

# Appendices

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## **Appendix A**

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Initial Study, Notice of Preparation (NOP), and  
NOP Comment Letters

## **Appendix A.1**

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Initial Study



## Radford Studio Center Project

Case Number: ENV-2023-1348-EIR

**Project Location:** 4024, 4064 and 4200 N. Radford Avenue, Los Angeles, California 91604

**Community Plan Area:** Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass

**Council District:** 4—Raman

**Project Description:** 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 a total of up to approximately 2,200,000 square feet of floor area within the Project Site upon buildout of the Project (inclusive of approximately 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, a Sign District would be established to permit studio-specific on-site signs.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

Radford Studio Center, LLC

June 2023



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# 1 INTRODUCTION

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An application for the proposed Radford Studio Center Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA), and that the preparation of an Initial Study is required.

This Initial Study evaluates the potential environmental effects that could result from the construction, implementation, and operation of the Project. This Initial Study has been prepared in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

## 1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.<sup>1</sup>

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<sup>1</sup> CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) (Footnote continued on next page)"

## 1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

### 1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

### 2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

### 3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

### 4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

## 1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (<https://opr.ca.gov/ceqa/guidelines/>).

### 1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the Project may have a significant effect on the environment. This Initial Study determined that the Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for a proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

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Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration."

### **1.3.2 Draft EIR**

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

### **1.3.3 Final EIR**

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

## 2 EXECUTIVE SUMMARY

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<b>PROJECT TITLE</b>	<b>Radford Studio Center</b>
ENVIRONMENTAL CASE NO.	ENV-2023-1348-EIR
RELATED CASES	CPC-2023-1347-GPA-VZC-SP-SN

<b>PROJECT LOCATION</b>	4024, 4064 and 4200 N. Radford Avenue, Los Angeles, CA 91604
COMMUNITY PLAN AREA	Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass
GENERAL PLAN DESIGNATION	Light Industrial (North Lot), Light Manufacturing (South Lot), Open Space
ZONING	[Q]MR2-IL-RIO (North Lot), [Q]M2-1-RIO (South Lot), OS-1XL-RIO
COUNCIL DISTRICT	CD 4–Raman

<b>LEAD AGENCY</b>	<b>City of Los Angeles</b>
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Kathleen King
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PHONE NUMBER	(213) 847-3624
EMAIL	Kathleen.king@lacity.org

<b>APPLICANT</b>	<b>Radford Studio Center, LLC</b>
ADDRESS	4200 Radford Avenue, Los Angeles, California, 91604
PHONE NUMBER	(310) 473-8900

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics            | <input checked="" type="checkbox"/> Greenhouse Gas Emissions      | <input checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Air Quality           | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Transportation                     |
| <input checked="" type="checkbox"/> Biological Resources  | <input checked="" type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Energy                | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                                      |
| <input checked="" type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing                       | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

## DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Kathleen King, City Planner  
PRINTED NAME, TITLE

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June 6, 2023  
DATE

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



## 3 PROJECT DESCRIPTION

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### 3.1 PROJECT SUMMARY

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).<sup>2</sup> Proposed new buildings could range in height from approximately 60 feet to up to 135 feet.<sup>3</sup> 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.

### 3.2 ENVIRONMENTAL SETTING

#### 3.2.1 Project Location

Radford Studio Center is located at 4024, 4064 and 4200 North Radford Avenue, near the northeast corner of Radford Avenue and Ventura Boulevard, within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan (Community Plan) area of the City. More specifically, the Project Site is comprised of two addressed parcels located at 4200 N. Radford Avenue (APN 2368-001-028; referred to herein as the North Lot) and 4024 and 4064 N. Radford Avenue

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<sup>2</sup> 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.

<sup>3</sup> 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.

(APN 2368-005-011; referred to herein as the South Lot) and two unaddressed parcels located within and around the Los Angeles River (APN 2368-001-029) and Tujunga Wash (APN 2368-001-030).

As depicted in Figure 1 and Figure 2 on pages 9 and 10, the Project Site is generally bounded by the Los Angeles River and Tujunga Wash<sup>4</sup> 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).

Local access to the Project Site is provided primarily from Ventura Boulevard and Laurel Canyon Boulevard within a grid network of local roadways, while regional access is provided via the US-101 freeway located approximately 2.4 miles east of the Project Site. A number of bus lines provide transit service throughout the Project Site vicinity, with bus stops located adjacent to the Project Site along Ventura Boulevard. These include Los Angeles County Metropolitan Transportation Authority (Metro) Bus Lines 218, 230, and 240, as well as the DASH Van Nuys/Studio City bus line.

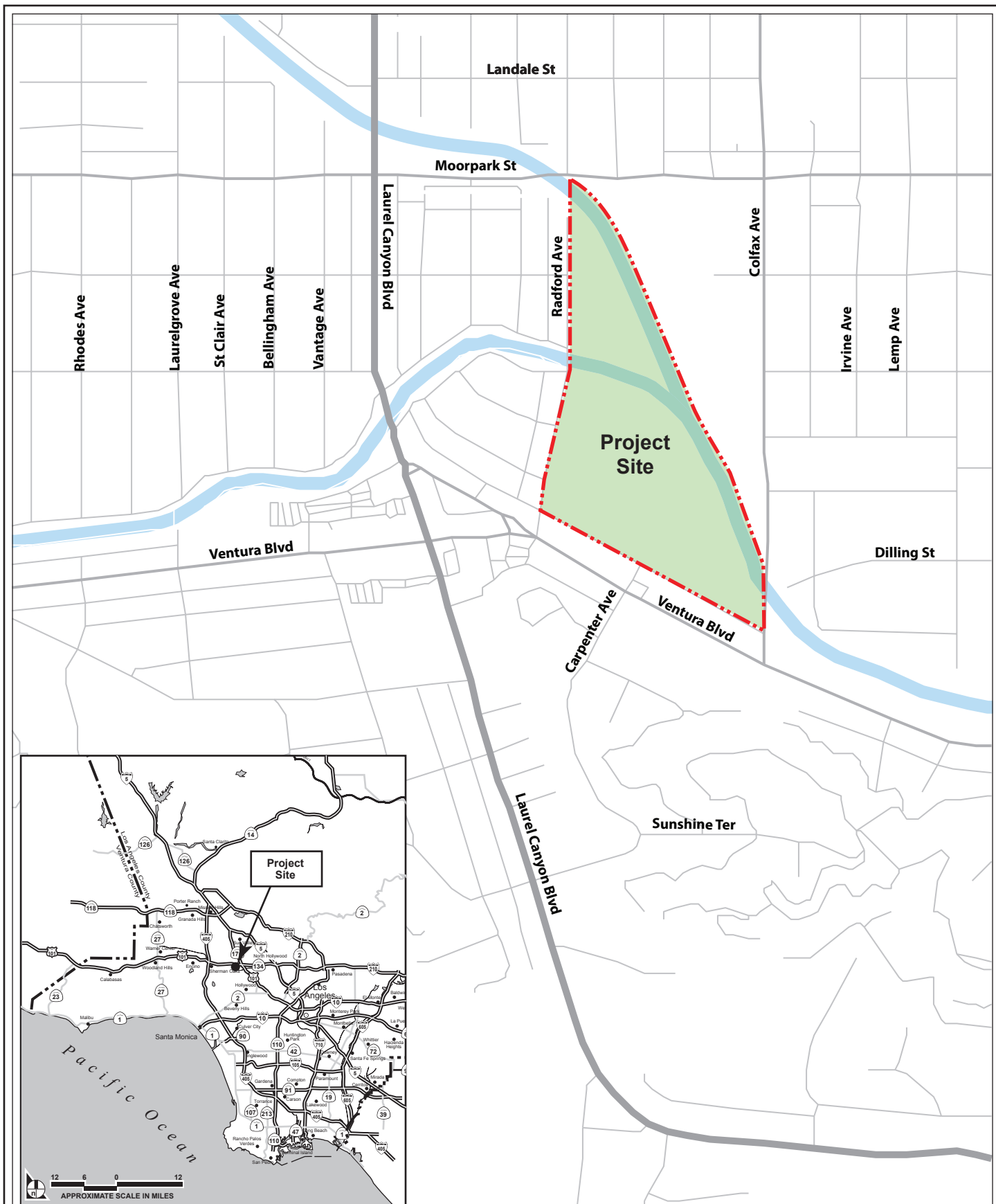
### **3.2.2 Existing Conditions**

The Project Site is currently improved with approximately 1,179,110 square feet of studio-related uses, including approximately 359,730 square feet of sound stages; 255,510 square feet of production support; 450,060 square feet of production office; and 113,810 square feet of creative office. As shown in Figure 3 on page 11, the North and South Lots are currently improved with multiple buildings. These buildings include 21 sound stages each ranging in size from approximately 7,000 square feet to approximately 25,000 square feet, as well as production support, production office, and creative office uses. The Project Site also contains numerous one- and two-story ancillary buildings and structures, primarily located at the northernmost point of the North Lot and throughout the entirety of the South Lot.

Radford Studio Center supports a variety of media and production activities focused on the creation, development, recording, broadcasting, and editing of recorded and live television programming, feature films, and other audio, visual, and digital media. Such activities occur both indoors and outdoors within the Project Site. Specific uses on-site include motion picture, television, and broadcast studios and related incidental uses, including, but not limited to: production activities; indoor and outdoor stages; sets and façades; digital, film, video, audio, video game, eSports, and media production; recording and broadcasting; sound labs; film editing; film video and audio processing; sets and props production; computer design; computer graphics; animation; and ancillary facilities related to those activities. The following types of related uses and facilities also occur on-site: basecamps, communication facilities, conference facilities, modular/portable bungalows and trailers, studio support facilities, parking, catering facilities, a commissary, special events, audience and entertainment shows, exhibits, fitness facilities, emergency medical facilities to serve the on-site employees and

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<sup>4</sup> The Tujunga Wash is a tributary of the Los Angeles River and runs along the east of the North Lot.



**Figure 1**  
Project Location Map











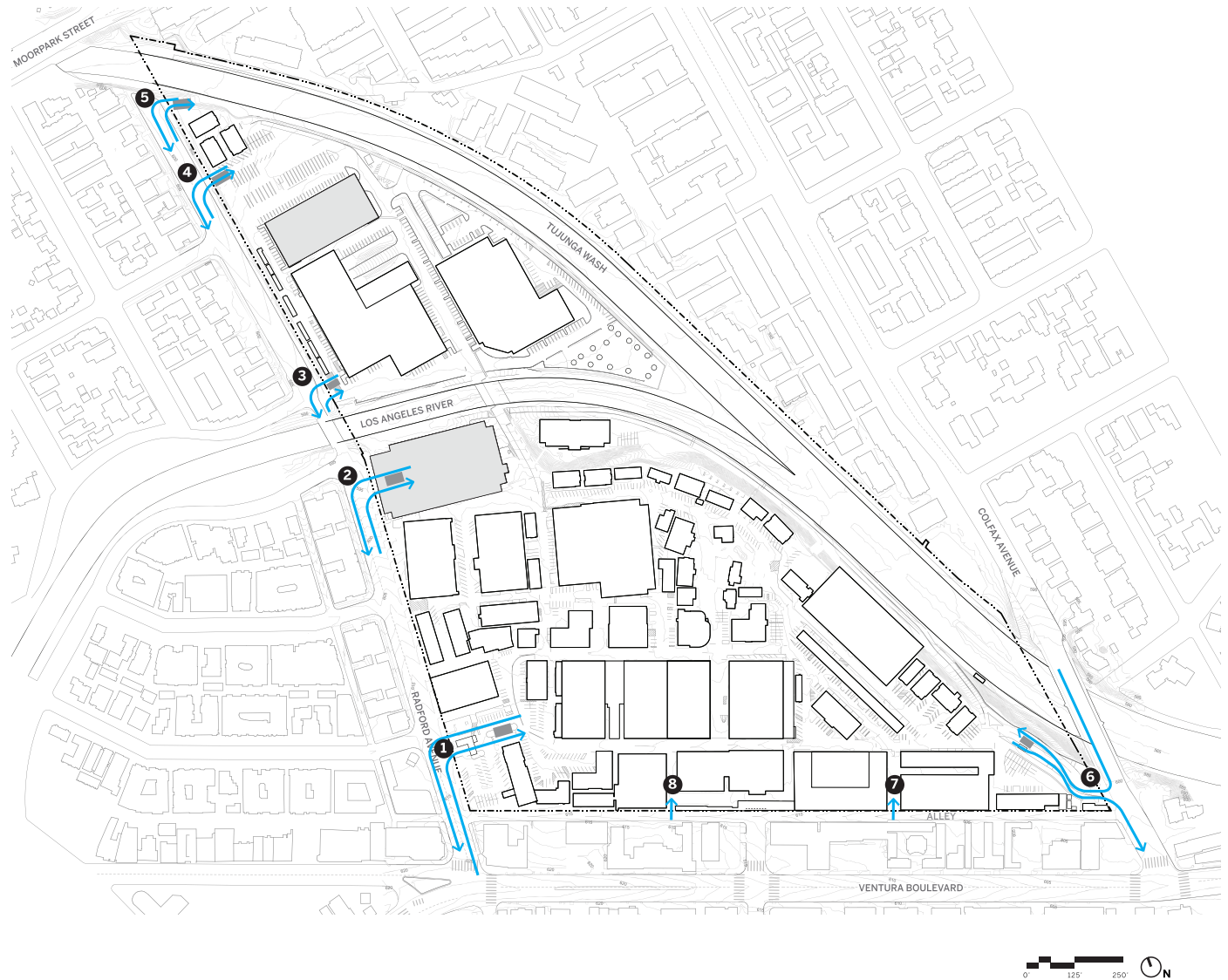
**Figure 2**  
Aerial Photograph of the Project Site and Vicinity



# LEGEND

-  EXISTING BUILDING
-  EXISTING PARKING STRUCTURE
-  EXISTING VEHICULAR INGRESS/EGRESS
-  EXISTING CONTROLLED ENTRY POINT
-  SPECIFIC PLAN BOUNDARY
-  AREA 1 & AREA 2 LINE

- 1 RADFORD GATE
- 2 SATER PARKING STRUCTURE GATE
- 3 PRODUCTION ACCESS POINT (LIMITED)
- 4 PRODUCTION ACCESS POINT (LIMITED)
- 5 TUJUNGA WASH EASEMENT ACCESS
- 6 COLFAX GATE
- 7 PRODUCTION ACCESS POINT (LIMITED)
- 8 PRODUCTION ACCESS POINT (LIMITED)



**Figure 3**  
Existing Site Plan

visitors, fueling for emergency generators, above-ground and below-ground storage tanks, pads for utilities and transmission equipment, maintenance and storage facilities, mills/manufacturing, sleeping quarters for certain on-site personnel, outdoor amenities, bridges, security facilities, carports, solar panels, signs, storage and warehouses.

Outdoor studio production activities occur throughout the Project Site. These activities include, but are not limited to, setup and take down of sets and various outdoor filming activities, including back lot production activities. These areas also provide flexible space for access, staging, connectivity between active production and supporting uses, housing of production vehicles, equipment storage, basecamps, and emergency vehicle access. With regard to basecamps, these areas are located at, near, or within a filming location where critical production activities can be coordinated. These areas provide for active activities (including, but not limited to, loading, wardrobe, hair, make-up, craft service, etc.) and passive activities (including, but not limited to, parking, storage of mobile facilities, support vehicles, etc.) all related to production activities. On the Project Site, these existing basecamp activities typically occur within existing parking areas and other open space areas. Temporary and occasional special events also occur within the Project Site. These events include production-related and non-production related events, such as premieres, charitable events, community events, commercial events, and non-commercial events, and other special events defined in LAMC Section 41.20.1(a). These events are governed by the LAMC and will continue to be governed by the LAMC with the Project.

The studio campus was originally developed in 1928 and was used by various production companies until 1963, when CBS Television became the primary lessee of the campus and later acquired the campus. Numerous buildings and improvements have been developed within the Project Site over time, and there has been a wide, varying, and evolving range of production uses and changes to the studio over time.

As shown in Figure 3 on page 11, vehicular access to the Project Site is provided by five driveways along Radford Avenue, one driveway along Colfax Avenue (also known as the Colfax Gate), and two production access points along the alley just south of the Project Site.<sup>5</sup> Pedestrian access to the Project Site is also available at various access points along Radford Avenue, at the Colfax Gate, and at one access point along the alley. Interior to the Project Site, a bridge traversing the Los Angeles River provides vehicular and pedestrian access between the North Lot and South Lot without having to exit the Project Site to utilize Radford Avenue. As shown in Figure 3, existing automobile parking is located in multiple above-grade automobile parking structures, which are accessible from both Radford Avenue and Colfax Avenue, as well as surface parking areas throughout the Project Site. A total of 3,095 vehicle spaces are currently provided on the Project Site.

All vehicular and pedestrian entrances include controlled access and a series of drive aisles that provide internal access throughout the Project Site. A public alley is adjacent to the southern property line of the South Lot and provides separation between the Project Site and the various commercial buildings to the south fronting Ventura Boulevard.

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<sup>5</sup> Access is limited for the two driveways along Radford Avenue north of the Los Angeles River.

The Project Site perimeter is enclosed with chain link, wrought iron, or combination block wall/chain link fencing, much of which is lined with trees, shrubs, and climbing vines, and segments of which include green screening. Additional landscaping within the Project Site interior includes trees and shrubs, and some of the parking areas include landscaped infiltration basins. Street trees are also located along Radford Avenue. In terms of topography, the Project Site slopes gently down from south to north. Project Site elevations range from approximately 585 feet to 615 feet above mean sea level (AMSL).

The Project Site is located in the City's Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan area. The Project Site includes General Plan land use designations of Light Industrial for the North Lot, Light Manufacturing for the South Lot, and Open Space for the Tujunga Wash and Los Angeles River portions. The North Lot is zoned [Q]MR2-1L-RIO (subject to a "Q" Qualified Classification, Limited Manufacturing Zone, Height District 1L, River Improvement Overlay) and the South Lot is zoned [Q]M2-1-RIO (subject to a "Q" Qualified Classification, Manufacturing Zone, Height District 1, River Improvement Overlay). The portions of the Project Site containing the Los Angeles River and Tujunga Wash are zoned OS-1XL-RIO. Based on the City's Zone Information and Map Access System (ZIMAS), the Project Site is also identified as located in a City-designated Transit Priority Area.

