ryan Carter contributed to this story.*

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