NOTICE OF PREPARATION

SAN FERNANDO SOUNDSTAGE CAMPUS PROJECT EIR

To: Agencies, Organizations, and Interested Parties

From: City of Glendale, Community Development Department

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The City of Glendale (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for the proposed project identified below.

Project Title: San Fernando Soundstage Campus Project

Project Location: The proposed project site is located at 5426 San Fernando Road and 753 West California Avenue and is approximately 500 feet south of SR-134 within the industrial corridor in the west portion of the City of Glendale (APNs: 5638-018-023 and 5638-018-032) (Figure 1, Regional and Local Vicinity Map). The project site is bounded to the north by Milford Street, to the west by San Fernando Road, to the east by medium density residential uses, and to the south by a mix of residential and commercial uses. The Metrolink station for Glendale is approximately 2.2 miles to the southeast and the nearest major roadways are San Fernando Road to the west and Pacific Avenue to the east. The Metro Local 94 and Glendale Beeline 12 bus lines travel along San Fernando Road west of the project site.

Project Description: The project site is designated Mixed Use by the General Plan and zoned IMU (Industrial/Commercial Mixed Use). The project site is developed with 10 existing warehouse structures, surface parking, and loading areas. The project would include demolition of the existing structures and surface parking and construct four (4) new buildings (Figure 2, Site Plan) containing 10 new production sound stage studios, three flex spaces, various support spaces, a 385-space four-level above-grade parking garage, and 124 surface parking spaces with 12 loading spaces. Building 1, proposed on the northwest corner of the site on San Fernando Road, would have a height up to 93'-3" (including 11'-3" high rooftop equipment/screen) and Building 4, located on San Fernando Road at the southern end of the site, would have a height up to 77'-3"(including 11'-3" high rooftop equipment/screen), and Buildings 2 and 3, located in the central and eastern portion of the site would be 55 feet in height (including 5'-0" high rooftop equipment/screen, which is exempt from the height requirement). Access to the Project would be provided by four (4) gated entrances; two (2) located on Milford Street, one (1) on San Fernando Road, and one (1) on California Avenue, where primary access to the site is currently provided. The proposed Project is consistent with the zoning and General Plan land use designation of IMU (Mixed Use). The Applicant requests the approval of discretionary actions to develop the Project as proposed including variances for the heights of Buildings 1 and 4 to exceed the 50-foot height limit in the IMU zone, the landscape location and tree planting dispersal requirements for the interior parking areas, a deviation from the requirement for a building entrance to be located from the corner cutoff at the intersection of San Fernando Road and Milford Street, and a parking exception to allow 24 of the proposed parking spaces to be compact spaces.

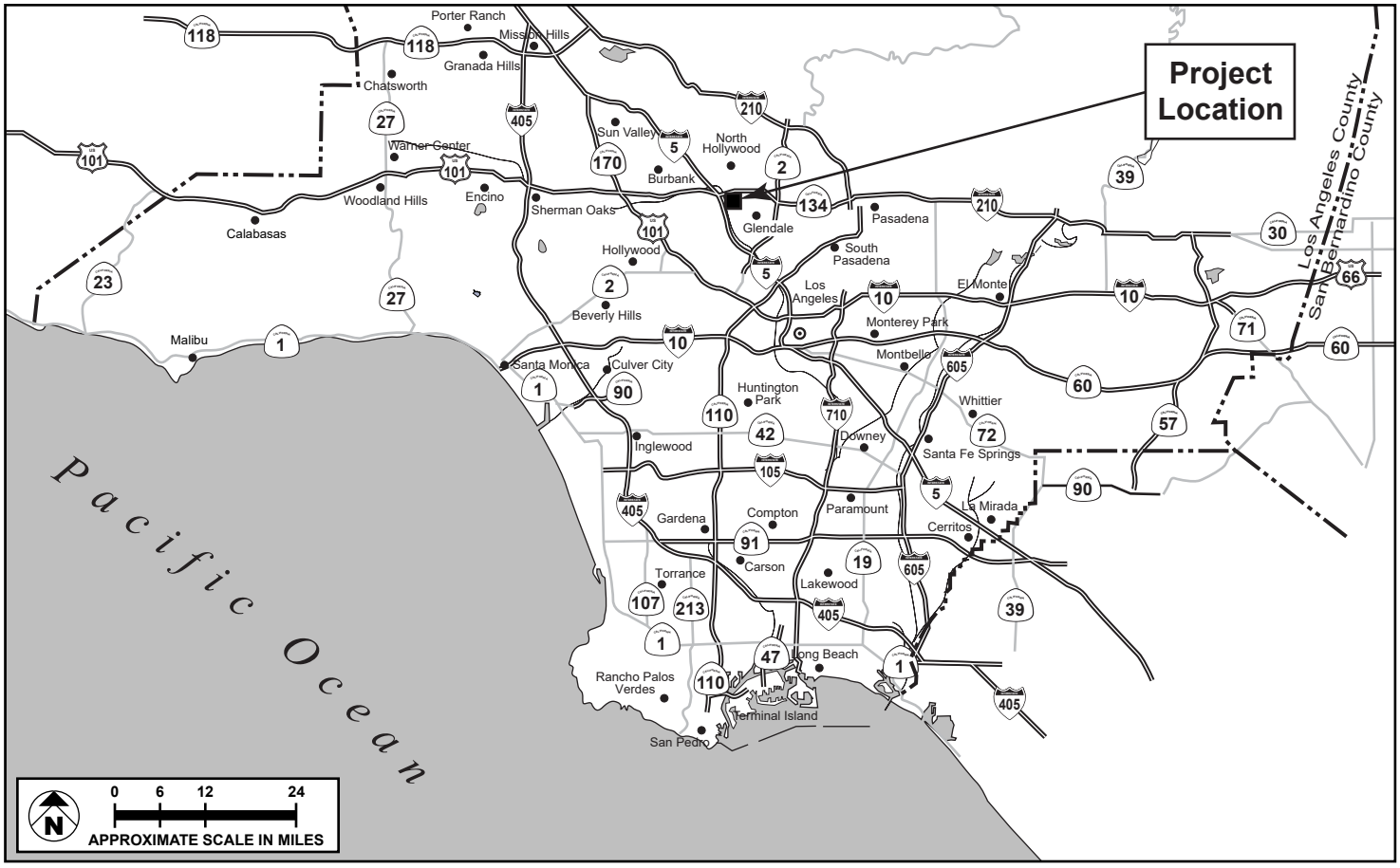
The potential environmental effects are identified in City's Initial Study, available for review at: https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review

