



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

June 6, 2023

Puede obtener información en Español acerca de esta junta llamando al (213)-978-1300.

ENVIRONMENTAL CASE NO.:	ENV-2023-1348-EIR
PROJECT NAME:	Radford Studio Center Project
PROJECT APPLICANT:	Radford Studio Center, LLC
PROJECT ADDRESS:	4024, 4064 and 4200 N. Radford Avenue Los Angeles, CA 91604
COMMUNITY PLAN AREA:	Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass
COUNCIL DISTRICT:	4—Raman
PUBLIC COMMENT PERIOD:	June 6, 2023–July 6, 2023
PUBLIC SCOPING MEETING:	Thursday, June 15, 2023, 5:30 P.M.–7:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Radford Studio Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to the directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES:

The Radford Studio Center Project (Project) entails the continuation of the existing studio use and the modernization and expansion of Radford Studio Center (Project Site) through the proposed Radford Studio Center Specific Plan (Specific Plan). The Project Site is generally bounded by the Los Angeles River and Tujunga Wash to the north and east, Colfax Avenue to the east, an alley of varying width, from approximately 28 feet to 30 feet to the south with various commercial uses across the alley fronting Ventura Boulevard, and Radford Avenue to the west. The North Lot and the South Lot are separated by the Los Angeles River. The current Project Site area (prior to dedications/mergers that would occur as part of the Project) is approximately

2,377,372 square feet (approximately 55 acres). The Project Site area after dedications/mergers would be approximately 2,276,215 square feet (approximately 52.25 acres). The Project Site is located in the Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass Community Plan area of the City of Los Angeles. (See attached Project Location Map).

PROJECT DESCRIPTION:

The Project includes the development of up to approximately 1,667,010 square feet of new sound stage, production support, production office, creative office, and retail uses within the Project Site as well as associated ingress/egress, circulation, parking, landscaping, and open space improvements. The proposed Specific Plan would allow up to 2,200,000 square feet of total floor area within the Project Site upon buildout of the Project (inclusive of 532,990 square feet of existing uses to remain).¹ Proposed new buildings could range in height from approximately 60 feet to up to 135 feet.² A total of approximately 6,050 vehicular parking spaces (including approximately 2,170 existing vehicular parking spaces to remain) would be provided within the Project Site at full buildout of the total floor area permitted under the proposed Specific Plan. As part of the Project, approximately 646,120 square feet of existing uses would be removed and approximately 532,990 square feet of existing uses would remain. In addition, the Project includes open space and landscaping improvements to enhance the public realm along all Project Site frontages and maximizes public access to the Los Angeles River and Tujunga Wash. Specifically, approximately 109,569 square feet of open space would be provided along the Project Site frontages, including approximately 77,406 square feet of open space along the Los Angeles River and Tujunga Wash frontages, approximately 4,454 square feet of open space along Colfax Avenue, and approximately 27,709 square feet along Radford Avenue. Additional open space and landscaping would be provided within the Project Site, including various ground level open space areas and rooftop terraces. A Sign District would also be established to permit studio-specific on-site signs.

The Specific Plan would allow for the exchange of certain permitted studio land uses and associated floor areas in order to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use category may be exchanged for additional sound stage and production support uses as long as the limitations of the Specific Plan are met. However, the total permitted floor area on-site would not exceed 2,200,000 square feet. In addition, the total floor area of production office, creative office, and retail uses permitted under the Specific Plan would not exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.

¹ Per the proposed Radford Studio Center Specific Plan, floor area shall be defined in accordance with Los Angeles Municipal Code (LAMC) Section 12.03, with the following exceptions: areas related to the Mobility Hubs; basecamp; outdoor eating areas (covered or uncovered); trellis and shade structures; covered storage areas; covered walkways and circulation areas; and all temporary uses, including sets/façades, etc. The approximately 2,200,000 square feet of total floor area within the Project Site per the Radford Studio Center Specific Plan definition is equivalent to approximately 2,345,000 square feet based on the LAMC definition and approximately 2,556,000 gross square feet.

² Based on height measured from Project Grade, which is defined as 595 feet above mean sea level (AMSL) for the North Lot and 610 feet AMSL for the South Lot. Using the LAMC definition of building height, heights would range between approximately 60 feet and 140 feet.