### **3.2.3 Surrounding Land Uses**

The Project Site is located in a highly urbanized area that is developed with a diverse mix of land uses. The major arterial in the immediate vicinity of the Project Site is Ventura Boulevard, which is lined with commercial, institutional, and some residential uses, with residential neighborhoods interspersed between the major arterials. Other main thoroughfares are Laurel Canyon Boulevard and Colfax Avenue, both generally lined with mid- and high-density multifamily residential uses. Immediately west of the South Lot across Radford Avenue is a four-story apartment complex, an automobile repair shop, and a single-story, single-tenant restaurant building. Also to the west and south of the South Lot is a 6-story office building located along Radford Avenue and Ventura Place. Further west of the South Lot is a neighborhood of various multifamily residential developments. Immediately west of the North Lot across Radford Avenue are various one-, two-, and three-story low- and mid-density single- and multifamily residential developments. Further west of the North Lot is a neighborhood of various single-family residential developments. To the south across the abutting alley are properties fronting Ventura Boulevard improved with low- and mid-rise commercial buildings and mini shopping centers occupied by general offices, restaurants, automobile repair shops, motels, and government offices. Properties along the southern side of Ventura Boulevard are improved with similar uses. Further to the south beyond Ventura Boulevard are three- and four-story multifamily residential buildings and Carpenter Community Charter School. To the north and east, the Project Site is bounded by the Tujunga Wash and Los Angeles River, respectively, which provide approximately 97-foot to 150-foot buffers from Studio City neighborhoods across those channels. Many of the streets in the vicinity of the Project Site are lined with street trees, and the major arterials exhibit substantial commercial signage, including multiple large double-face, off-site billboard signs along Ventura Boulevard.

## 3.3 DESCRIPTION OF PROJECT

### 3.3.1 Project Overview

The Radford Studio Center Project includes the modernization and expansion of the existing Radford Studio Center through the proposed Radford Studio Center Specific Plan. As detailed in Table 1 on page 15, 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 circulation, parking, landscaping, and open space improvements. As summarized in Table 1, the proposed Specific Plan would allow up to approximately 2,200,000 square feet of total floor area within the Project Site upon buildout of the Project (inclusive of approximately 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 above Project Grade.<sup>6</sup> A total of approximately 6,050 vehicular parking spaces (including approximately 2,170 existing vehicular parking spaces to remain) would be provided 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. An illustrative site plan of the Project is provided in Figure 4 on page 16.

Buildout under the Radford Studio Center Specific Plan would take place over multiple years and is anticipated to be completed as early as 2028 or as late as 2045, as discussed in Section 3.3.9 below.<sup>7</sup> The Radford Studio Center Specific Plan would establish development guidelines and standards that would regulate basic planning, design, and development concepts for future development within Radford Studio Center. The proposed Radford Studio Center Specific Plan would create a regulatory framework that accounts for the special needs of the Project Site and allows for adapting to and addressing potential future changes in technology and space requirements inherent to the rapid pace of entertainment technology's advancement. Accordingly, the Specific Plan would allow for the limited exchange of two of the permitted studio land uses (increases permitted only for sound stages and production support uses), provided that the maximum permitted floor area of 2,200,000 square feet is not exceeded, as described further below in Section 3.3.2. The primary development regulations set forth in the Radford Studio Center Specific Plan would address land use, design, historic regulations, childcare, alcohol sales, and parking, as well as associated implementation procedures. In addition, a Sign District would be established to permit studio-specific on-site signage.

### 3.3.2 Land Use Plan and Permitted Floor Area

The illustrative site plan provided in Figure 4 illustrates a buildout scenario in accordance with the proposed development detailed in Table 1. Under the proposed Specific Plan, the permitted floor areas may be adjusted pursuant to the land use exchange provisions detailed in the Radford Studio Center Specific Plan, provided the total permitted floor area on-site does not exceed 2,200,000 square feet.

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<sup>6</sup> Based on height measured from Project Grade, which is defined as 595 feet 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.

<sup>7</sup> Construction of the proposed Los Angeles River Connector (also known as the Moorpark Bridge), extending from the northern terminus of Radford Avenue north across the Tujunga Wash to Moorpark Street, may be completed after 2028.



**Table 1**  
**Proposed Development<sup>a</sup>**

<b>Use</b>	<b>Existing (sf)</b>	<b>Demolition (sf)</b>	<b>Existing to Remain (sf)</b>	<b>Proposed New Construction (sf)</b>	<b>Total Permitted (sf)<sup>b</sup></b>	<b>Net Change (sf)<sup>c</sup></b>
Sound Stages	359,730	136,310	223,420	226,580	450,000	90,270
Production Support	255,510	170,370	85,140	214,860	300,000	44,490
Production Office	450,060	297,110	152,950	572,050 <sup>d</sup>	725,000	274,940
Creative Office	113,810	42,330	71,480	628,520	700,000	586,190
Retail	0	0	0	25,000 <sup>e</sup>	25,000 <sup>e</sup>	25,000
<b>Total</b>	<b>1,179,110</b>	<b>646,120</b>	<b>532,990</b>	<b>1,667,010</b>	<b>2,200,000</b>	<b>1,020,890</b>

*sf = square feet*

<sup>a</sup> *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.*

<sup>b</sup> *Total permitted includes existing uses to remain. 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.*

<sup>c</sup> *Net change = Proposed New Construction – Demolition.*

<sup>d</sup> *Includes an approximately 13,500-square-foot Mill building that would be relocated within the Project Site.*

<sup>e</sup> *Could include up to 10,000 square feet of ancillary restaurant uses.*

*Source: SOM, 2023.*



**Figure 4**  
Illustrative Site Plan

The Project may also Include a childcare component for employees with younger children.<sup>8</sup> In addition, the Project would also include on-site Mobility Hubs for Radford Studio Center users that would serve to reduce vehicle miles traveled as discussed further in Section 3.3.5, below. The permitted uses would be consistent with the studio-related objective of the Project.

As previously noted, the Radford Studio Center Specific Plan would allow for limited exchanges between certain permitted studio land uses and associated floor areas to respond to the future needs and demands of the entertainment industry. Specifically, floor area from any permitted land use could be exchanged for additional sound stage and/or production support uses as long as the limitations of the Radford Studio Center Specific Plan are met. In addition, the total permitted floor area on-site would not exceed 2,200,000 square feet. The permitted adjustments would be limited as follows:

- The total sound stage floor area may be increased from 450,000 square feet up to a total of 575,000 square feet in exchange for equivalent decreases in the floor area of other uses.
- The total production support floor area may be increased from 300,000 square feet up to a total of 575,000 square feet in exchange for equivalent decreases in the floor area of other uses.
- The total permitted floor area for production office uses would not exceed 725,000 square feet.
- The total permitted floor area for creative office uses would not exceed 700,000 square feet.
- The total permitted floor area for retail uses would not exceed 25,000 square feet.
- The total Specific Plan floor area would not exceed 2,200,000 square feet.

Specific proposals for development that involve a land use exchange would require a discretionary Project Compliance approval by the Director of the Department of City Planning or his or her designee. This process would entail a determination of whether the individual proposal complies with the regulations, guidelines, and mitigation measures set forth in the Radford Studio Center Specific Plan and the Mitigation Monitoring Program for the Project.

### **3.3.3 Design and Architecture**

The Radford Studio Center Specific Plan will set forth design standards and specific requirements regarding building heights, frontages, stepbacks, and other design elements, as further described below. The overall design strategy of the Project and the Specific Plan focuses on continuing the existing studio uses on the Project Site, while building new facilities integral to the on-going operations of Radford Studio Center and creating better integration between the Project Site and the adjoining public streets, Los Angeles River, and Tujunga Wash, as illustrated in the conceptual renderings provided in Figure 5 through Figure 7 on pages 18 through 20. To that end, it is the design intent of

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<sup>8</sup> The floor area for childcare uses is accounted for in the creative office/production office floor area.





**Figure 5**  
Conceptual Rendering along Radford Gate  
Looking East





**Figure 6**  
Conceptual Rendering along Carpenter Gate  
Looking North





**Figure 7**  
Conceptual Rendering of Project Site Interior  
Looking South

the Radford Studio Center Specific Plan to functionally integrate new development within the Project Site such that maximum permitted height is generally located toward the center of the Project Site, shifted away from the Project Site perimeters. The Project design also includes infrastructure and landscaping improvements in the public realm. These improvements could include pedestrian/bicycle path improvements on Radford Avenue and Colfax Avenue, as well as along the Los Angeles River/Tujunga Wash. Overall, the Radford Studio Center Specific Plan regulations would provide for a cohesive, pedestrian- and bicyclist-friendly, and vibrant studio campus.

### 3.3.3.1 Height Zones

As part of the Radford Studio Center Specific Plan, height zones (Height Zones A through D) with specified height limits and limited height allowances would be established to regulate building heights throughout the Project Site. Except for Height Zone A, which would establish a 60-foot height limit, as shown in Figure 8 on page 22, the Project Site would be subject to a sitewide height limit of 75 feet as measured from Project Grade (i.e., 595 feet AMSL for the North Lot and 610 feet AMSL for the South Lot).<sup>9</sup> This height limit would be augmented with additional height allowances permitted in Height Zones B and C, as shown in Figure 8. Each of the height zones is described below.

- Height Zone A—Mack Sennett District, 60-Foot Height Limit: The Mack Sennett District would be subject to a 60-foot maximum height limit.
- Height Zone B—75-Foot Height Limit: The areas along the northwestern, eastern, and southern boundaries of the South Lot would be subject to a height limit of 75 feet. Buildings up to a maximum of 95 feet in height would be permitted in up to 30 percent of the Height Zone B footprint.
- Height Zone C—75-Foot Height Limit: The center of the South Lot would be subject to a height limit of 75 feet. Buildings up to a maximum of 135 feet in height would be permitted in up to 30 percent of the Height Zone Cone footprint.
- Height Zone D—75-Foot Height Limit: The entirety of the North Lot would be subject to a height limit of 75 feet.

The height zones do not represent the actual development footprint of Project buildings. Rather, as discussed above, new buildings would occupy only a limited portion of the development envelope permitted in each height zone. The height zones and associated frontage areas and stepbacks (discussed below) would guide future development in a manner that would largely concentrate building height and massing behind and/or away from the edges of the Project Site and the residential neighborhoods beyond Radford Avenue, the Los Angeles River, and the Tujunga Wash. Further, a 20-foot stepback from the property line, generally located along the Project's perimeter, would be required for any new building that exceeds 75 feet in height. Any building or structure, except for historic resources, may also be demolished and replaced with a new building or structure that would not exceed the square footage set forth in the Radford Studio Center Specific Plan and the approval process detailed therein.

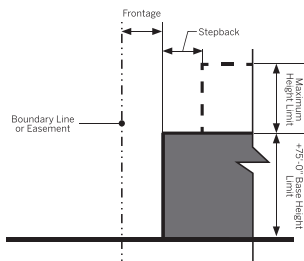
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<sup>9</sup> Based on height measured from Project Grade, which is defined as 595 feet AMSL for the North Lot and 610 feet AMSL for the South Lot. Using the LAMC definition of building height, heights would range between approximately 60 feet and 140 feet.

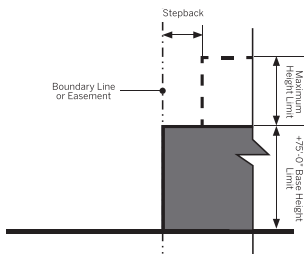


# LEGEND

- ZONE A - 60' HEIGHT LIMIT**
- ZONE B - 75' BASE HEIGHT LIMIT**  
95' maximum height limit for 30% of height zone area (see Base Height and Max Height Diagram below)
- ZONE C - 75' BASE HEIGHT LIMIT**  
135' maximum height limit for 30% of height zone area (see Base Height and Max Height Diagram below)
- ZONE D - 75' HEIGHT LIMIT**
- FRONTAGE AREA**  
No occupiable structures are permitted in Frontage Area
- 20' STEPBACK**  
Only applicable to new buildings
- PROJECT SITE BOUNDARY**

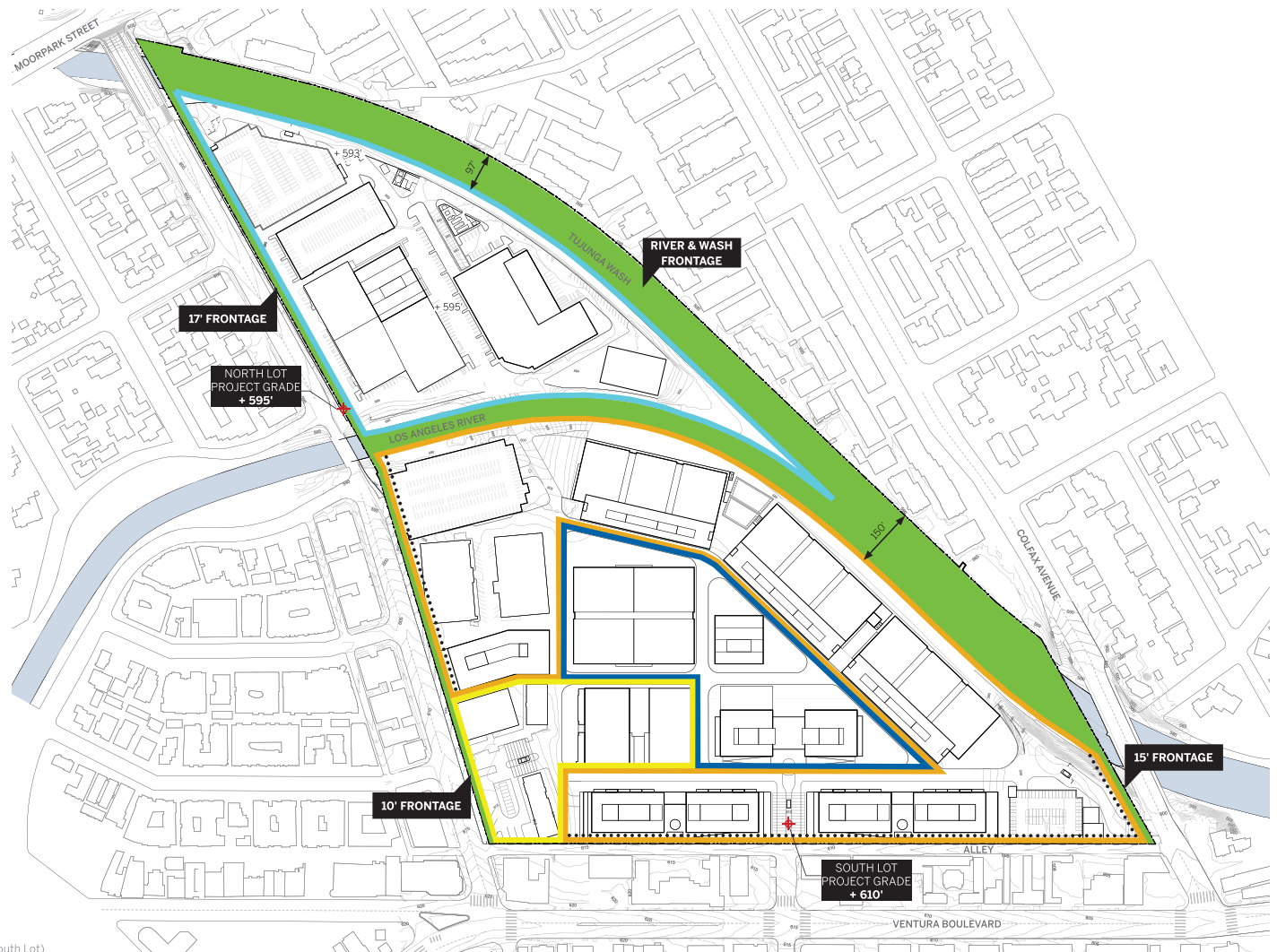


Base Height and Max Height Diagram  
along Typ. Public Facing Edges  
NOT TO SCALE



Base Height and Max Height Diagram  
along Alley Edge  
NOT TO SCALE

NOTE:  
ALL HEIGHTS MEASURED FROM PROJECT GRADE  
(i.e., 595 feet AMSL for the North Lot and 610 feet AMSL for the South Lot)



**Figure 8**  
Height Zones



### 3.3.3.2 Frontage Areas and Stepbacks

New development within the Project Site would be subject to frontage and stepback requirements, as set forth in the Specific Plan and as depicted in Figure 8 on page 22. Frontage areas would function as buffers and transitional space around the Project Site perimeter. Within these areas, features such as security kiosks, fences, walls, projections, stairs, balconies, landscaping, etc. would be permitted. Stepbacks are an architectural tool to reduce building massing and vary building forms by pulling the façade of upper stories back from the building edge at a predetermined elevation above Project Grade.<sup>10</sup> Within the height allowance areas, stepbacks would apply to those portions of new buildings greater than 75 feet in height above Project Grade. The proposed frontage areas and stepbacks are described below.

- Radford Avenue: A 17-foot-wide frontage area would be provided along the entire western edge of the North Lot. A 10-foot-wide frontage area would be provided along the western edge of the South Lot. A 20-foot stepback would be provided for any building within Height Zone B that exceeds 75 feet in height.
- Colfax Avenue: A 15-foot-wide frontage area would be provided along the southeastern edge of the South Lot. A 20-foot stepback would be provided for any building within Height Zone B that exceeds 75 feet in height.
- Southern property line: A 20-foot stepback would be provided for any building within Height Zone B that exceeds 75 feet in height.

Additionally, as previously described, the Project Site is bounded by the Los Angeles River and Tujunga Wash to the north and east, which provide 97-foot to 150-foot buffers from uses across those channels. These existing buffers would be maintained as part of the Project.

### 3.3.3.3 Other Design Elements

The Specific Plan will also include design standards that address the screening of rooftop equipment and outdoor storage areas, fencing, parking structure design, and Project Site access. In particular, rooftop equipment and outdoor storage areas that are visible from public pedestrian locations within 500 feet of the Project Site perimeter would be screened with vegetated walls, fences, trellises, graphic treatments, other structures, or other approved measures. Fencing or perimeter walls of up to 12 feet in height would be permitted on-site, and chain link fencing without inserts or secondary screening (such as fabric or panels) and barbed wire fencing would be prohibited.

With regard to above-grade parking structures, the Specific Plan will set forth design standards regarding the following: the height of enclosure walls, which must effectively block light emitted on a horizontal plane from the structure; the location of vehicular entrances and exits so as to minimize interference with pedestrian and vehicular traffic on the adjacent streets; screening of any new public-facing parking structure façades along Radford Avenue, with architectural articulation, landscaping including vegetated walls and vertical gardens, and/or use of compatible building

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<sup>10</sup> Project Grade is defined as 595 feet AMSL for the North Lot and 610 feet AMSL for the South Lot.

materials; and the lighting and screening of rooftop parking with a 3.5-foot parapet wall and light source shielding.