Agency/Public Comments: The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The City will accept written comments on this NOP between **September 9, 2022 and October 10, 2022 at 5 p.m.** Please send your comments by email to ABabakhani@glendaleca.gov or by mail to: City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, CA 91206, Attention: Aileen Babakhani, Planner.

Date: September 9, 2022

Aileen Babakhani, Planner
E-mail: ABabakhani@Glendaleca.gov
Telephone: (818) 937-8331





SOURCE: Google Earth - 2021; Meridian Consultants, LLC - 2021

FIGURE **1**

Regional and Local Vicinity Map

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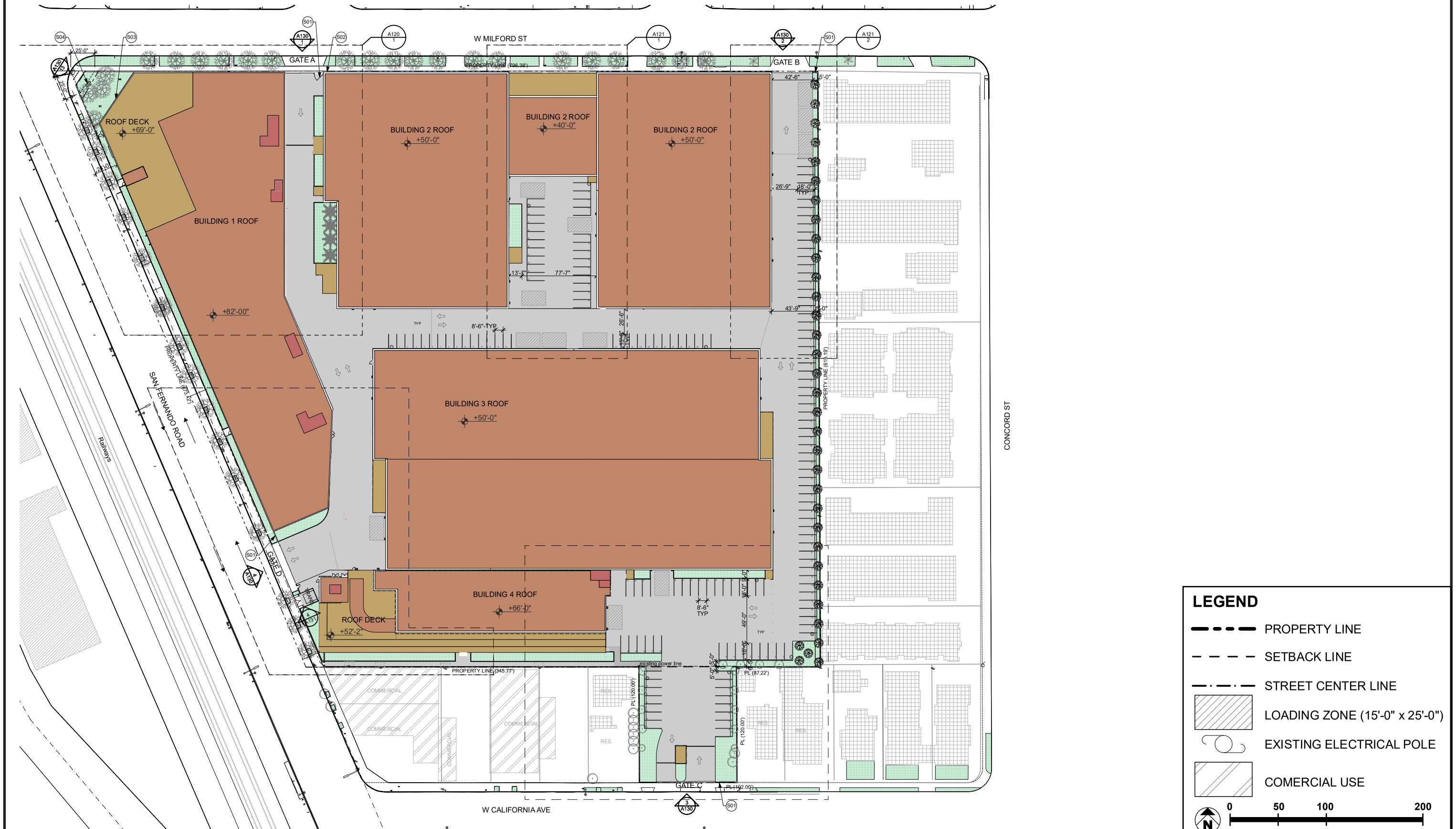

SOURCE: RELATIVITY ARCHTECTS - February 2022, Meridian Consultants - 2022

FIGURE **2**

Project Site Plan

326-001-21