Existing Uses to be Removed

Existing Uses	Square Feet
Commercial Land Uses	
Sound Stages	136,310
Production Support	170,370
Production Office	297,110
Creative Office	42,330
Total	646,120

Proposed and Existing Uses to Remain

Uses	Proposed Uses ^a	Existing Uses to Remain
Sound Stages	226,580 sf	223,420 sf
Production Support	214,860 sf	85,140 sf
Production Office	572,050 sf	152,950 sf
Creative Office	628,520 sf	71,480 sf
Retail	25,000 sf ^b	0 sf
Total Proposed and Existing to Remain	1,667,010 sf	532,990 sf
Total Permitted	2,200,000 sf	
<p>^a Per the proposed Radford Studio Center Specific Plan, floor area shall be defined in accordance with LAMC Section 12.03, with the following exceptions: areas related to the Mobility Hubs; basecamp; outdoor eating areas (covered or uncovered); trellis and shade structures; covered storage areas; covered walkways and circulation areas; and all temporary uses, including sets/façades, etc. The approximately 2,200,000 square feet of total floor area within the Project Site per the Specific Plan definition is equivalent to approximately 2,345,000 square feet based on the LAMC definition and approximately 2,556,000 gross square feet.</p> <p>^b Could include up to 10,000 square feet of ancillary restaurant uses</p>		

REQUESTED ACTIONS:

1. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to:
 - Change the General Plan land use designations for the portions of the Project Site designated “Light Manufacturing” and “Light Industrial” to a unified “Regional Commercial.”
 - Establish the Radford Studio Center Specific Plan Zone (RSC Zone) as a corresponding zone to the “Regional Commercial” land use designation in the Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass Community Plan.
 - Add a new footnote to the Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass Community Plan, establishing the Radford Studio Center Specific Plan as the land use regulatory document for the Project Site.

- Modify the street designation of Radford Avenue (Street No. 3366, Section IDs 4413100 and 4413200) from “Avenue II” to “Modified Avenue II” to facilitate the construction of a protected bikeway.
 - Modify the street designation of Colfax Avenue (Street No. 7831, Section ID 1261800) from “Avenue II” to “Modified Avenue II” to maintain existing right-of-way configuration.
2. Pursuant to Sections 12.32 F and 12.32 Q of the LAMC, a Vesting Zone Change (VZC) from the existing [Q]MR2-1L-RIO and [Q]M2-1-RIO Zones to the Radford Studio Center Specific Plan Zone (RSC Zone).
 3. Pursuant to Sections 12.04 and 12.16 of the LAMC, a Code Amendment (CA) to establish the Radford Studio Center Specific Plan Zone (RSC Zone).
 4. Pursuant to Section 11.5.6 of the LAMC and Section 555 of the City Charter, creation of a Specific Plan (SP) to provide regulatory controls and the systematic execution of the General Plan within the Radford Studio Center Specific Plan area.
 5. Pursuant to Sections 12.32 S and 13.11 of the LAMC, creation of a Sign District to supplement the Radford Studio Center Specific Plan with regulations pertaining to all existing and proposed on-site signage.
 6. Pursuant to Section 65864-65869.5 of the California Government Code, a Development Agreement (DA) between the Applicant and the City of Los Angeles for a term of 20 years.
 7. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, sign permits, and off-site permits and approvals related to the proposed Los Angeles River Connector.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:

Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (police and fire protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (water supply, wastewater, and solid waste).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online virtual format to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the prerecorded presentation can be requested by contacting the Staff Planner listed below. A separate more detailed instructions page is included in this communication. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: June 15, 2023

Time: 5:30 P.M.–7:30 P.M.

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/88089499399> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 880 8949 9399 followed by #. If asked for Participant ID, enter #.

FILE REVIEW AND COMMENTS:

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/> by clicking on the following:

1. Development Services;
2. Environmental Review;
3. Published Documents;
4. Environmental Impact Reports (EIR); and
5. Search for EIR Project title “Radford Studio Center Project” or corresponding Case No. “ENV-2023-1348-EIR”

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Thursday, July 6, 2023, no later than 4:30 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your written comments to:

Mail: Kathleen King
 City of Los Angeles, Department of City Planning
 221 N. Figueroa Street, Room 1350
 Los Angeles, CA 90012

E-mail: kathleen.king@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
 Director of Planning



Kathleen King
 Major Projects Section
 Department of City Planning
 (213) 847-3624

Attachments:
 Zoom Meeting Instructions
 Project Location Map
 Illustrative Site Plan