### **3.3.4 Open Space and Landscaping**

The Project's open space and landscaping plan has been designed to enhance the public realm along all Project Site frontages and maximize public access to the Los Angeles River and Tujunga Wash, as illustrated in Figure 4 on page 16. A key component of the open space and landscaping plan is the construction of a new bridge, the Los Angeles River Connector, extending from the northern terminus of Radford Avenue north across the Tujunga Wash to Moorpark Street, and the revitalization of the public access pathway along the Tujunga Wash, which would include a new paved pedestrian/bicycle path, fencing, lighting, and way-finding signage. The pathway would also include limited planting and irrigation to promote riparian habitat consistent with current adjacency plans and guidelines. The goal of the Project's open space plan is to provide access to and connect pedestrians and bicyclists with the Los Angeles River and tributaries.

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. As illustrated in the illustrative site plan included in Figure 4, additional open space and landscaping would be provided within the Project Site, including various ground level open space areas and rooftop terraces. These open space areas would be landscaped to enhance the pedestrian experience and unify the various building types and activities on the Project Site through a cohesive plant palette. Planting zones and associated palettes would be established to define streetscape areas, gateways (i.e., major site entrances), production areas, bungalows, and the rooftop terraces. On-site open space areas would include shade trees, seating, and potentially water elements. In addition to using landscape elements to emphasize entry points to the Project Site, plantings would help to articulate building entries and architectural features. The rooftop terraces would be designed as landscaped open spaces to be used for meetings, special events, filming, and other production-related activities. Open space areas would also include hardscape and softscape features.

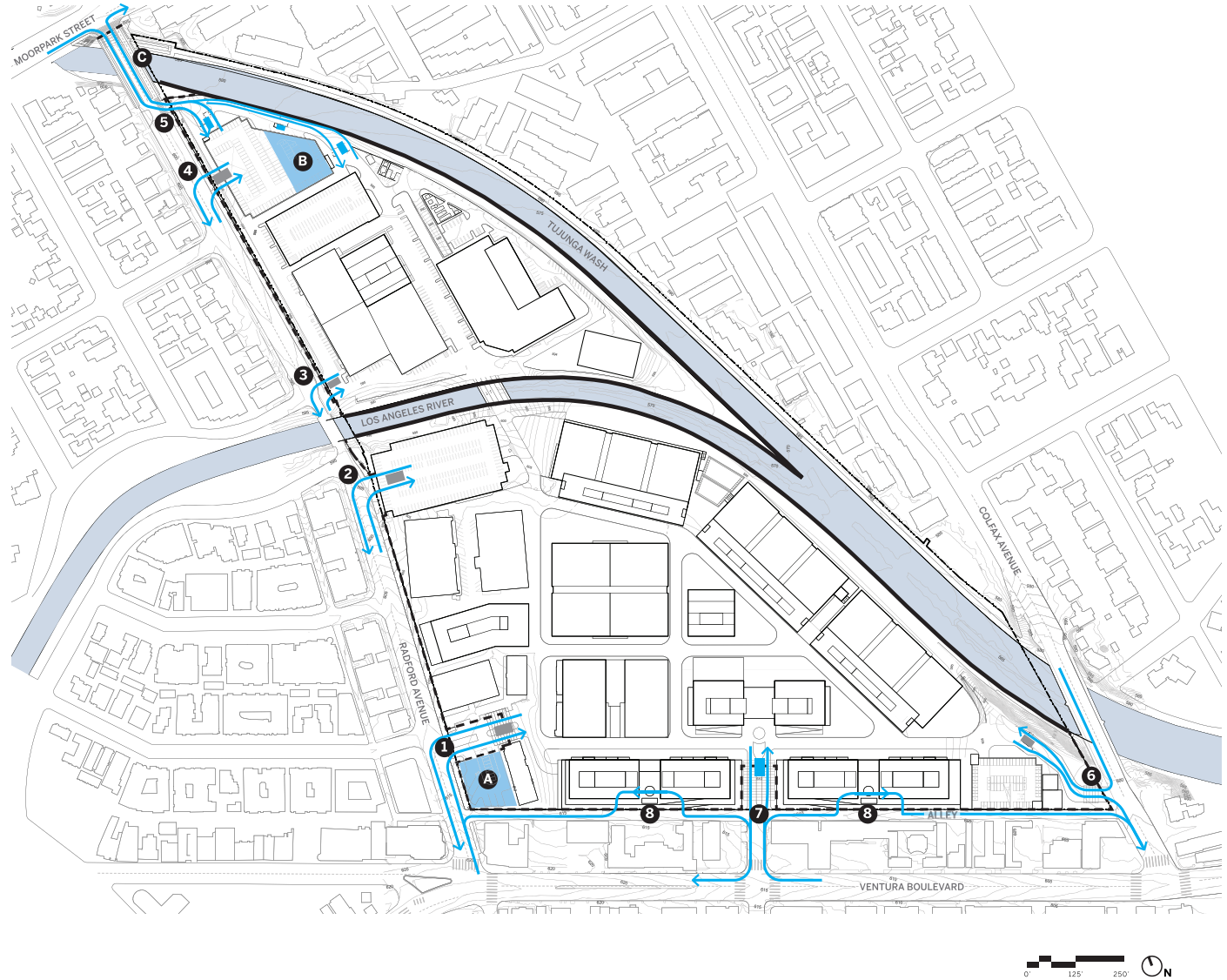
### **3.3.5 Access, Circulation, and Parking**

As illustrated in Figure 9 on page 25, vehicular access to the Project Site from Radford Avenue would be provided via an existing ingress/egress driveway along Radford Avenue, at the Radford Gate, and an existing ingress/egress driveway at the northwestern portion of the South Lot, which provides access to the existing Sater parking structure. Two additional existing ingress/egress driveways along Radford Avenue, adjacent to the North Lot, would be limited to production access. Vehicular access from Ventura Boulevard would be provided via a former ingress/egress driveway at the Carpenter Gate that would be restored as part of the Project, as illustrated in Figure 9. Two Project loading/service access areas would also be located along the southern portion of the Project Site accessed from the adjacent alley. As shown in Figure 9, access via an existing ingress/egress driveway would be located along Colfax Avenue at the Colfax Gate. As detailed in Figure 10 on page 26, pedestrian and bicycle access would be provided at the same primary access points, including at the Radford Gate, access to the Sater parking structure, access from Ventura Boulevard at the Carpenter Gate, and access from Colfax Avenue at the Colfax Gate. Additional access points along Radford Avenue and one pedestrian access point along the alley would also be available, as

# LEGEND

- VEHICULAR INGRESS/EGRESS
- PERIMETER SECURITY
- NEW CONTROLLED ENTRY POINT
- EXISTING CONTROLLED ENTRY POINT
- NEW MOBILITY HUB
- PROJECT SITE BOUNDARY
- NORTH LOT & SOUTH LOT BOUNDARY

- 1 RADFORD GATE
- 2 SATER PARKING STRUCTURE
- 3 PRODUCTION ACCESS POINT (LIMITED)
- 4 PRODUCTION ACCESS POINT (LIMITED)
- 5 TUJUNGA WASH EASEMENT ACCESS
- 6 COLFAX GATE
- 7 CARPENTER GATE (RESTORED ACCESS POINT)
- 8 LOADING/SERVICE ACCESS
- A SOUTH MOBILITY HUB
- B NORTH MOBILITY HUB
- C FUTURE LOS ANGELES RIVER CONNECTOR (NO THROUGH ACCESS ALONG RADFORD)

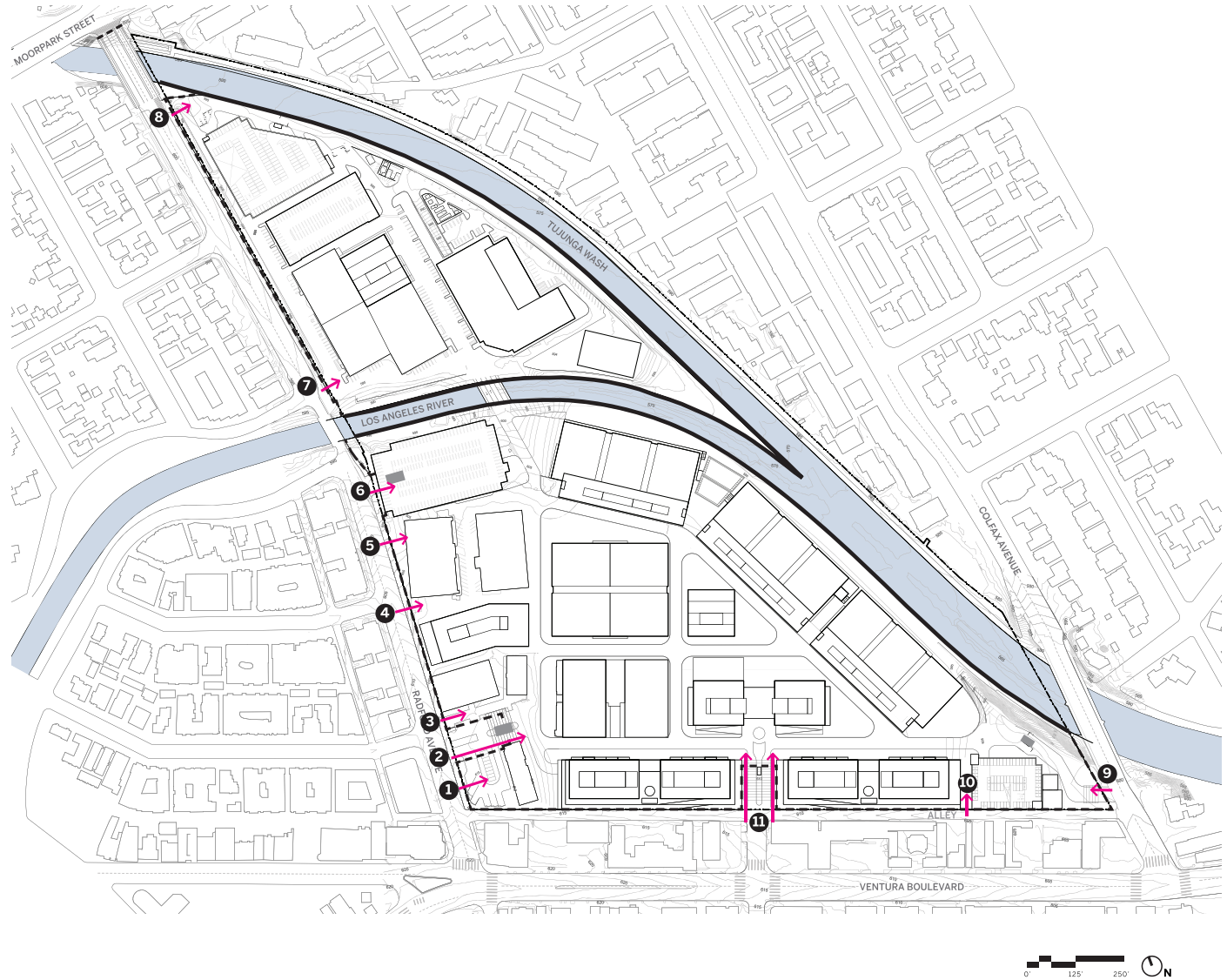


**Figure 9**  
Vehicular Site Access

# LEGEND

- PEDESTRIAN & BICYCLE ACCESS
- PERIMETER SECURITY
- PROJECT SITE BOUNDARY
- NORTH LOT & SOUTH LOT BOUNDARY

- MACK SENNETT GATE
- RADFORD GATE
- ADMINISTRATION GATE
- STAGE 2 SOUTH GATE
- STAGE 2 NORTH GATE
- SATER PARKING STRUCTURE GATE
- SOUTH RADFORD GATE
- NORTH RADFORD GATE
- COLFAX GATE
- ALLEY GATE
- CARPENTER GATE



**Figure 10**  
Pedestrian and Bicycle Site Access

shown in Figure 10 on page 26. All of the access points would be controlled with gates and/or staffed guard houses.

As previously noted and as demonstrated in Figure 9 on page 25, the Specific Plan would include the extension of Radford Avenue via the proposed Los Angeles River Connector, which would extend Radford Avenue to the north across the Tujunga Wash to Moorpark Street. Vehicular ingress and egress to the North Lot would be limited to this new bridge via Moorpark Street; no through access for vehicles would be provided along Radford Avenue. Removable bollards, fire access gates, planters, and/or other traffic calming measures would be installed to prevent cut-through vehicular traffic by prohibiting vehicular access from Moorpark Street south to Ventura Boulevard.

The existing bridge internally connecting the North Lot to the South Lot across the Los Angeles River would be maintained and widened. Internal circulation routes would be renovated and, where required, newly introduced throughout the Project Site to facilitate access to all buildings, parking areas, and basecamp areas. Parking for production vehicles would be provided adjacent to sound stages to accommodate loading/unloading activities and vehicle storage in or near basecamp areas.

Additionally, as shown in Figure 9, two main Mobility Hubs would be located on-site; one at the northernmost point of the North Lot and one adjacent to the Mack Sennett building within the South Lot. The Mobility Hubs would support first/last mile connections; encourage employee use of public transit, carpooling, vanpooling, and biking/scooter to work; and support other transportation demand management (TDM) strategies. The Mobility Hubs would provide an off-street space for passenger pick-up/drop-off and the temporary parking of buses, carpools, vanpools, shuttles, ride-share, taxi, and other commercial and non-commercial vehicles. The Mobility Hubs would include space to accommodate support uses, storage, maintenance, staging facilities, bike share, and ridership amenities.

The Radford Studio Center Specific Plan would establish parking requirements for the permitted land uses (sound stage, production support, production office, creative office, and retail uses), ranging from two to three parking spaces per 1,000 square feet of floor area, for a sitewide total of approximately 6,050 parking spaces at full buildout of the total floor area permitted under the proposed Specific Plan. Non-occupiable structures, such as sets/façades, kiosks, and parking/entry facilities would not require dedicated parking. Vehicles could be parked in tandem (double or triple) or by valet, depending on the specific parking layout. In addition, the Radford Studio Center Specific Plan would set forth a process for approval and implementation of a reduced/shared parking plan, so long as an adequate parking supply is maintained. While the illustrative site plan illustrates parking in specific locations, ultimately parking may be located at any location within the Project Site provided the Radford Studio Center Specific Plan's parking requirements are met. Accordingly, parking may be provided in a combination of above-ground structures, subterranean structures, and/or surface spaces.

### **3.3.6 Lighting and Signage**

All lighting would comply with current energy standards and codes while providing appropriate light levels to accent signage, architectural features, and landscaping elements. Light sources would be shielded and/or directed toward the Project Site interior to minimize light spill-over to neighboring buildings and the surrounding area while utilizing low-level exterior lights at the Project Site perimeter,

as needed, for aesthetic, security, and wayfinding purposes. Additionally, new street and pedestrian lighting within the public right-of-way would provide appropriate and safe lighting levels on both sidewalks and roadways, while minimizing light and glare on adjacent properties, in compliance with applicable City regulations and with approval by the Bureau of Street Lighting. The glass in building façades would be selected for qualities such as low reflectivity to reduce glare; energy efficiency to limit solar heat gain; high visibility for adequate light transmission; and acoustic performance to reduce noise.

The proposed Sign District would regulate signage, in conjunction with applicable LAMC signage provisions, in terms of placement, scale, color, illumination, and material. Project signage would be integrated with and complement the overall aesthetic character of on-site development and would be designed to both enhance the studio character of the Specific Plan area as well as support the vitality of the entertainment industry in Los Angeles. Project signage could include general ground level and wayfinding pedestrian signage around the Project Site perimeter, building identification signs, marquee and monument signs, banners, large-format screens, and other sign types such as on-site wall signs that are typical on studio campuses. The proposed Sign District would regulate the permitted number of signs, sign type, sign height, and the maximum area of signage permitted along each public street frontage. These limitations would not apply to interior signs<sup>11</sup> that generally are not visible from off-site, public rights-of-way, or any publicly accessible plaza adjacent to a public right-of-way, although a number of sign types would be prohibited throughout the Project Site, including aerial signs, billboards, off-site signs, and scrolling digital displays. Project signage may include both externally and internally lit signs, and LAMC illumination regulations would apply.

### **3.3.7 Site Security**

Controlled access would continue to be provided at all vehicular and pedestrian entrances to the Project Site. Project security would be achieved via a combination of physical and operational strategies aimed at providing a secure and safe working studio environment. Fencing, walls, landscaping, and other elements would be used to create a physical barrier at the perimeter of the Project Site to maintain the necessary privacy for certain production activities and ensure the safety of all studio users. In addition, points of entry would be secured by elements such as guard booths, key card passes, pedestrian and vehicular access controls, and site-wide lighting. Operational elements such as 24-hour security, employee and visitor badges, and visual surveillance would further enhance the security and safety of the studio.

### **3.3.8 Sustainability Features**

The Project would incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and the California Green Building Standards (CALGreen) Code. Specifically, the Project would be designed to meet LEED Gold or equivalent requirements and commits to be an all-electric studio facility. The Project represents an infill development located in close proximity to existing transit lines and walkable streets and would utilize existing infrastructure to service the proposed uses. The Project also involves the adaptive re-use of certain existing buildings and facilities. Both in compliance with and, in some cases, in

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<sup>11</sup> "Interior" refers to approximately 100 feet from Project Site edges.

exceedance of LAMC requirements, a number of specific sustainable design components would be incorporated into the Project, potentially including, but not limited to: Energy Star appliances; solar panels; plumbing fixtures and fittings that comply with the performance requirements specified in the Los Angeles Green Building Code; weather-based irrigation systems; water-efficient plantings with drought-tolerant species; shade trees in public areas; green walls in some outdoor areas; vegetated roofs or cool roof systems to help reduce energy use; short- and long-term bicycle parking; electric vehicle (EV) charging infrastructure; a TDM program; the proposed Mobility Hub; use of daylighting where feasible; energy-efficient lighting; and permeable paving where appropriate. Such measures would address energy conservation, water conservation, and waste reduction and will be further defined in the EIR.

