



NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

Lead Agency: City of Glendale, Planning Division
633 East Broadway, Room 103
Glendale, California 91206-4386

Date: **March 30, 2023**

Contact: Aileen Babakhani, Planner

Project Title: San Fernando Soundstage Campus Project

Project Location: The approximately 424,453 square feet (9.74 acres) is located at 5426 San Fernando Road & 753 West California Avenue, Glendale, California, 91203. The Project site includes Assessor's Parcel Numbers (APN) 5638-018-023 and 5638-018-032. The Project site is bounded by San Fernando Road to the west, W. Milford St. to the north and W. California Ave. to the south.

PROJECT DESCRIPTION: The Project site is designated Industrial/Commercial Mixed Use (IMU) by the City of Glendale General Plan and is zoned IMU (Industrial/Commercial Mixed Use). The Project site is occupied by ten existing warehouse structures used for entertainment productions and related surface parking and loading areas. The Project proposes demolition of all existing structures and site improvements and construction of a new entertainment production studio facility consisting of four new buildings containing: (1) ten production sound stage studios, (2) three flex spaces, (3) production offices and commissaries, (4) various support spaces (both Flex Space support and Stage support), (5) an above-grade parking garage that is utilized as a podium for some of the Production Office space, and (6) surface parking.

The Project will contain approximately 406,318 square feet of gross floor area. The first building (Building 1) fronts West San Fernando Road and West Milford Street and contains a total of approximately 130,535 square feet of gross floor area comprised of 113,075 square feet of Production Office uses (including a ground floor entry lobby), 8,390 square feet of commissary, and 9,070 square feet of Stage support uses. Building 1 also contains the Parking Garage. The second building (Building 2) is located to the east of the Building 1, fronts Milford Street, and contains approximately 97,905 square feet of gross floor area with Stage, Stage support, and Flex Space uses. The third building (Building 3) is located to the south of Building 2, separated by part of the fire lane, and contains approximately 93,528 square feet of gross floor area with Stage and Stage support uses. The fourth building (Building 4) abuts Building 3 on the south with frontage on South Fernando Road and is adjacent to the southern legal non-conforming residential properties. Building 4 contains 84,350 square feet of gross floor area with Production Office, Flex Spaces, Flex Space support, stage support, and commissary uses.

ENVIRONMENTAL REVIEW FINDINGS: The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, air quality, cultural resources, greenhouse gas emissions, land use and planning, and transportation. The potential impacts of the Project were determined to be less than significant for the following topics with the mitigation measures identified in the Draft EIR: hazards and hazardous materials and noise and vibration. No significant and unavoidable impacts are identified in the Draft EIR for the proposed Project.

COMMENTING ON THE DRAFT EIR: Consistent with the requirements of Sections 15087 of the State CEQA Guidelines, this Draft EIR is being made available on March 30, 2023, for public review for a period of 30 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this Draft EIR to the City of Glendale. Comments received on the Draft EIR, will all be responded to in the Final EIR.

DOCUMENT AVAILABILITY: The Draft EIR is available on March 30, 2023 on the City of Glendale Community Development's website:

<https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

HOW TO COMMENT: Please provide written comments to Aileen Babakhani, Planner, City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, California 91026-4386 or email ABabakhani@Glendaleca.gov. **Comments must be received prior to the close of the 32-day public review period at 5:00 p.m. on May 1, 2023.**

Dr. Suzie Abajian
City Clerk of the City of Glendale