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CITY PLANNING**

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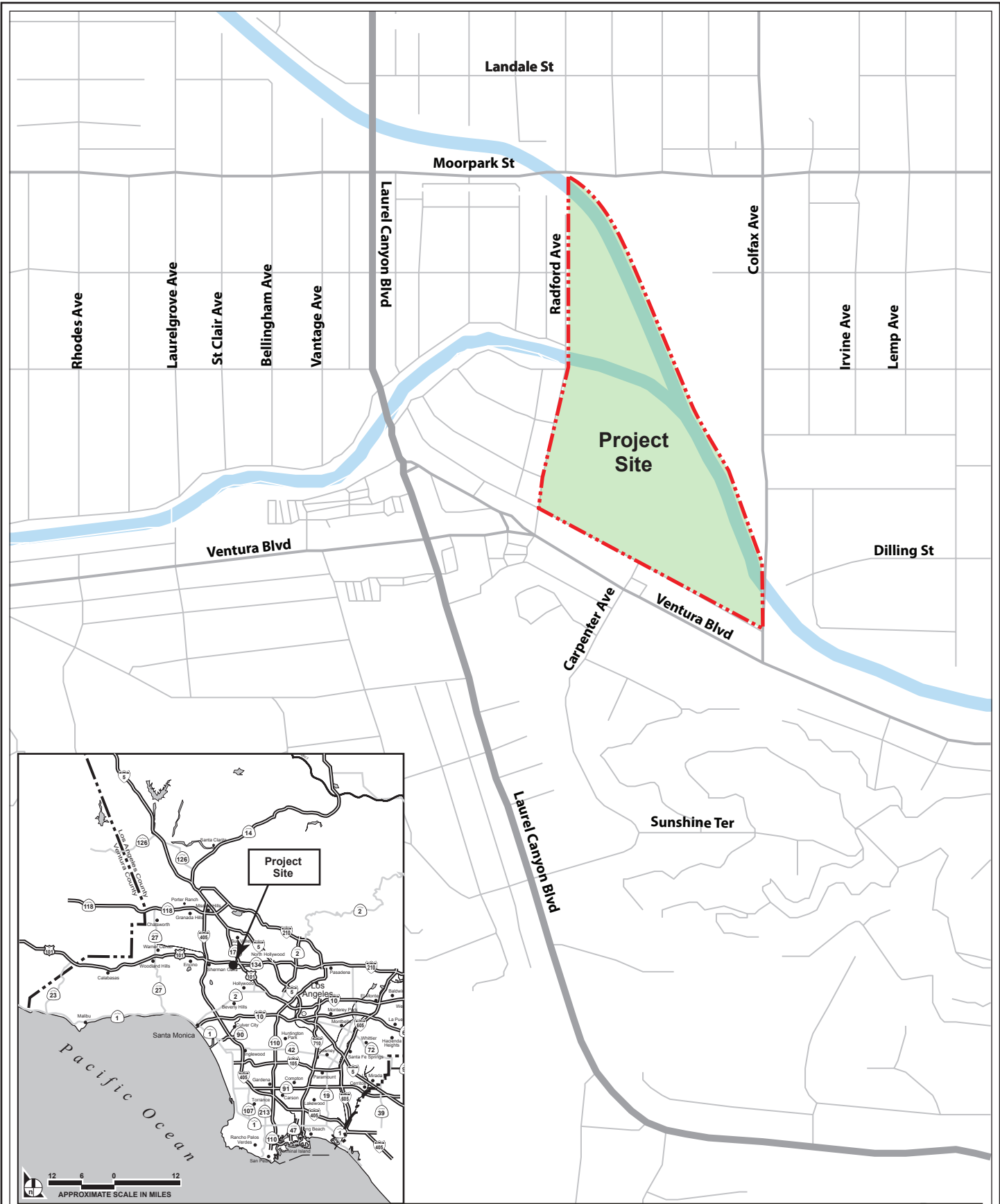
RE: Zoom Meeting Instructions for Radford Studio Center Project Scoping Meeting – 4024, 4064, and 4200 N. Radford Avenue Los Angeles, CA 91604 (Case No. ENV-2023-1348-EIR)

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Radford Studio Center Project (ENV-2023-1348-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Project's Environmental Impact Report should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

- 1) Join the meeting via your computer, smartphone, or tablet. You may use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID **880 8949 9399**
- 2) To join the meeting via phone, dial: US: +1 669 900 9128 or +1 213 338 8477. When prompted, enter the Webinar ID **880 8949 9399** followed by #. When prompted for a participant ID, please press #.
- 3) Listen to the presentation.
- 4) Ask Questions: After the presentation has ended, raise your hand via the raise hand button on the Zoom platform (or press *9 on your phone). Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question.
- 5) To submit Public Comment after the meeting to Department of City Planning staff through regular mail or e-mail, please follow the instructions on the Notice of Preparation.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.



Project Location Map

Source: ArcGIS, 2023, Eyestone Environmental, 2023.



Illustrative Site Plan