### **3.3.9 Anticipated Construction Schedule**

Buildout of the Radford Studio Center Specific Plan could occur in one phase, with a total construction period of approximately 39 months which could begin in 2025 and be completed as early as 2028. However, as listed below, the Project Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2045. Nevertheless, the scope of the Project is the same regardless of the buildout timeline. Further, while the Specific Plan may be implemented over the course of 20 years, no single construction project would be ongoing for that duration, nor would construction be constantly occurring on the Project Site for 20 years.

Construction activities could occur Monday through Friday from 7:00 A.M. to 9:00 P.M. and between 8:00 A.M. and 6:00 P.M. on Saturday or national holidays, in accordance with LAMC requirements. Earthwork activities necessary for construction would require an estimated 935,000 cubic yards of cut, with 55,000 cubic yards of fill used on-site and 880,000 cubic yards of net export.<sup>12</sup>

## **3.4 REQUESTED PERMITS AND APPROVALS**

The list below includes the anticipated requests for approval of the Project. The EIR will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- 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.

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<sup>12</sup> All earthwork volumes include estimates for both rough grading and overexcavation.

- 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.
- 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).
- 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).
- 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.
- 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.
- 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.
- 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.

### **3.5 RESPONSIBLE PUBLIC AGENCIES**

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (CEQA Guidelines Section 15381). As previously described, a portion of the Project Site is comprised of the Los Angeles River/Tujunga Wash. Accordingly, responsible agencies for the Project could include the U.S. Army Corps of Engineers, the Federal Emergency Management Agency, the Los Angeles Regional Water Quality Control Board, and the California Department of Fish and Wildlife.



## 4 ENVIRONMENTAL IMPACT ANALYSIS

### I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### a. Would the project have a substantial adverse effect on a scenic vista?

**Potentially Significant Impact.** A scenic vista is a panoramic view of one or more visual resources such as a mountain range or the urban skyline. Panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are typically associated with vantage points looking out over a section of urban or natural areas that provide a geographic orientation not commonly available. Examples of panoramic views include an urban skyline, valley, mountain range, and the ocean. Focal views are also relevant when considering this question from Appendix G of the CEQA Guidelines. Examples of focal views include natural land forms, public art/signs, historic buildings, and important trees.

The topography surrounding the Project Site is varied and includes significant grade differences to the south along Laurel Canyon Boulevard within Studio City, the Santa Monica Mountains, and the Hollywood Hills to the southeast. Views of the hillsides are available from the Project Site and the Project Site can be viewed from various locations in the Santa Monica Mountains, including potentially from Mulholland Drive. Additionally, certain buildings within the Project Site were constructed over 50 years ago and could potentially be identified as historic. Public views of these buildings may be available along surrounding public rights-of-way. Given the scenic resources surrounding the Project

Site, the Project could potentially have an adverse effect on a scenic vista, and this topic will be further evaluated in an EIR.

**b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Less Than Significant Impact.** The Project Site is not located along or near a state scenic highway. The nearest officially designated state scenic highway is along State Route 2 in La Cañada Flintridge, located approximately 20 miles northeast of the Project Site.<sup>13</sup> Therefore, the Project would not substantially damage scenic resources within a state scenic highway as no scenic highways are located adjacent to the Project Site. Impacts would be less than significant and no further evaluation of this topic in an EIR is required.

**c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Potentially Significant Impact.** The Project Site is located in an urbanized area.<sup>14</sup> As previously described above, the Project Site is in proximity to surrounding hillsides to the south and views of scenic resources are potentially available in the vicinity of the Project Site. As such, further evaluation of the Project's potential to conflict with applicable zoning and other regulations governing scenic quality, including the LAMC and City's General Plan Framework, would be provided in an EIR.

**d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Potentially Significant Impact.** The Project would increase the building area and height within the Project Site; as such, there will be additional sources of light and glare compared to existing conditions. Therefore, the EIR will provide further analysis of the Project's potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

## **II. AGRICULTURE AND FOREST RESOURCES**

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest*

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<sup>13</sup> California Department of Transportation, Scenic Highways, <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed March 9, 2023.

<sup>14</sup> Pursuant to Public Resources Code Section 21071, an "urbanized area" can be defined as an incorporated city that has a population of at least 100,000 persons. The Project Site is located within the City of Los Angeles, which is an incorporated city with a population well over 100,000 persons.

land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The Project Site is located in an urbanized area of the City. The Project Site is currently developed with studio uses and parking. No agricultural uses or operations occur on-site or in the vicinity of the Project Site. The Project Site and surrounding area are not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency Department of Conservation.<sup>15</sup> As such, the Project would not convert farmland to a non-agricultural use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

<sup>15</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, available at <http://zimas.lacity.org>, accessed March 9, 2023.

**b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** Pursuant to the California Department of Conservation, the Williamson Act, known as the California Land Conversation Act of 1965, allows local governments to create contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or open space uses. As discussed in Section 3, Project Description, of this Initial Study, the Project Site is designated for Light Industrial, Light Manufacturing, and Open Space uses and is zoned for manufacturing uses and open space. The Project Site is not zoned for agricultural use. Furthermore, no agricultural zoning is present in the surrounding area. The Project Site and surrounding area are also not enrolled under a Williamson Act Contract. While the Project Site is within the Urban Agriculture Incentive Zone (UAIZ) Program, which allows property owners to restrict vacant parcels for active agricultural purposes in exchange for a potential property tax reduction, the Project Site is not a vacant parcel.<sup>16</sup> Therefore, the Project would not conflict with any existing zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no further evaluation of this topic in an EIR is required.

**c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** As discussed in Section 3, Project Description, of this Initial Study, the Project Site is located in an urbanized area and is currently developed with studio uses and parking. The Project Site does not include any forest land or timberland. In addition, the Project Site is currently zoned for manufacturing uses and open space and is not zoned and/or used as forest land.<sup>17</sup> Therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources and Government Codes. No impacts would occur, and no further evaluation of this topic in an EIR is required.

**d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** As discussed above, the Project Site is located in an urbanized area and does not include forest land. As such, the Project would not result in the conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

**e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

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<sup>16</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, available at <http://zimas.lacity.org>, accessed March 9, 2023.

<sup>17</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, <http://zimas.lacity.org/>, accessed March 9, 2023.

**No Impact.** As described above, the Project Site is located within an urbanized area and does not include farmland or forest land. The Project Site and surrounding area are not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; are not zoned for farmland, agricultural use, or forest land; and do not contain any agricultural or forest uses.<sup>18</sup> As such, the Project would not result in the conversion of farmland to non-agricultural use or forest land to non-forest use. No impacts would occur, and no mitigation measures are required. No further analysis of this topic in the EIR is required.

### III. AIR QUALITY

*Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **a. Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.** The Project Site is located within the 6,700-square-mile South Coast Air Basin (Basin). Pursuant to the federal and state Clean Air Acts, within the Basin, the SCAQMD is required to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone [O<sub>3</sub>], particulate matter less than 2.5 microns in size [PM<sub>2.5</sub>], particulate matter less than 10 microns in size [PM<sub>10</sub>], and lead).<sup>19</sup> The SCAQMD's Air Quality Management Plan (AQMP) contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population,

<sup>18</sup> City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011 available at <http://zimas.lacity.org>, accessed March 9, 2023.

<sup>19</sup> Partial Nonattainment designation for lead for the Los Angeles County portion of the Basin only.

housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment.<sup>20</sup> With regard to future growth, SCAG has prepared the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in SCAG's RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area.

Construction and operation of the Project may result in an increase in stationary and mobile source air emissions, including but not limited to emissions associated with energy usage, resource and water consumption, and vehicle trips. As a result, development of the Project may have a potential adverse effect on the SCAQMD's implementation of the AQMP. Therefore, the EIR will provide further analysis of the Project's consistency with the SCAQMD's AQMP.

**b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

**Potentially Significant Impact.** As discussed above, construction and operation of the Project would result in air emissions in the Basin, which is currently in non-attainment of federal air quality standards for ozone, PM<sub>2.5</sub> and lead, and state air quality standards for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>. Therefore, implementation of the Project may potentially contribute to air quality impacts, which could cause a cumulative impact in the Basin. The EIR will provide further analysis of cumulative air emissions associated with the Project.

**c. Would the project expose sensitive receptors to substantial pollutant concentrations?**

**Potentially Significant Impact.** As discussed above, the Project would result in increased short- and long-term air emissions from the Project Site during construction (short-term) and operation (long-term). Sensitive receptors located in the vicinity of the Project Site include residential and institutional uses. Therefore, the Project may expose sensitive receptors to substantial pollutant concentrations, and the EIR will provide further analysis of the Project's potential to result in substantial adverse impacts to sensitive receptors.

**d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Less Than Significant Impact.** No objectionable odors are anticipated as a result of either construction or operation of the Project. Specifically, construction of the Project would involve the use of conventional building materials typical of construction projects of similar type and size. Any odors that may be generated during construction would be localized and temporary in nature and would not be sufficient to affect a substantial number of people. With respect to Project operations, according to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically

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<sup>20</sup> SCAG serves as the federally designated metropolitan planning organization (MPO) for the Southern California region.

include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would not involve these types of uses. On-site trash receptacles would be contained, located, and maintained in a manner that promotes odor control and would not result in substantially adverse odor impacts.

Construction and operation of the Project would also comply with SCAQMD Rules 401, 402, and 403, regarding visible emissions violations. SCAQMD Rule 402 provides that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Based on the above, the potential odor impact during construction and operation of the Project would be less than significant, and no further analysis of this topic in an EIR is required.

#### IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Potentially Significant Impact.** While the Project Site is located in an urbanized area and has been previously developed, the Los Angeles River, which is located within and east of the Project Site, and the Tujunga Wash located immediately north and east could potentially serve as habitat for candidate, sensitive, or special status species. Therefore, further analysis of this topic in an EIR is required.

**b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

**Potentially Significant Impact.** While the Project Site is located in an urbanized area and has been developed, the Los Angeles River, which traverses the Project Site, and the Tujunga Wash located immediately east could potentially serve as habitat for candidate, sensitive, or special status species. Therefore, further analysis of the Project's potential impacts to riparian habitat or other sensitive natural community will be provided in an EIR.

**c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Potentially Significant Impact.** While the Project Site is located in an urbanized area and has been developed, the Los Angeles River and the Tujunga Wash are located adjacent to the Project Site. Therefore, further analysis of this topic in an EIR is required.

**d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Potentially Significant Impact.** While the Project Site is located in an urbanized area and has been developed, the Los Angeles River, which traverses the Project Site, and the Tujunga Wash located immediately east could potentially provide habitat for migratory and wildlife species. In addition, there



are a number of trees located on-site which could provide habitat for migratory and wildlife species and which could be removed as part of the Project. Therefore, further analysis of the Project's potential to interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be provided in an EIR.

**e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?**

**Potentially Significant Impact.** The City of Los Angeles Protected Tree and Shrub Ordinance No. 186,873 regulates the relocation or removal of all Southern California native oak trees (excluding scrub oak), California black walnut trees, Western sycamore trees, and California Bay trees of at least four inches in diameter at breast height, as well as the protected shrubs Mexican elderberry and toyon. Trees or shrubs that have been planted as part of a landscape or planting program are exempt from the City's Protected Tree Ordinance and are not considered protected. The City's Protected Tree Ordinance prohibits, without a permit, the removal of any regulated protected tree or shrub, including "acts which inflict damage upon root systems or other parts of the tree or shrub..." and requires that all regulated protected trees and shrubs that are removed be replaced on at least a 4:1 basis with species of a protected variety.<sup>21</sup>

The Project Site is well landscaped and includes a large number of trees, some of which could potentially be protected trees. The Project would redevelop the Project Site and would require removal of trees, potentially including removal of protected trees. The Project would comply with the City's Protected Tree and Shrub Ordinance. As such, further evaluation of this topic in an EIR is required.

**f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.** No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the Project Site.<sup>22</sup> Thus, the Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other related plans, and no impact would occur. No further analysis of this topic in the EIR is required.

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<sup>21</sup> Bureau of Street Services, Urban Forest Division, Application for a Tree Removal Permit, [https://streetsla.lacity.org/sites/default/files/ufd\\_tree\\_removal\\_permit.pdf](https://streetsla.lacity.org/sites/default/files/ufd_tree_removal_permit.pdf), accessed December 22, 2022.

<sup>22</sup> California Department of Fish and Wildlife, California Regional Conservation Plans, October 2017.

## V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

**Potentially Significant Impact.** Section 15064.5 of the CEQA Guidelines generally defines a historical resource as a resource that is: (1) listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Public Resources Code [PRC] Section 5020.1(k)); or (3) identified as significant in an historical resources survey (meeting the criteria in PRC Section 5024.1(g)). In addition, any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be an historical resource, provided the lead agency's determination is supported by substantial evidence considering the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register. The California Register automatically includes all properties listed in the National Register of Historic Places (National Register) and those formally determined to be eligible for listing in the National Register. The local register of historical resources is managed by the Los Angeles Office of Historic Resources, which operates SurveyLA, a comprehensive program to identify significant historical resources throughout the City.

While the Project Site and individual buildings within the Project Site are not designated historical resources, the Project Site was described in the City's SurveyLA, and there are on-site buildings that are over 50 years in age. Therefore, further evaluation of the Project's potential impacts on historical resources will be included in the EIR.

### b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

**Potentially Significant Impact.** CEQA Guidelines Section 15064.5(a)(3)(D) generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information

important in prehistory or history.” Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is located within an urbanized area of the City of Los Angeles and has been subject to grading, excavation and fill activities, and development in the past. Therefore, surficial archaeological resources that may have existed at one time have likely been previously disturbed. Nevertheless, the Project would result in excavation depths of up to approximately 50 feet below existing grade potentially in areas not previously excavated. Thus, the EIR will provide further analysis of the Project’s potential impacts to archaeological resources.

**c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

**Potentially Significant Impact.** The Project Site is located within an urbanized area and has been subject to previous grading and development. In addition, the Project Site has been developed with studio uses since 1928, and no known traditional burial sites have been identified on the Project Site. Nevertheless, the Project would result in excavation depths of up to approximately 50 feet below existing grade potentially in areas not previously excavated. Thus, the EIR will provide further analysis of the Project’s potential to disturb human remains.

**VI. ENERGY**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Potentially Significant Impact.** Under the proposed Radford Studio Center Specific Plan, portions of the Project Site would be redeveloped with new studio facilities. The Project would generate an increased demand for electricity and natural gas services provided by the Los Angeles Department of Water and Power (LADWP) and the Southern California Gas Company, respectively, compared to existing conditions. While development of the Project would not be anticipated to cause wasteful, inefficient, and unnecessary consumption of energy resources, further analysis of the Project’s demand on existing energy resources will be provided in the EIR.

**b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Potentially Significant Impact.** First established in 2002 under Senate Bill (SB) 1078, California's Renewable Portfolio Standards (RPS) initially required retail sellers of electric services to increase procurement from eligible renewable energy resources to 20 percent of total retail sales by 2017.<sup>23</sup> The program was accelerated in 2015 with SB 350, which mandated a 50 percent RPS by 2030. In 2018, SB 100 was signed into law, which again increased the RPS to 60 percent by 2030 and requires all the State's electricity to come from carbon-free resources by 2045. In accordance with SB 100, LADWP is required to procure at least 60 percent of its energy portfolio from renewable sources by 2030. The Project has been designed and would be constructed to incorporate environmentally sustainable building features and systems and construction protocols required by the Los Angeles Green Building Code and CALGreen Code. While the Project is not anticipated to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, the Project's compliance with LADWP's plans for renewable energy, as well as the Project's compliance with California Building Energy Efficiency Standards, will be further evaluated in the EIR.

## VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>23</sup> CPUC, California Renewables Portfolio Standard (RPS) Program, [www.cpuc.ca.gov/rps](http://www.cpuc.ca.gov/rps), accessed November 30, 2022.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

**i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Potentially Significant Impact.** Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). Potentially active faults have demonstrated displacement within the last 1.6 million years (during the Pleistocene Epoch) while not displacing Holocene Strata. Inactive faults do not exhibit displacement within the last 1.6 million years. In addition, buried thrust faults, which are faults with no surface exposure, may exist in the vicinity of the Project Site; however, due to their buried nature, the existence of buried thrust faults is usually not known until they produce an earthquake.

CGS establishes regulatory zones around active faults, called Alquist-Priolo Earthquake Fault Zones (previously called Special Study Zones). These zones, which extend from 200 feet to 500 feet on each side of a known fault, identify areas where a potential surface fault rupture could prove hazardous for buildings used for human occupancy. Development projects located within an Alquist-Priolo Earthquake Fault Zone are required to prepare special geotechnical studies to characterize hazards from any potential surface ruptures. In addition, the City of Los Angeles designates Fault Rupture Study Areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture.

The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone as mapped by CGS.<sup>24</sup> However, given the Project Site's location in the seismically active Southern California region, further analysis of nearby faults and the potential for fault rupture to occur will be provided in an EIR.

## **ii. Strong seismic ground shaking?**

**Potentially Significant Impact.** The Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. Additionally, the Project would increase the amount of development on-site, thereby increasing the number of structures and people on-site exposed to potential adverse effects from ground shaking. Further analysis of the potential for strong seismic ground shaking will be provided in the EIR.

## **iii. Seismic-related ground failure, including liquefaction?**

**Potentially Significant Impact.** Liquefaction is a phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: shallow groundwater; low density, fine, clean sandy soils; and strong ground motion. According to the City's ZIMAS Parcel Profile Report, the Project Site is located within a liquefiable area.<sup>25</sup> Further analysis of this topic will be provided in the EIR.

## **iv. Landslides?**

**Less Than Significant Impact.** Landslides generally occur in loosely consolidated, wet soil and/or rocks on steep sloping terrain. The Project Site and surrounding area are fully developed, and the Project Site is generally characterized by relatively level topography. Additionally, the Project Site is not identified as within a landslide area as mapped by the State or City.<sup>26</sup> Given the largely impervious (developed/paved) nature of the Project Site, large areas of exposed soil or rocks that could slide or become loose are not present across the Project Site. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects involving landslides. As such, impacts would be less than significant, and no mitigation measures are required. No further evaluation of this topic in an EIR is required.

## **b. Would the project result in substantial soil erosion or the loss of topsoil?**

**Less Than Significant Impact.** Given the largely impervious (developed/paved) nature of the Project Site, there are limited landscaped areas with exposed topsoil. However, development of the Project would require grading, excavation, and other construction activities that have the potential to disturb existing soils within the Project Site and expose these soils to rainfall and wind during construction, thereby potentially resulting in soil erosion. This potential would be reduced by the implementation of standard erosion controls imposed during site preparation and grading activities during Project

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<sup>24</sup> State of California, California Geological Survey, Seismic Hazard Zones, Van Nuys Quadrangle, March 25, 1999.

