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: Radford Studio Center Project

Lead Agency: City of Los Angeles
Contact Person: Kathleen King
Mailing Address: 221 North Figueroa Street, Suite 1350
Phone: (213) 847-3624
City: Los Angeles
Zip: 90012
County: Los Angeles

Project Location: County: Los Angeles
City/Nearest Community: Los Angeles/Sherman Oaks-Studio City-Toluca Lake-Cahuega Pass Community Plan
Cross Streets: Ventura Boulevard, Radford Avenue, Colfax Avenue
Zip Code: 91604
Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ′ 39.4 ″ N / 118 ° 23 ′ 27.3 ″ W
Total Acres: 55
Assessor's Parcel No.: 2368-001-028, -029, -030; 2368-005-011
Section: 11
Twp.: 1N
Range: 14W
Base:
Within 2 Miles: State Hwy #: US-101, CA-170, and CA-134
Waterways: LA River/Tujunga Wash
Airports:
Railways: Metro
Schools: Carpenter Comm. Charter, Walter Reed MS, North Hollyv

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: _____

Local Action Type:

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

Development Type:

- [ ] Residential: Units _____ Acres _____
- [x] Office: Sq.ft. 1,200,570 Acres _____ Employees _____
- [x] Commercial: Sq.ft. 466,440 Acres _____ Employees _____
- [ ] 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:

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

Present Land Use/Zoning/General Plan Designation:

Media Production Studio/ [Q]MR2-1L-RIO, [Q]M2-1-RIO, and OS-1XL-RIO/ Light Industrial, Manufacturing, and Open Space

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

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 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). Proposed new buildings could range in height from approximately 60 feet to up to 135 feet. 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.

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**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 7		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 4
	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	X	Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date 06/06/2023 Ending Date 07/06/2023

Lead Agency (Complete if applicable):

Consulting Firm: Eyestone Environmental
Address: 2121 Rosecrans Avenue, Suite 3355
City/State/Zip: El Segundo, CA 90245
Contact: Stephanie Eyestone-Jones
Phone: (424) 207-5340

Applicant: Radford Studio Center, LLC
Address: 4200 Radford Avenue
City/State/Zip: Studio City, CA 91604
Phone: (310) 473-8900

Signature of Lead Agency Representative: Kathleen King **Date:** June 1, 2023

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