<sup>25</sup> City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030, and 2368-005-011 available at <http://zimas.lacity.org>, accessed March 9, 2023.

<sup>26</sup> City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030, and 2368-005-011 available at <http://zimas.lacity.org>, accessed March 9, 2023.

construction. Specifically, all grading activities would require grading permits from the City of Los Angeles Department of Building and Safety (LADBS), which would include requirements and standards designed to limit potential effects associated with erosion to acceptable levels. In addition, on-site grading and site preparation would comply with all applicable provisions of LAMC Chapter IX, Article 1, which addresses grading, excavations, and fills. Furthermore, the Project would be required to comply with the City's Low Impact Development (LID) Ordinance and implement standard erosion controls to limit stormwater runoff, which can contribute to erosion. Therefore, with compliance with all applicable regulatory requirements, impacts regarding soil erosion or the loss of topsoil would be less than significant, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

**c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

**Potentially Significant Impact.** As discussed above, the Project Site is susceptible to ground shaking. In addition, the Project Site is located within a liquefaction zone, and thus the potential for lateral spreading may be present. Further analysis of this topic will be provided in the EIR.

**d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

**Potentially Significant Impact.** Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. As discussed above, the Project Site is located within a liquefaction zone, which indicates potentially shallow groundwater. The soils underlying the Project Site along with shallow groundwater could potentially present expansive soil conditions. Therefore, further evaluation of this topic will be provided in the EIR.

**e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** The Project Site is located within a community served by existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems. No further evaluation of this topic in an EIR is required.

**f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.** Paleontological resources are the fossilized remains of organisms that have lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. As the Project Site has been previously graded and developed, surficial paleontological resources that may have existed at one time have likely been previously disturbed. However, the Project could involve



deeper excavations in areas not previously excavated. As such, the potential for the Project to directly or indirectly destroy a unique paleontological resource or unique geologic feature will be further evaluated in an EIR.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

**Potentially Significant Impact.** Gases that trap heat in the atmosphere are called greenhouse gases (GHGs) since they have effects that are analogous to the way in which a greenhouse retains heat. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere affects the earth’s temperature. The State of California has undertaken initiatives designed to address the effects of GHG emissions, and to establish targets and emission reduction strategies for GHG emissions in California. Activities associated with the Project, including construction and operational activities, could result in GHG emissions that may have a significant impact on the environment. Therefore, the EIR will provide further analysis of the Project’s GHG emissions.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Potentially Significant Impact.** As the Project would have the potential to emit GHGs, the EIR will include further evaluation of Project-related emissions and associated emission reduction strategies to determine whether the Project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs (e.g., Assembly Bill [AB] 32, SCAG’s RTP/SCS, and the City of Los Angeles Green Building Code).

## IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Potentially Significant Impact.** The types and amount of hazardous materials potentially used in connection with the construction and operation of the Project are anticipated to be typical of those used for studio, office, and commercial uses. Specifically, Project operations would likely involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. Project construction and set fabrication during Project operation also would involve the temporary use of potentially hazardous materials, including

vehicle fuels, paints, oils, and transmission fluids. Accordingly, further analysis of these potential impacts will be provided in the EIR.

**b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Potentially Significant Impact.** The prior and existing uses of the Project Site may have affected on-site soil and groundwater conditions. In addition, given the age of the existing structures on-site, some of which would be demolished as part of the Project, asbestos-containing materials and lead-based paint may be present. As such, further analysis will be provided in the EIR to determine the Project's potential impacts with respect to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

**c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Potentially Significant Impact.** The Project Site is located within approximately one-quarter mile of Carpenter Community Charter School and Walter Reed Middle School. While the Project is not expected to involve hazardous emissions or handle acutely hazardous materials, substances, or waste, due to the Project's proximity to schools, further evaluation of this topic will be included in the EIR.

**d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?**

**Potentially Significant Impact.** Given the prior and ongoing activities on the Project Site, including the use of diesel tanks and prior leaking underground storage tanks, there is a potential for the Project Site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, further evaluation of this topic will be included in the EIR.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**No Impact.** The Project Site is not located within two miles of an airport or within an airport planning area. The closest airport to the Project Site is the Hollywood Burbank Airport, which is located approximately four miles northeast of the Project Site. Given the distance between the Project Site and the closest airport, the Project would not have the potential to result in a safety hazard or excessive noise for people residing or working near an airport. Therefore, no impact would occur, and no further evaluation of this topic in an EIR is required.

**f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**Less Than Significant Impact.** The City of Los Angeles General Plan Safety Element addresses public protection from unreasonable risks associated with natural disasters (e.g., fires, floods, earthquakes) and sets forth guidance for emergency response. According to the City General Plan

Safety Element, California Government Code Section 65302(g)(1) specifies the need to plan for swift evacuation in the event of a fire or other emergency. In response, the City includes a wide range of physical environments and dramatic differences in population density based on the time of day or day of the week. To better accommodate the variety of evacuation scenarios, the City has developed a dynamic approach to evacuation response, one that can respond to different conditions. As specified in the City's Emergency Operations Plan (EOP) Evacuations Annex, "primary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County."<sup>27</sup> However, in response to a more localized emergency, such as a hillside wildfire, the Los Angeles Fire Department (LAFD) works in coordination with the Los Angeles Department of Transportation (LADOT) and Los Angeles Police Department (LAPD) to identify the most appropriate local egress option and direct individuals to those routes. Other routes are shared in real time depending on which disaster and suitable evacuation routes are identified.<sup>28</sup>

While it is expected that the majority of construction activities for the Project would be confined to the Project Site, off-site construction activities would occur in adjacent street rights-of-way, which could potentially require temporary lane closures. However, if lane closures are necessary, the remaining travel lanes would remain open such that at least one travel lane in each direction would be available. In the event of an emergency during construction of the Project, LAFD and LAPD would instruct businesses and residents of the area as to the specific evacuation plan as set forth in the Safety Element. The Applicant and construction contractor would comply with all instructions from LAFD and LAPD as to evacuation requirements. In addition, while operation of the Project would generate vehicle trips in the Project Site vicinity and could result in some modifications to the Project Site's access, primarily related to expanding the number of access points to the Project Site, the Project would comply with LAFD access requirements and would not impede emergency access in the Project Site vicinity. Therefore, the Project would not physically interfere with or impair the implementation of an emergency response plan or emergency evacuation plan. The Project's potential impacts would be less than significant, and no further evaluation of this topic in the EIR is required.

**g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact.** The Project Site is located in an urbanized area without wildlands in its vicinity. In addition, the Project Site is not located within a City-designated Very High Fire Hazard Severity Zone or a City-designated fire buffer zone.<sup>29,30</sup> Furthermore, the Project would be developed in accordance with LAMC requirements pertaining to fire safety. Therefore, the Project would not expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. No impact would occur, and no further evaluation of this topic in the EIR is required.

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<sup>27</sup> City of Los Angeles. Safety Element of the General Plan, p. 23, 2021.

<sup>28</sup> Los Angeles Safety Element, November 2021, p. 23.

<sup>29</sup> City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030, and 2368-005-011 available at <http://zimas.lacity.org>, accessed March 9, 2023. The Very High Fire Hazard Severity Zone was first established in the City of Los Angeles in 1999 and replaced the older "Mountain Fire District" and "Buffer Zone" shown on page 27 of the Los Angeles General Plan Safety Element.

<sup>30</sup> City of Los Angeles General Plan Safety Element, November 2021, p. 27.

## X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**Potentially Significant Impact.** Project construction activities would have the potential to convey pollutants into municipal storm drains, particularly during precipitation events. In addition, potential changes in on-site drainage patterns resulting from Project implementation and the introduction of new buildings could affect the quality of stormwater runoff. Therefore, further analysis of potential impacts will be included in an EIR.

**b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**Potentially Significant Impact.** A significant impact may occur if a project includes deep excavations which have the potential to interfere with groundwater movement or includes the withdrawal of groundwater or paving of existing permeable surfaces that are important to groundwater recharge. Given the largely impervious (developed/paved) nature of the Project Site, reductions to existing groundwater recharge are not anticipated as a result of Project implementation. During a storm event, stormwater runoff would continue to flow to the adjacent roadways where it is directed into the City's storm drain system. As such, the Project Site is not a source of groundwater recharge. Following redevelopment of the Project Site, groundwater recharge would remain negligible, similar to existing conditions. Based on a review of the California Geological Survey Seismic Hazard Zone Report of the Van Nuys Quadrangle, the historically highest groundwater level within the Project Site ranged from a depth of 0 feet to 20 feet below the existing surface.<sup>31</sup> The proposed excavation activities for subterranean parking would extend to a maximum depth of 50 feet and have the potential to encounter groundwater. Therefore, temporary dewatering during construction may be required. As such, further analysis of potential impacts will be provided in an EIR.

**c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i. Result in substantial erosion or siltation on- or off-site;**

**Potentially Significant Impact.** As discussed in Response to Checklist Question VII.b., potential erosion impacts resulting from Project grading, excavation, and other construction activities that have the potential to disturb existing soils would be adequately reduced through compliance with LADBS grading permits, LAMC requirements, and the City's LID Ordinance. However, given the potential for changes to existing drainage patterns on-site as a result of Project development, further evaluation of erosion and siltation in the context of potential hydrological changes on-site will be provided in an EIR.

**ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

**Potentially Significant Impact.** Potential changes in drainage patterns on-site could affect the rate or amount of surface water runoff on-site in a manner that could result in flooding on- or off-site. Thus, further analysis of potential impacts will be included in an EIR.

**iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

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<sup>31</sup> California Department of Conservation, Division of Mines and Geology. Seismic Hazard Zone Report for the Van Nuys 7.5-minute Quadrangle, Los Angeles County, California. 1997.

**Potentially Significant Impact.** Potential changes in drainage patterns on-site could create or contribute runoff which could exceed the capacity of the local stormwater drain system, and Project construction activities as well as the introduction of new buildings could provide additional sources of polluted runoff. Therefore, further analysis of potential impacts will be included in an EIR.

#### **iv. Impede or redirect flood flows?**

**No Impact.** The Project is not located within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or by the City.<sup>32,33</sup> Thus, the Project would not impede or redirect flood flows. No impacts would occur, and no mitigation measures are required. No further analysis of this topic in an EIR is required.

#### **d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

**No Impact.** The Project Site is not located within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or by the City.<sup>34,35</sup> Also, given the distance of the Project Site from the Pacific Ocean, the City of Los Angeles does not map the Project Site as being located within a tsunami hazard area.<sup>36</sup> Therefore, no tsunami or tsunami events would be expected to impact the Project Site. Additionally, there are no standing bodies of water near the Project Site that may experience a seiche. As such, the risk of flooding from a tsunami or inundation by a seiche is considered low. No impact would occur, and no further evaluation of this topic in an EIR is required.

#### **e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Less Than Significant Impact.** Under Section 303(d) of the Clean Water Act, states are required to identify water bodies that do not meet their water quality standards. Biennially, the Los Angeles Regional Water Quality Control Board (LARWQCB) prepares a list of impaired waterbodies in the region, referred to as the 303(d) list. The 303(d) list outlines the impaired waterbody and the specific pollutant(s) for which it is impaired. All waterbodies on the 303(d) list are subject to the development of a Total Maximum Daily Load (TMDL). The Project Site is located within the Los Angeles River

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<sup>32</sup> Federal Emergency Management Agency, Flood Insurance Rate Map, Panel Number 06037C1320F, effective on September 25, 2008.

<sup>33</sup> City of Los Angeles, 2018 Local Hazard Mitigation Plan, Central APC, Figure 10-12., FEMA DFIRM Flood Hazard Areas, p. 10-34.

<sup>34</sup> Federal Emergency Management Agency, Flood Insurance Rate Map, Panel Number 06037C1320F, effective on September 25, 2008.

<sup>35</sup> City of Los Angeles, 2018 Local Hazard Mitigation Plan, Central APC, Figure 10-12., FEMA DFIRM Flood Hazard Areas, p. 10-34.

<sup>36</sup> City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030, and 2368-005-011 available at <http://zimas.lacity.org>, accessed March 24, 2023.

Reach 6.<sup>37</sup> Constituents of concern listed for the Los Angeles River Reach 6 and Tujunga Wash include, but are not limited to, trash, bacteria and viruses, metals, and ammonia.<sup>38</sup>

The County of Los Angeles, the City of Los Angeles, and all other cities in the regional watershed are responsible for the implementation of watershed improvement plans or Enhanced Watershed Management Programs (EWMP) to improve water quality and assist in meeting the TMDL milestones. The Project Site is located within the boundaries of the Upper Los Angeles River EWMP.<sup>39</sup> The objective of the EWMP Plan for the Upper LA River EWMP is to determine the control measures (often referred to as best management practices [BMPs]) that will achieve required pollutant reductions while also providing multiple benefits to the community and leveraging sustainable green infrastructure practices. Compliance with the National Pollutant Discharge Elimination System (NPDES) program would ensure that stormwater pollutants do not substantially degrade water quality. Further, the Project would be required to comply with the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

The Project Site is also located in the Coastal Los Angeles Groundwater Basin, San Fernando Valley Subbasin. This subbasin is listed as low priority by the California Department of Water Resources and thus is not subject to the groundwater sustainability plan or management by a groundwater sustainability agency per the Sustainable Groundwater Management Act.<sup>40</sup>

Potential pollutants generated by the Project would be typical of studio and related commercial land uses and may include sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The implementation of BMPs required by the City's LID Ordinance would target these pollutants to minimize pollutant loads in stormwater runoff. Implementation of LID features as part of the Project could result in an improvement in surface water quality runoff as compared to existing conditions. As such, the Project would not introduce new pollutants or an increase in pollutants that would conflict with or obstruct any water quality control plans for the Los Angeles River Watershed. By complying with existing regulatory requirements and implementation of LID BMPs, the Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan. Impacts would be less than significant, and no further evaluation of this topic in an EIR is required.

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<sup>37</sup> Los Angeles County Public Works. Los Angeles River Master Plan, Reach 6—Map, <https://ladpw.org/wmd/watershed/la/larmp/LARMP-32%20Reach%206%20-%20Map.pdf>, accessed March 13, 2023.

<sup>38</sup> California Environmental Protection Agency, How's My Waterway?, <https://mywaterway.epa.gov/community>, accessed March 13, 2023.

<sup>39</sup> California Water Boards, Los Angeles—R4. Upper Los Angeles River Watershed Management Group, [www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/watershed\\_management/los\\_angeles/upper\\_losangeles/index.html](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/los_angeles/upper_losangeles/index.html), accessed March 13, 2023.

<sup>40</sup> California Department of Water Resources, SGMA Basin Prioritization Dashboard, <http://gis.water.ca.gov/app/bp-dashboard/final>, accessed March 16, 2023.



# XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## a. Would the project physically divide an established community?

**Less than Significant Impact.** As discussed in Section 3, Project Description, of this Initial Study, the Project Site is currently developed with Radford Studio Center and is located in an urbanized area that is developed with a diverse mix of land uses. The major arterial in the vicinity of the Project Site is Ventura Boulevard, which is lined with commercial, institutional, and some residential uses, with residential neighborhoods interspersed between the major arterials. Other main thoroughfares are Laurel Canyon Boulevard and Colfax Avenue, both generally lined with mid- and high-density multi-family residential uses. Immediately west of the South Lot across Radford Avenue is a four-story apartment complex, an automobile repair shop, and a single-story, single-tenant restaurant building. Just southwest of the South Lot is also a 6-story office building located along Radford Avenue and Ventura Place. Further west is a neighborhood of various multifamily residential developments. Immediately west of the North Lot across Radford Avenue are various one-, two-, and three-story low- and mid-density single- and multifamily residential developments. Further west is a neighborhood of various single-family residential developments. To the south across the abutting alley are properties fronting Ventura Boulevard improved with low- and mid-rise commercial buildings and mini shopping centers occupied by general offices, restaurants, automobile repair shops, motels, and government offices. Properties along the southern side of Ventura Boulevard are improved with similar uses. Further to the south beyond Ventura Boulevard are three- and four-story multifamily residential buildings and Carpenter Community Charter School. To the north and east, the Project Site is bounded by the Tujunga Wash and Los Angeles River, respectively, which provide buffers from Studio City neighborhoods across those channels.

The Project includes the continuation of the existing studio use and the redevelopment of portions of Radford Studio Center with new studio facilities as well as associated circulation improvements, parking facilities, landscaping, and open space. These uses would be consistent with the existing on-site uses as well as other commercial developments located adjacent to and in the general vicinity of the Project Site. Additionally, all proposed development would occur within the boundaries of the Project Site and would not include the permanent closure of any surrounding travel routes. Furthermore, the Project Site and vicinity are in a previously developed area, and the Project does not propose a freeway or other large infrastructure that could divide the existing surrounding community. Rather, the Project would link the community via the Los Angeles River Connector—a multi-modal bridge spanning the Tujunga Wash, as described further in Section 3, Project Description, of this

Initial Study. Access to all surrounding properties would continue to be available upon buildout of the Project. Therefore, the Project would not physically divide an established community. Impacts related to the physical division of an established community would be less than significant, and no further evaluation of this topic in an EIR is required.

**b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**Potentially Significant Impact.** As discussed in Section 3, Project Description, of this Initial Study, the Project requires several discretionary approvals, including adoption of the proposed Specific Plan and an associated General Plan Amendment, Zone Change, and Sign District. While the Project is not anticipated to conflict with any land use plans, policies or regulations that were adopted for the purpose of avoiding or mitigating an environmental effect, the EIR will provide further analysis of the Project’s consistency with applicable land use plans, policies, and regulations that were adopted for the purpose of avoiding or mitigating an environmental effect.

**XII. MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

**No Impact.** No mineral extraction operations currently occur on the Project Site. Furthermore, the Project Site is not located within a City-designated Mineral Resource Zone or Surface Mining District where significant mineral deposits are known to be present, or within a mineral producing area as classified by the California Geologic Survey.<sup>41,42,43</sup> Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impact would occur, and no further evaluation of this topic in an EIR is required.

<sup>41</sup> City of Los Angeles, Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995. Figure GS-1.

<sup>42</sup> State of California Department of Conservation, California Geologic Survey, Aggregate Sustainability in California, 2012.

<sup>43</sup> City of Los Angeles, Conservation Element of the Los Angeles City General Plan, January 2001, Exhibit A, p. 86.

**b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.** Refer to Response to Checklist Question XI, a., Mineral Resources, above. No impact would occur, and no further evaluation of this topic in an EIR is required.

### XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact.** During construction activities associated with the Project, the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) would generate noise on a short-term basis. In addition, noise levels from on-site sources may increase during operation of the Project. Furthermore, vehicle trips attributable to the Project have the potential to increase noise levels along adjacent roadways. Therefore, further evaluation of this topic will be provided in the EIR.

**b. Would the project result in generation of excessive ground borne vibration or ground borne noise levels?**

**Potentially Significant Impact.** Construction of the Project could generate ground borne noise and vibration associated with demolition, site grading and excavation, other clearing activities, the installation of building footings, and construction truck travel. As such, the Project would have the potential to generate excessive ground borne vibration and noise levels during short-term construction activities. Therefore, further evaluation of this topic will be provided in the EIR.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The Project Site is not located in the vicinity of a private airstrip, an airport land use plan, an airport hazard zone, or within 2 miles of an airport. The closest airport to the Project Site is the Hollywood Burbank Airport, which is located approximately four miles northeast of the Project Site. As such, the Project would not expose people residing or working in the Project area to excessive noise levels. No impact would occur, and no further evaluation of this topic in an EIR is required.

## XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**Less Than Significant Impact.** As discussed in Section 3, Project Description, of this Initial Study, the Project does not include housing. As such, the Project would not directly introduce a new residential population that would contribute to population growth in the vicinity of the Project Site or the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan area.

While construction of the Project would create temporary construction-related jobs, the work requirements of most construction projects are highly specialized such that construction workers remain at a job site only for the time during which their specific skills are needed to complete a particular phase of the construction process. The Project would draw from the existing regional pool of construction workers who typically move from project to project as work is available. Project-related construction workers would not be anticipated to relocate their household’s permanent place of residence as a consequence of working on the Project and, therefore, no new permanent residents are expected to be generated during construction of the Project. Accordingly, Project construction would not induce substantial population growth.

With regard to Project employment, using employee generation factors from LADOT and based on the Specific Plan at Project buildout, as summarized in Table 2 on page 59, a total of approximately 8,920 employees would be generated within the Project Site (approximately 4,139 net new employees when accounting for the estimated number of existing employees).

According to SCAG's 2020-2045 RTP/SCS, the employment forecast for the City of Los Angeles Subregion in 2023 is approximately 1,917,721 employees.<sup>44</sup> In 2028, the Project's earliest buildout year, the City of Los Angeles Subregion is anticipated to have approximately 1,967,307 employees.<sup>45</sup> Therefore, the projected employment growth in the City between 2023 and 2028 based on SCAG's 2020-2045 RTP/SCS is approximately 49,586 employees. The Project's estimated 4,139 net new employees would constitute approximately 8.35 percent of the employment growth forecasted between 2023 and 2028. Based on SCAG's 2020-2045 RTP/SCS, in 2045, the City of Los Angeles Subregion is anticipated to have approximately 2,135,900 employees.<sup>46</sup> Therefore, the projected employment growth in the City between 2023 and 2045 based on SCAG's 2020-2045 RTP/SCS is approximately 218,179 employees. As such, in the event buildout of the Project potentially extends to 2045, the Project's estimated 4,139 net new employees would constitute approximately 1.90 percent of the employment growth forecasted between 2023 and 2045.

As described in Section 3, Project Description, of this Initial Study, the total sound stage floor area permitted within the Project Site under the Specific Plan may be increased from 450,000 square feet up to a total of 575,000 square feet in exchange for decreases in other uses while production office, creative office, and retail cannot exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively. This potential increase in sound stage floor area is considered in Table 3 on page 60. As provided therein, the Specific Plan at Project buildout under this potential exchange of uses is estimated to generate a total of approximately 9,370 employees (approximately 4,589 net new employees when accounting for the estimated number of existing employees). The estimated 4,589 net new employees would constitute approximately 9.25 percent of the employment growth forecasted between 2023 and 2028. In addition, in the event buildout of the Project potentially extends to 2045, the estimated 4,589 net new employees would constitute approximately 2.10 percent of the employment growth forecasted between 2023 and 2045.

While some new Project employees may be anticipated to relocate to the vicinity of the Project Site, many would not, nor would existing employees be expected to move as a result of redevelopment of the Project Site. Accordingly, this potential indirect increase in population would not be substantial. Specifically, some employment opportunities may be filled by people already residing in the vicinity of the Project Site, and other employees would be expected to commute to the Project Site from other

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<sup>44</sup> SCAG. ConnectSoCal (2020-2045 RTP/SCS), Demographics and Growth Forecast Appendix, Table 14, p. 35. Based on a linear interpolation of SCAG's employment data for 2016 and 2045 data. The 2023 extrapolated value is calculated using SCAG's 2016 and 2045 values to find the average increase between years and then applying that annual increase to 2023:  $((2,135,900 - 1,848,300) \div 29) * 7 + 1,848,300 = 1,917,721$ .

<sup>45</sup> SCAG. ConnectSoCal (2020-2045 RTP/SCS), Demographics and Growth Forecast Appendix, Table 14, p. 35. Based on a linear interpolation of 2016 and 2045 data. The 2028 extrapolated value is calculated using SCAG's 2016 and 2045 values to find the average increase between years and then applying that annual increase to 2028:  $((2,135,900 - 1,848,300) \div 29) * 12 + 1,848,300 = 1,967,307$ .

<sup>46</sup> SCAG. ConnectSoCal (2020-2045 RTP/SCS), Demographics and Growth Forecast Appendix, Table 14, p. 35.



**Table 2**  
**Estimated Project Employment**

<b>Land Use</b>	<b>Size</b>	<b>Employee Generation Rate per sf<sup>a</sup></b>	<b>Estimated No. of Employees</b>
<b>Existing</b>			
Sound Stages	359,730 sf	0.0056 <sup>b</sup>	2,015 emp
Production Support	255,510 sf	0.002	511 emp
Production Office	450,060 sf	0.004	1,800 emp
Creative Office	113,810 sf	0.004	455 emp
<i>Total Existing</i>			<i>4,781 emp</i>
<b>Proposed Development</b>			
Sound Stages	450,000 sf	0.0056 <sup>b</sup>	2,520 emp
Production Support	300,000 sf	0.002	600 emp
Production Office	725,000 sf	0.004	2,900 emp
Creative Office	700,000 sf	0.004	2,800 emp
Retail	25,000 sf	0.004	100 emp
<i>Total Project</i>			<i>8,920 emp</i>
<b>Net Increase</b>			<b>4,139 emp</b>
<p><i>sf = square feet</i>  <i>emp = employee</i></p> <p><sup>a</sup> Except for sound stages, employee generation rates are from Los Angeles Department of Transportation and City Planning, City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020. Assumes “general retail” rate for production support; “general office” rate for production office and creative office; and “high-turnover sit-down restaurant” rate is conservatively used for retail.</p> <p><sup>b</sup> Rounded rate assumes 100 employees for a typical 18,000-square-foot sound stage as a scalable density; employment rate from Manhattan Beach Studios (MBS), June 2021.</p> <p>Source: Eyestone Environmental, 2023.</p>			

communities both in and outside of the City, as occurs under existing conditions. Therefore, given that the Project would not directly contribute to substantial population growth in the Project area through the development of residential uses and since many of the employment opportunities generated by the Project would be filled by people already residing in the vicinity of the Project Site or who would commute to the Project Site, the potential growth associated with Project employees who may relocate their place of residence would not be substantial. Further, as the Project would be in an urbanized area with an established network of roads and other urban infrastructure, the Project would not require the extension of such infrastructure in a manner that would indirectly induce substantial population growth.

**Table 3**  
**Estimated Project Employment—Maximum Sound Stage Floor Area**

Land Use	Size	Employee Generation Rate per sf <sup>a</sup>	Estimated Number of Employees
<b>Existing</b>			
Sound Stages	359,730 sf	0.0056 <sup>b</sup>	2,015 emp
Production Support	255,510 sf	0.002	511 emp
Production Office	450,060 sf	0.004	1,800 emp
Creative Office	113,810 sf	0.004	455 emp
<i>Total Existing</i>			<i>4,781 emp</i>
<b>Specific Plan Buildout</b>			
Sound Stages	575,000 sf <sup>c</sup>	0.0056 <sup>b</sup>	3,220 emp
Production Support	175,000 sf	0.002	350 emp
Production Office	725,000 sf	0.004	2,900 emp
Creative Office	700,000 sf	0.004	2,800 emp
Retail	25,000 sf	0.004	100 emp
<i>Total Project</i>			<i>9,370 emp</i>
<b>Net Increase</b>			<b>4,589 emp</b>
<p><i>sf = square feet</i>  <i>emp = employee</i></p> <p><sup>a</sup> Except for sound stages, employee generation rates are from Los Angeles Department of Transportation and City Planning, City of Los Angeles VMT Calculator Documentation, Version 1.3, May 2020. Assumes general retail rate for production support; general office rate for production office and creative office; and high-turnover sit-down restaurant rate is conservatively used for retail.</p> <p><sup>b</sup> Rounded rate assumes 100 employees for a typical 18,000-square-foot sound stage as a scalable density; employment rate from Manhattan Beach Studios (MBS), June 2021.</p> <p><sup>c</sup> As described in Section 3, Project Description, of this Initial Study, the total sound stage floor area permitted within the Project Site under the Specific Plan may be increased from 450,000 square feet up to a total of 575,000 square feet in exchange for decreases in other uses while production office, creative office, and retail cannot exceed 725,000 square feet, 700,000 square feet, and 25,000 square feet, respectively.</p> <p>Source: Eyestone Environmental, 2023.</p>			

Based on the above, the Project would not induce substantial population growth either directly or indirectly. Impacts would be less than significant, and no further evaluation of this topic in an EIR is required.

**b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**No Impact.** As no housing currently exists on the Project Site, the Project would not cause the displacement of any persons, housing, or require the construction of housing elsewhere. Therefore,

no impacts related to displacement of people or housing would occur, and no further analysis of this topic in the EIR is required.

**XV. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?**

**Potentially Significant Impact.** LAFD provides fire protection and emergency medical services for the Project Site. The Project would increase the floor area and associated occupancy on-site, which could result in the need for additional fire protection services during Project operation. Therefore, further analysis of potential impacts will be included in the EIR to determine if the Project would require new or physically altered government facilities resulting in adverse physical impacts.

**b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services?**

**Potentially Significant Impact.** Police protection for the Project Site is provided by LAPD. The Project would increase the floor area and associated occupancy on-site, which could result in the need for additional police services during Project operation. Additionally, construction sites can be sources of nuisances and hazards and invite theft and vandalism. Therefore, the EIR will provide

further analysis of potential impacts to determine if the Project would require new or physically altered government facilities resulting in adverse physical impacts.

**c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?**

**Less Than Significant Impact.** The Project Site is located within the boundaries of the Los Angeles Unified School District (LAUSD), which is divided into six local districts. The Project Site is located within Local District Northeast and is served by Carpenter Community Charter, Walter Reed Middle School, and North Hollywood Senior High.<sup>47</sup> As previously discussed, the Project does not include residential uses. Therefore, Project implementation would not result in a direct increase in the number of students within the LAUSD service area due to the introduction of a residential population. In addition, while some new Project employees may be anticipated to relocate to the Project Site vicinity, many would not, nor would existing employees be expected to move as a result of redevelopment of the Project Site, and, thus, an associated demand for new or expanded school facilities would not be expected. Furthermore, per SB 50, the Applicant would be required to pay development fees for schools to LAUSD prior to the issuance of building permits. Pursuant to Government Code Section 65995, the payment of these fees is considered full mitigation of Project-related school impacts. Therefore, impacts related to service ratios or other performance objectives for schools would be less than significant, and no further analysis of this topic in the EIR is required.

**d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for park services?**

**Less Than Significant.** Parks and recreational facilities in the vicinity of the Project Site are primarily operated and maintained by the Los Angeles Department of Recreation and Parks. Nearby public parks and recreational facilities include Moorpark Park (located approximately 0.7 mile northwest of the Project Site), Woodbridge Park (located approximately 1.7 miles northeast of the Project Site), Beeman Park (located approximately 1.5 miles northwest of the Project Site), Polaris Central Park (located approximately 1.2 miles west of the Project Site), Wilacre Park (located approximately one mile south of the Project Site), and Studio City Recreation Center (located approximately 1.4 miles northwest of the Project Site). As previously discussed, the Project would not include residential uses and would not generate a new residential population that would regularly utilize nearby parks and recreational facilities. In addition, the Project proposes on-site open space areas and may include fitness amenities for Project employees, thus reducing the likelihood that employees would use local parks and recreational facilities. While some new Project employees may be anticipated to relocate to the Project Site vicinity, many would not, nor would existing employees be expected to move as a result of redevelopment of the Project Site, and, thus, an associated demand for new or expanded park facilities would not be expected. While it is possible that some of the employees may utilize local

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<sup>47</sup> LAUSD. Local District Maps 2022-2023. <https://achieve.lausd.net/Page/8652>, accessed March 13, 2023.

parks and recreational facilities, such use would be anticipated to be limited due to work obligations and the amount of time it would take for employees to access off-site local parks. Moreover, Project employees would be more likely to use parks near their homes during non-work hours. Therefore, impacts related to park services would be less than significant, and no further analysis of this topic in the EIR is required.

**e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?**

**Less Than Significant Impact.** Other public facilities available include libraries. The Los Angeles Public Library (LAPL) provides library services to the City of Los Angeles through its Central Library, eight regional branch libraries, and 64 neighborhood branch libraries, as well as through Web-based resources. The nearest library to the Project Site is the Studio City Branch Library located at 12511 Moorpark Street, approximately 2.1 miles west of the Project Site, and the North Hollywood Amelia Earhart Regional Library located at 5211 Tujunga Avenue, approximately 2.6 miles northeast of the Project Site. As previously discussed, the Project would not include residential uses and would not generate a new residential population that would utilize local libraries. In addition, while some new Project employees may be anticipated to relocate to the Project Site vicinity, many would not, nor would existing employees be expected to move as a result of redevelopment of the Project Site, and, thus, an associated demand for new or expanded library facilities would not be expected. While it is possible that some of the employees may utilize local libraries, such use would be anticipated to be limited due to the availability of on-site and Web-based resources. Therefore, impacts related to libraries would be less than significant, and no further analysis of this topic in the EIR is required.

**XVI. RECREATION**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**Less Than Significant Impact.** As discussed above, the Project would not generate a new residential population that would regularly utilize nearby parks and recreational facilities, and any use of local parks and recreational facilities is anticipated to be limited. The new employment opportunities generated by the Project may be filled, at least in part, by employees presently residing in the vicinity of the Project Site who already utilize existing parks and recreational facilities. Therefore, only a fraction of new Project employees would be expected to create new demand for local parks and recreational facilities, and such use is anticipated to be limited due to work obligations and the travel time necessary to access off-site parks and recreational facilities. In addition, Project employees are often more likely to use parks and facilities near their homes during non-work hours. Furthermore, the Project proposes on-site open space areas and may include fitness amenities for Project employees, thus reducing the likelihood that employees would use local parks and recreational facilities. Therefore, impacts related to parks and recreational facilities would be less than significant, and no further analysis of this topic in the EIR is required.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**No Impact.** As discussed above, the Project would not generate a new residential population that would regularly utilize nearby public parks and recreational facilities, and the Project would not require construction or expansion of public recreational facilities. In addition, the Project would not include recreational facilities available to the public. Therefore, no impact with respect to the construction or expansion of recreational facilities would occur, and no further evaluation of this topic in an EIR is required.

The potential development of fitness amenities for Project employees would be evaluated as part of the overall evaluation of Project impacts based on the size of the Project as the area of fitness amenities would be included as part of the Project floor area evaluated.

## XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

**Potentially Significant Impact.** Construction of the Project has the potential to affect the transportation system through the hauling of excavated materials and debris, the transport of construction equipment, the delivery of construction materials, and travel by construction workers to and from the Project Site. During operation, the Project would generate vehicle and transit trips, resulting in an increase in the use of the Project area's transportation facilities. Therefore, the Project could potentially conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, further analysis of potential impacts will be provided in the EIR.

**b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

**Potentially Significant Impact.** SB 743, which went into effect in January 2014, requires the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, which is typically measured by traffic level of service (LOS), to a new measurement that better addresses the State's goals on reduction of greenhouse gas emissions, creation of a multi-modal transportation, and promotion of mixed-use developments. CEQA Guidelines Section 15064.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, replacing LOS.

On July 30, 2019, the City of Los Angeles adopted the CEQA Transportation Analysis Update, which sets forth revised thresholds of significance for evaluating transportation impacts, as well as screening and evaluation criteria for determining impacts. The CEQA Transportation Analysis Update establishes VMT as the City's formal method of evaluating a project's transportation impacts. In conjunction with this update, LADOT adopted its *Transportation Assessment Guidelines* in July 2019 (updated in August 2022), which defines the methodology for analyzing a project's transportation impacts in accordance with SB 743.

Project development and the associated increase in employment would increase VMT over existing conditions. Therefore, further analysis of potential impacts will be provided in the EIR.

**c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**Less Than Significant Impact.** The Project Site is located in an urbanized area developed with numerous roadways and infrastructure. The roadways adjacent to the Project Site are part of the urban roadway network and contain no sharp curves or dangerous intersections. In addition, the Project would not include any new public roads that would result in an increase in hazards due to a design feature. The Project would make use of the existing driveways and pedestrian entrances located around the Project Site perimeter while including additional limited access points to improve vehicular circulation and accessibility around the Project Site. In particular, as described in Section 3, Project Description, of this Initial Study, the Specific Plan would include the extension of Radford Avenue via the proposed Los Angeles River Connector, which would extend Radford Avenue to the

north across the Tujunga Wash to Moorpark Street. Vehicular ingress and egress to the North Lot would be limited to this new bridge via Moorpark Street; no through access for vehicles would be provided along Radford Avenue. Removable bollards, fire access gates, planters, and/or other traffic calming measures would be installed to prevent cut-through vehicular traffic by prohibiting vehicular access from Moorpark Street south to Ventura Boulevard. Proposed driveways would be designed to meet all applicable City Building Code and Fire Code requirements regarding Project Site access and would incorporate pedestrian warning systems, as appropriate.

Pedestrian and bicycle access would be provided along all street frontages at the access points. Pedestrian access would be provided along all street and alley frontages, and all access points would be controlled with gates and/or staffed guard houses.

The City's *Vision Zero: Eliminating Traffic Deaths in Los Angeles by 2025* (Vision Zero) has identified the High Injury Network (HIN), a network of streets based on collision data from the last five years, where strategic investments will have the biggest impact in reducing death and severe injury. Within the Project area, Ventura Boulevard (to Carpenter Avenue) is identified in the HIN.<sup>48</sup> Vision Zero promotes projects designed to increase safety on these City streets, and improvements such as better connectivity and pedestrian, bicycle, and vehicular access will reduce fatality within the specified area of concern. The Project improvements to the pedestrian and vehicular environment would prioritize safety and access for all individuals and thus would not preclude future Vision Zero safety improvements by the City. Thus, the Project would not conflict with Vision Zero or exacerbate safety issues associated with the HIN.

Similarly, the *Mobility Plan 2035: An Element of the General Plan* (Mobility Plan) identifies key corridors as components of various mobility-enhanced networks. Each network is intended to focus on improving a particular aspect of urban mobility, such as transit, neighborhood connectivity, bicycles, pedestrians, and vehicles. Within the Project area, Ventura Boulevard has been designated as part of the Transit Enhanced Network (TEN),<sup>49</sup> a segment of Ventura Boulevard and Radford Avenue are designated as the Pedestrian Enhanced District (PED),<sup>50</sup> and Colfax Avenue is designated for future bicycle lane implementation in the Bicycle Lane Network (BLN).<sup>51</sup> In addition, Colfax Avenue, (from Victory Boulevard to Acama Street) is part of the Neighborhood Enhanced Network (NEN).<sup>52</sup> The Project's access and circulation improvements and proposed Mobility Hubs would complement these designations and future facilities planned in the area by the .

In addition, the Project would not introduce any incompatible uses, as the proposed uses are consistent with the types of studio and related commercial uses already present on-site. Thus, the

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<sup>48</sup> City of Los Angeles, High Injury Network GeoHub, [https://geohub.lacity.org/datasets/4ba1b8fa8d8946348b29261045298a88\\_0/explore?location=34.146034%2C-118.388956%2C16.00](https://geohub.lacity.org/datasets/4ba1b8fa8d8946348b29261045298a88_0/explore?location=34.146034%2C-118.388956%2C16.00), accessed December 27, 2022.

<sup>49</sup> City of Los Angeles, Transit Enhanced Network, [https://geohub.lacity.org/datasets/4ba1b8fa8d8946348b29261045298a88\\_0/explore?location=34.146034%2C-118.388956%2C16.00](https://geohub.lacity.org/datasets/4ba1b8fa8d8946348b29261045298a88_0/explore?location=34.146034%2C-118.388956%2C16.00), accessed December 27, 2022.

<sup>50</sup> City of Los Angeles, Pedestrian Enhanced District, [https://geohub.lacity.org/datasets/3d19b9ccf7b94a4bbc5ad74e355c4595\\_0/explore?location=34.144889%2C-118.390011%2C16.00](https://geohub.lacity.org/datasets/3d19b9ccf7b94a4bbc5ad74e355c4595_0/explore?location=34.144889%2C-118.390011%2C16.00), accessed December 27, 2022.

<sup>51</sup> County of Los Angeles, LA County Bikeways Map, <https://dpw.lacounty.gov/bike/map.cfm>, accessed December 27, 2022.

<sup>52</sup> City of Los Angeles, Neighborhood Enhanced Network, [https://geohub.lacity.org/datasets/ae57c142d0fc42cf9d28dc928512245f\\_0/explore?location=34.163822%2C-118.386904%2C14.00](https://geohub.lacity.org/datasets/ae57c142d0fc42cf9d28dc928512245f_0/explore?location=34.163822%2C-118.386904%2C14.00), accessed December 27, 2022.

Project's impact related to increased hazards due to a design feature or incompatible use would be less than significant, and no further analysis of this topic in the EIR is required.

**d. Would the project result in inadequate emergency access?**

**Less Than Significant Impact.** According to the City's General Plan Safety Element, California Government Code Section 65302(g)(1) specifies the need to plan for swift evacuation in the event of a fire or other emergency. In response, the City includes a wide range of physical environments and dramatic differences in population density based on the time of day or day of the week. To better accommodate the variety of evacuation scenarios, the City has developed a dynamic approach to evacuation response, one that can respond to different conditions. As specified in the City EOP Evacuations Annex, "primary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County." However, in response to a more localized emergency, such as a hillside wildfire, LAFD works in coordination with LADOT and LAPD to identify the most appropriate local egress option and direct individuals to those routes. Other routes are shared in real time depending on which disaster and suitable evacuation routes are identified.<sup>53</sup>

While it is expected that the majority of construction activities for the Project would be confined to the Project Site, off-site construction activities would occur in adjacent street rights-of-way, which could potentially require temporary lane closures. However, if lane closures are necessary, the remaining travel lanes would remain open such that at least one travel lane in each direction would be available. In the event of an emergency during construction of the Project, LAFD and LAPD would instruct businesses and residents of the area as to the specific evacuation plan as set forth in the Safety Element. The Applicant and construction contractor would comply with all instructions from LAFD and LAPD as to evacuation requirements. In addition, while operation of the Project would generate vehicle trips in the Project Site vicinity and could result in some modifications to the Project Site's access, the Project would comply with LAFD access requirements and would not impede emergency access in the Project Site vicinity. The proposed Los Angeles River Connector would also provide additional access for emergency vehicles. Therefore, the Project would not result in inadequate emergency access. Impacts regarding emergency access would be less than significant, and no further evaluation of this topic in the EIR is required.

## **XVIII. TRIBAL CULTURAL RESOURCES**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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<sup>53</sup> Los Angeles Safety Element, November 2021, p. 23.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?**

**b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

**Potentially Significant Impact (Checklist Questions XVIII.a and XVIII.b).** AB 52 established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in PRC Section 21074. As specified by AB 52, a lead agency must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation.

As previously discussed, the Project would require excavations to approximately 50 feet below the existing ground surface. Therefore, the potential exists for the Project to impact a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe.

In compliance with AB 52, the City will notify all applicable tribes, and the City will participate in any requested consultations for the Project. Further analysis of this topic will be provided in the EIR.

## XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Potentially Significant Impact.** Water, wastewater, electric power, and natural gas systems consist of two components, the source of the supply or place of treatment (for wastewater) and the conveyance systems (i.e., distribution lines and mains), which link the location of these facilities to an individual development site. Given the Project's increase in floor area within the Project Site and the potential corresponding increase in water, electricity, and natural gas demand and wastewater generation, further analysis of potential impacts in the EIR will be provided.

Regarding stormwater drainage, as discussed above in Response to Checklist Question X.c.iii., potential changes in drainage patterns on-site could create or contribute runoff which could exceed the capacity of the local stormwater drain system. As such, potential impacts will be evaluated in the EIR.

With respect to telecommunications facilities, the Project would include the construction of new on-site telecommunications infrastructure to serve new buildings and potential upgrades and/or relocation of existing telecommunications infrastructure. Analysis of these improvements will be evaluated in the EIR.

**b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Potentially Significant Impact.** LADWP supplies water to the Project Site. Given the Project's increase in floor area on the Project Site, the Project would increase demand for water provided by LADWP. Therefore, further analysis of potential impacts will be provided in the EIR.

**c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Potentially Significant Impact.** Refer to Response to Checklist Question XIX.a., above. As discussed therein, the Project would result in an increase in wastewater generation from the Project Site. Therefore, further analysis of potential impacts will be provided in the EIR.

**d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**Potentially Significant Impact.** The City of Los Angeles Department of Sanitation and Environment (LASAN) generally provides waste collection services to single-family and some small multi-family developments. Private haulers permitted by the City provide waste collection services for most multi-family residential, commercial, and institutional developments within the City. Solid waste transported by both public and private haulers is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at a landfill. Given the Project's increase in floor area on the Project Site, the Project would increase the amount of solid waste generated from the Project Site. Therefore, further analysis of potential impacts will be provided in the EIR.

**e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

**Less Than Significant Impact.** Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. In addition, AB 1327 provided for the development of the California Solid Waste Reuse and Recycling Access Act of 1991,



which requires the adoption of an ordinance by any local agency governing the provision of adequate areas for the collection and loading of recyclable materials in development projects. Furthermore, AB 341, which became effective on July 1, 2012, requires businesses and public entities that generate four cubic yards or more of waste per week and multi-family dwellings with five or more units, to recycle. The purpose of AB 341 is to reduce GHG emissions by diverting commercial solid waste from landfills and expand opportunities for recycling in California. In October 2014, Governor Jerry Brown signed AB 1826, requiring businesses to recycle their organic waste<sup>54</sup> on and after April 1, 2016, depending on the amount of waste generated per week. Specifically, beginning April 1, 2016, businesses that generate eight cubic yards of organic waste per week were required to arrange for organic waste recycling services. In addition, beginning January 1, 2017, businesses that generate four cubic yards of organic waste per week were required to arrange for organic waste recycling services.

The Project would be consistent with the applicable regulations associated with solid waste. Specifically, the Project would provide adequate storage areas in accordance with the City of Los Angeles Space Allocation Ordinance (Ordinance No. 171,687), which requires that development projects include an on-site recycling area or room of specified size.<sup>55</sup> The Project would also comply with AB 939, AB 341, AB 1826, and City waste diversion goals, as applicable, by providing clearly marked, source-sorted receptacles to facilitate recycling, as well as the City's Curbside Recycling Program. In addition, as discussed above, pursuant to LAMC Sections 66.32 through 66.32.5 (the City's Construction and Demolition Waste Recycling Ordinance No. 181,519), the Project's general contractor and/or subcontractors would be required to deliver all remaining construction and demolition waste generated by the Project to a certified construction and demolition waste processing facility. Since the Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, impacts would be less than significant, and no further evaluation of this topic in an EIR is required.

## XX. WILDFIRE

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a. Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

<sup>54</sup> Organic waste refers to food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

<sup>55</sup> Ordinance No. 171,687, adopted by the Los Angeles City Council on August 6, 1997.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** As discussed above, Project Site is located in an urbanized area, and is developed with relatively level topography. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone or a City-designated fire buffer zone.<sup>56,57</sup> Therefore, the Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and would not result in impacts related to impairing an adopted emergency response plan or emergency evaluation plan within a wildfire area. No impacts regarding wildfire risks or related post-fire conditions would occur, and no further evaluation of this topic in the EIR is required.

**b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**No Impact.** As discussed above, the Project Site's topography is relatively level and is not located within a City-designated Very High Fire Hazard Severity Zone or a City-designated fire buffer zone.<sup>58,59</sup> Therefore, as the Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones and due to the flat topography of the Project Site and

<sup>56</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, available at <http://zimas.lacity.org>, accessed December 28, 2022.

<sup>57</sup> City of Los Angeles General Plan Safety Element, November 2021, p. 27.

<sup>58</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, available at <http://zimas.lacity.org>, accessed December 28, 2022.

<sup>59</sup> City of Los Angeles General Plan Safety Element, November 2021, p. 27.

surrounding area, the Project would not result in impacts related to exacerbating wildfire risks. No impacts regarding wildfire risks or related post-fire conditions would occur, and no further evaluation of this topic in the EIR is required.

**c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**No Impact.** As discussed above, the Project Site is located in an urbanized area, and is not located within a City-designated Very High Fire Hazard Severity Zone or a City-designated fire buffer zone.<sup>60,61</sup> As the Project Site is not located within or near state responsibility areas or lands classified as very high fire hazard severity zones, the Project would not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, or emergency water sources to assist with fire suppression in a wildfire area. Therefore, while the Project could require utility improvements to connect the new buildings to the main infrastructure, such improvements would not be located within or near state responsibility areas or lands classified as very high fire hazard severity zones and would not be considered wildfire area associated infrastructure. No impacts regarding wildfire risks or related post-fire conditions would occur, and no further evaluation of this topic in the EIR is required.

**d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**No Impact.** As previously discussed, the Project Site is located in an urbanized, generally level area. The Project Site is not located within a City-designated Very High Fire Hazard Severity Zone, nor is it located within a City-designated fire buffer zone. Therefore, the Project Site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. No impacts regarding wildfire risks or related post-fire conditions would occur, and no further evaluation of this topic in an EIR is required.

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<sup>60</sup> City of Los Angeles Department of City Planning, Zone Information and Map Access System (ZIMAS), Parcel Profile Report for APNs 2368-001-028, 2368-001-029, 2368-001-030 and 2368-005-011, available at <http://zimas.lacity.org>, accessed December 28, 2022.

<sup>61</sup> City of Los Angeles General Plan Safety Element, November 2021, p. 27.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Potentially Significant Impact.** As discussed above, while the Project Site is located in a highly urbanized area, the Los Angeles River and Tujunga Wash are located immediately adjacent to the Project Site and could provide habitat to sensitive species. Additionally, certain buildings within the Project Site were constructed over 50 years ago and could potentially be identified as historic. Lastly, the Project could involve excavations to lower depths within areas not previously excavated, and previously undiscovered archaeological, paleontological, and tribal cultural resources could be discovered. Therefore, further evaluation of these topics will be included in an EIR.

**b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Potentially Significant Impact.** The potential for cumulative impacts occurs when the impacts of the Project are combined with impacts from related development projects and result in impacts that are

greater than the impacts of the Project alone. Located in the vicinity of the Project Site are other current and reasonably foreseeable projects, the development of which, in conjunction with the Project, may contribute to potential cumulative impacts. Impacts of the Project on both an individual and cumulative basis will be addressed in the EIR for the following subject areas: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gases; 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).

- **Agriculture, Forest, and Mineral Resources**—As described above, no such resources are located on the Project Site or in the surrounding area. The Project would have no impact on these resources, and therefore could not combine with other projects to result in cumulative impacts. As such, cumulative impacts to agriculture, forest, and mineral resources would be less than significant.
- **Population and Housing**—As with the Project, not all related projects would include residential uses which would directly introduce an additional residential population to the vicinity. As discussed in the analysis above, the Project does not propose residential uses and thus would not directly contribute to population growth. As part of the environmental review processes for the related projects, it is expected that mitigation measures would be established as necessary to address potential impacts related to population and housing (for example, providing replacement housing if existing housing is removed). Thus, Project impacts related to population and housing would not be cumulatively considerable, and cumulative impacts would be less than significant.
- **Public Services (Schools, Parks, Recreation, and Libraries)**—As previously discussed, the Project does not include residential uses. Therefore, the Project would not contribute substantially to a cumulative impact on schools, parks and recreation, and libraries. Therefore, cumulative impacts related to these public facilities would be less than significant.
- **Wildfire**—The Project Site is located in an urbanized area and there are no wildlands located in the vicinity of the Project Site. Therefore, the Project would not contribute to an increased wildfire risk. Moreover, the Project and related projects would be developed in accordance with LAMC and LAFD requirements pertaining to fire safety. Therefore, the Project and related projects would not result in significant cumulative impacts with respect to wildfires. As such, the Project's contribution would not be cumulatively considerable, and cumulative impacts would be less than significant.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.** Based on the analysis contained in this Initial Study, the Project could result in potentially significant impacts with regards to the following topics: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gases; 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). As a result, these potential effects will be further analyzed in the EIR.

## **Appendix A.2**

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### Notice of Preparation (NOP)





# 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.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2023-1348-EIR
<b>PROJECT NAME:</b>	Radford Studio Center Project
<b>PROJECT APPLICANT:</b>	Radford Studio Center, LLC
<b>PROJECT ADDRESS:</b>	4024, 4064 and 4200 N. Radford Avenue Los Angeles, CA 91604
<b>COMMUNITY PLAN AREA:</b>	Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass
<b>COUNCIL DISTRICT:</b>	4—Raman
<b>PUBLIC COMMENT PERIOD:</b>	June 6, 2023–July 6, 2023
<b>PUBLIC SCOPING MEETING:</b>	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).<sup>1</sup> Proposed new buildings could range in height from approximately 60 feet to up to 135 feet.<sup>2</sup> 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.

---

<sup>1</sup> 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.

<sup>2</sup> 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
<b>Commercial Land Uses</b>	
Sound Stages	136,310
Production Support	170,370
Production Office	297,110
Creative Office	42,330
<b>Total</b>	<b>646,120</b>

### Proposed and Existing Uses to Remain

Uses	Proposed Uses <sup>a</sup>	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 <sup>b</sup>	0 sf
<b>Total Proposed and Existing to Remain</b>	<b>1,667,010 sf</b>	<b>532,990 sf</b>
<b>Total Permitted</b>	<b>2,200,000 sf</b>	

<sup>a</sup> 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.

<sup>b</sup> Could include up to 10,000 square feet of ancillary restaurant uses

### REQUESTED ACTIONS:

- 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](mailto: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](mailto: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

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

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KAREN BASS  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**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)**

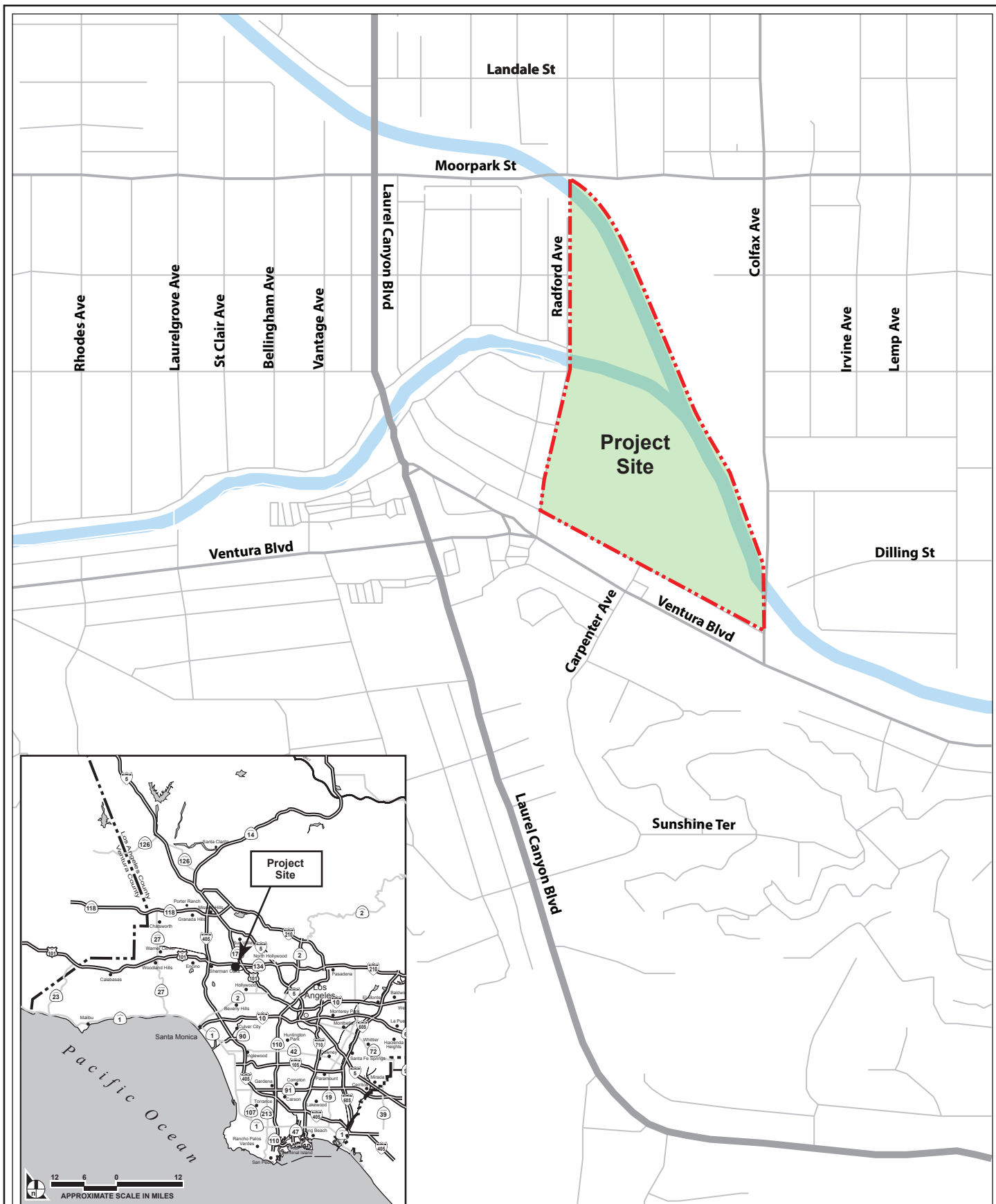
**How to participate in the Virtual Public Scoping Meeting**

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](https://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



Illustrative Site Plan

## **Appendix A.3**

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### NOP Comment Letters

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7- OFFICE OF REGIONAL PLANNING  
100 S. MAIN STREET, SUITE 100  
LOS ANGELES, CA 90012  
PHONE (213) 897-0067  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

June 28, 2023

Kathleen King  
City of Los Angeles Department of City Planning, City Planner  
221 N Figueroa Street  
Los Angeles, CA 90012

RE: Radford Studio Center Project  
– NOP (Notice of Preparation)  
SCH #2023060056  
GTS #07-LA-2023-04246  
Vic. LA Multiple

Dear Kathleen King,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Proposed Project would consist of the continuation of existing studio use and the expansion of Radford Studio Center with primary development regulations set forth in the Radford Studio Center Specific Plan. The Specific Plan would establish parking requirements for the permitted land uses, ranging from two to three parking spaces per 1,000 sq. feet of floor area, and set forth a process for approval and implementation of a reduced/shared parking plan, so long as an adequate parking supply is maintained. Including approximately 2,170 existing vehicular parking spaces to remain, a total of approximately 6,050 vehicular parking spaces will be provided in a combination of above-ground structures, subterranean structures, and/or surface spaces. Additional key proposed updates to the site include the construction of a new bridge, the Los Angeles River Connector, and the proposed Sign District to regulate general ground level and wayfinding pedestrian signage around the Project Site perimeter, building identifications, and other sign types that are typical on studio campuses.

After reviewing the initial study, Caltrans has the following comments:

Vehicular access to the Project Site is provided by five driveways along Radford Avenue, one driveway along Colfax Avenue, and two production access points along the alley just south of the Project Site. Existing automobile parking is located in multiple above-grade automobile parking structures, which are accessible from Radford Avenue and Colfax Avenue, as well as surface parking areas throughout the Project Site.

Regarding above-grade parking structures, the Specific Plan will set forth design standards concerning:

- The height of enclosure walls, which must effectively block light emitted on a horizontal plane from the structure.
- The location of vehicular entrances and exits to minimize interference with pedestrian and vehicular traffic on the adjacent streets.
- Screening of any new public-facing parking structure façades along Radford Avenue.
- Lighting and screening of rooftop parking with a 3.5-foot parapet wall and light source shielding.

Caltrans recommends reducing an oversupply of car parking and encourages the implementation of a reduced/shared parking plan. Research indicates that removing excess car parking is a proven method of reducing trip demand and encouraging active modes of transportation. If surface parking must be built, it is recommended that it does not face the street directly. More streetscapes that encourage recreational walking and transit can be produced when active frontage is against the sidewalk and parking is shifted to the rear or interior of the site. Additional physical and programmatic elements for a plan may consist of on-site bikeshare programs, transportation allowance for regional transit passes of the employees' choice, public directions prioritizing rideshare modes, and locating information such as current maps, routes, and schedules for public transit routes within one-half mile of the project site where employees and visitors may easily access to view.

Caltrans concurs with the Project's proposal to construct on-site Mobility Hubs for Radford Studio Center users as a prevention measure for generated rise in vehicle miles traveled (VMT). Two main Mobility Hubs would be located on-site: one at the northernmost point of the North Lot and one within the South Lot. The Mobility Hubs would support first/last mile connections; encourage employee use of public transit, carpooling, vanpooling, and biking/scootering to work; and support other transportation demand management (TDM) strategies. The Mobility Hubs would provide an off-street space for passenger pick-up/drop-off and the temporary parking of buses, carpools, vanpools, shuttles, ride-share, taxi, and other commercial and non-commercial vehicles. Additionally, these would also include space to accommodate support uses, storage, maintenance, staging facilities, bike share, and ridership amenities. We recommend the construction of additional Mobility Hubs as sustainable and impactful forms of TDM that encourage active transportation among frequent commuters of the site's studio usages.

A key component of the open space and landscaping plan is the construction of a new bridge, the Los Angeles River Connector, extending from the northern terminus of Radford Avenue north across the Tujunga Wash to Moorpark Street. The Project would also consist of the revitalization of the public access pathway along the Tujunga Wash, which would include a new paved pedestrian/bicycle path, fencing, lighting, and way-finding signage. As stated, the goal of the Project's open space plan is to provide access to and connect pedestrians and bicyclists with the Los Angeles River and tributaries. Open space areas that include shade trees, seating, and potential water elements would greatly enhance the pedestrian experience and provide those walking or biking with a safe and engaging environment.

The Project would not include any new public roads that would result in an increase in hazards due to a design feature. The Lead Agency proposes use of the existing driveways and pedestrian entrances located around the site perimeter while including additional limited access points to improve vehicular circulation and accessibility around the site. Vehicular ingress and egress to the North Lot would be limited to this new bridge via Moorpark Street; no through access for



vehicles would be provided along Radford Avenue. Removable bollards, fire access gates, planters, and/or other traffic calming measures would be installed to prevent cut-through vehicular traffic by prohibiting vehicular access from Moorpark Street south to Ventura Boulevard. Pedestrian and bicycle access would be provided along all street frontages at the access points.

Regarding lane closures in the event of an emergency or during project construction, Caltrans recommends implementing a traffic control plan to minimize disruptions to traffic and ensure adequate emergency access through the remaining travel lanes. It is recommended that the project incorporate channelizing devices preceded by approved warning signs to 1) divert traffic in advance of a temporary traffic control zone and 2) define traffic lanes through the work zone to protect motorists, bicyclists, or pedestrians.

Caltrans looks forward to reviewing the forthcoming Draft Environmental Impact Report (DEIR) to confirm that there will be measures to implement a reduced/shared parking plan and facilitate widespread use of rideshare services to help meet California's established goals and mandates for Greenhouse Gas (GHG) reduction.

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-LA-2023-04246.

Sincerely,



MIYA EDMONSON  
LDR Branch Chief

cc: State Clearinghouse

## Alexandra Owens

---

**From:** Olson, Brian@DOC <Brian.Olson@conservation.ca.gov>  
**Sent:** Friday, June 16, 2023 3:24 PM  
**To:** kathleen.king@lacity.org  
**Cc:** OLRA@DOC; OPR State Clearinghouse; Kaihara, Deanna@DOC  
**Subject:** Radford Studio Center Project

**Categories:** Comments



**SCH Number**

2023060056

**Lead Agency**

City of Los Angeles

**Document Title**

Radford Studio Center Project

**Document Type**

NOP - Notice of Preparation of a Draft EIR

**Received**

6/2/2023

Hello, Kathleen—

Thank you for providing the Radford Studio Center Project Initial Study for review. This email conveys the following recommendations from CGS concerning geologic and seismic issues within the Initial Study documents and for the planned Draft EIR:

1. Liquefaction and Landslide Hazards

- The Initial Study discusses liquefaction as a potential seismic hazard and notes the site is within a “liquefiable area” per a City of Los Angeles Parcel Profile Report (p. 44). The City should supplement this section with a discussion of CGS Earthquake Zones of Required Investigation (EZRI) for liquefaction and consider providing a map of these zones.
- CGS seismic hazard zone maps and data are available here:

<https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones-1/about>

<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>  
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

- Cities and counties affected by EZRI must regulate certain development projects within them. The Seismic Hazards Mapping Act (1990) also requires sellers of real property (and their agents) within a mapped hazard zone to disclose that the property lies within such a zone at the time of sale.

2. Fault Hazards

- The Safety Element provides a discussion of the future ground shaking from large earthquakes in the region on page 44. This discussion should be supplemented using earthquake probabilities from the third Uniform California Earthquake Rupture Forecast (UCERF3). A non-technical discussion of this model is available here: <https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf>



Note the 30-year probability (beginning in 2014) for an M>6.7 earthquake in the Los Angeles Region is 60%. Individual probabilities for the Elsinore, San Jacinto, and Southern San Andreas faults are also available.

- The Initial Study does not provide any maps depicting the locations of Alquist-Priolo Earthquake Fault Zones (APEFZ). They should consider referring readers to the CGS website for a map that is continually updated: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

APEFZ GIS data can be found here:

<https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/about> (zones)

<https://gis.data.ca.gov/datasets/cadoc::cgs-seismic-hazards-program-fault-traces/about> (fault traces)

Please let me know if you have any questions.



@CAgeosurvey

FOLLOW US!

**Brian Olson, CEG**  
**Senior Engineering Geologist**  
**Seismic Hazards Program**

**13** Years of Public Service

**California Geological Survey**

320 W. 4th Street, Suite 850, Los Angeles, CA 90013

M: (213) 507-1080

E: [Brian.Olson@conservation.ca.gov](mailto:Brian.Olson@conservation.ca.gov)

*"A team is not a group of people who work together.*

*A team is a group of people who trust each other." – Simon Sinek*

ONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws, including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

## NATIVE AMERICAN HERITAGE COMMISSION

June 2, 2023

Kathleen King  
City of Los Angeles  
221 N Figueroa St, Ste. 1350  
Los Angeles, CA 90012

**Re: 2023060056, Radford Studio Center Project, Los Angeles County**

Dear Ms. King:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52



ACTING CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Vacant**

COMMISSIONER  
**Vacant**

COMMISSIONER  
**Vacant**

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
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California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)



AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
    - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i.** Protecting the cultural character and integrity of the resource.
    - ii.** Protecting the traditional use of the resource.
    - iii.** Protecting the confidentiality of the resource.
  - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

#### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov)

Sincerely,



Andrew Green  
Cultural Resources Analyst

cc: State Clearinghouse





SOUTHERN CALIFORNIA  
ASSOCIATION OF GOVERNMENTS  
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**Tim Sandoval, Pomona**

**June 27, 2023**

Kathleen King, City Planner  
City of Los Angeles, City Planning Department  
221 North Figueroa Street  
Los Angeles, California 90012  
Phone: (213) 847-3624  
E-mail: [kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)

Subject: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Radford Studio Center Project [SCAG NO. IGR10896]

Dear Kathleen King:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Radford Studio Center Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.<sup>1</sup>

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Radford Studio Center Project in Los Angeles County. The proposed project includes a new specific plan that allows up to 2.2 million square feet (sf) of total floor area including the development of 1,667,010 sf of sound stage, production support, production office, creative office, and retail uses, 6,050 parking spaces, and 109,569 sf of open space on a 55-acre site.

**When available, please email environmental documentation to [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov) providing, at a minimum, the full public comment period for review.**

If you have any questions regarding the attached comments, please contact the IGR Program, attn.: Annaleigh Ekman, Senior Regional Planner, at (213) 630-1427 or [IGR@scag.ca.gov](mailto:IGR@scag.ca.gov). Thank you.

Sincerely,

Frank Wen, Ph.D.  
Manager, Planning Strategy Department

<sup>1</sup> Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2020 RTP/SCS (Connect SoCal) for the purpose of determining consistency for CEQA.



**COMMENTS ON THE NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
RADFORD STUDIO CENTER PROJECT [SCAG NO. IGR10896]**

**CONSISTENCY WITH CONNECT SOCIAL**

SCAG provides informational resources to facilitate the consistency of the proposed project with the adopted 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with Connect SoCal.

**CONNECT SOCIAL GOALS**

The SCAG Regional Council fully adopted [Connect SoCal](#) in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCIAL GOALS	
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>
Goal #3:	<i>Enhance the preservation, security, and resilience of the regional transportation system</i>
Goal #4:	<i>Increase person and goods movement and travel choices within the transportation system</i>
Goal #5:	<i>Reduce greenhouse gas emissions and improve air quality</i>
Goal #6:	<i>Support healthy and equitable communities</i>
Goal #7:	<i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i>
Goal #8:	<i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>
Goal #9:	<i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i>
Goal #10:	<i>Promote conservation of natural and agricultural lands and restoration of habitats</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCIAL GOALS		
Goal		Analysis
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.		etc.

### Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the [Connect SoCal webpage](#). Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

### DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect

SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the [Connect SoCal Demographics and Growth Forecast Technical Report](#). The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts				Adopted City of Los Angeles Forecasts			
	Year 2020	Year 2030	Year 2035	Year 2045	Year 2020	Year 2030	Year 2035	Year 2045
Population	19,517,731	20,821,171	21,443,006	22,503,899	4,105,974	4,342,487	4,488,227	4,771,326
Households	6,333,458	6,902,821	7,170,110	7,633,451	1,436,882	1,578,496	1,653,948	1,793,035
Employment	8,695,427	9,303,627	9,566,384	10,048,822	1,890,709	1,998,539	2,053,048	2,135,892

#### **MITIGATION MEASURES**


SCAG staff recommends that you review the [Final Program Environmental Impact Report](#) (Final PEIR) for Connect SoCal for guidance, as appropriate. SCAG's Regional Council certified the PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on May 7, 2020 and also adopted a PEIR Addendum and amended the MMRP on September 3, 2020 (please see the [PEIR webpage](#) and scroll to the bottom of the page for the PEIR Addendum). The PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** July 18, 2023

**TO:** Vincent P. Bertoni, Director of Planning  
Department of City Planning

**Attn:** Kathleen King, City Planner  
Department of City Planning

**FROM:** Rowena Lau, Division Manager   
Wastewater Engineering Services Division  
LA Sanitation and Environment

**SUBJECT: RADFORD STUDIO CENTER PROJECT - NOTICE OF PREPARATION  
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING  
MEETING**

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This is in response to your June 6, 2023 letter requesting a review of the proposed mixed-use project located at 4024, 4064 and 4200 N. Radford Avenue, Los Angeles, CA 91604. The project will consist of sound stage, production support, production office, creative office, and retail uses. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

**WASTEWATER REQUIREMENT**

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative capacity impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

**Projected Wastewater Discharges for the Proposed Project:**

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
<b><i>Existing</i></b>			
Sound Stage	50 GPD/1000 SQ.FT	136,310 SQ.FT	(6,816)
Production Support	50 GPD/1000 SQ.FT	170,370 SQ.FT	(8,519)
Production Office	120 GPD/1000 SQ.FT	297,110 SQ.FT	(35,653)
Creative Office	120 GPD/1000 SQ.FT	42,330 SQ.FT	(5,080)
Total Existing			(56,068)
<b><i>Proposed</i></b>			
Sound Stage	50 GPD/1000 SQ.FT	226,580 SQ.FT	11,329

Production Support	50 GPD/1000 SQ.FT	214,860 SQ.FT	10,743
Production Office	120 GPD/1000 SQ.FT	572,050 SQ.FT	68,646
Creative Office	120 GPD/1000 SQ.FT	628,520 SQ.FT	75,422
Retail	25 GPD/1000 SQ.FT	25,000 SQ.FT	625
Total Proposed			166,765
<b>NET PROPOSED FLOW</b>			<b>110,697 GPD</b>

## SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 8-inch line on Carpenter Ave Alley. The sewage from the existing 8-inch line feeds into a 21-inch line on Ventura Blvd then into a 24-inch line on Lankershim Blvd R/W before discharging into a 72-inch sewer line on Sierra Bonita Ave R/W. Figure 1 shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 8-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
8	Carpenter Ave Alley	*	324,311 GPD
18	Ventura Blvd.	22	1.54 MGD
21	Bluffside Dr R/W	22	3.68 MGD
21	Valley Heart Dr.	27	1.65 MGD
24	Lankershim Blvd R/W	28	6.37 MGD
72	Sierra Bonita Ave R/W	38	76.25 MGD

\* No gauging available

Based on estimated flows it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 25 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

This response letter is not intended to address any potential utility conflicts associated with the wastewater or stormwater conveyance systems. Construction of any type near any wastewater or stormwater conveyance infrastructure in the public right of way, or in/near any conveyance easement must be evaluated separately.

If you have any questions, please call Than Win at (323) 342-6268 or email at [than.win@lacity.org](mailto:than.win@lacity.org).

## **STORMWATER REQUIREMENTS**

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

### **POST-CONSTRUCTION MITIGATION REQUIREMENTS**

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: [www.lacitysan.org](http://www.lacitysan.org). It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: [www.lacitysan.org](http://www.lacitysan.org) or by visiting the stormwater public counter at 201 N. Figueroa, 2<sup>nd</sup> Fl, Suite 280.

### **GREEN STREETS**

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-way to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local groundwater basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: <https://eng2.lacity.org/techdocs/stdplans/index.htm>

### **CONSTRUCTION REQUIREMENTS**

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet

Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2<sup>nd</sup> Fl, Suite 280.

### **GROUNDWATER DEWATERING REUSE OPTIONS**

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers a Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of \$1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from the Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".



For more information, related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or [greg.reed@ladwp.com](mailto:greg.reed@ladwp.com).

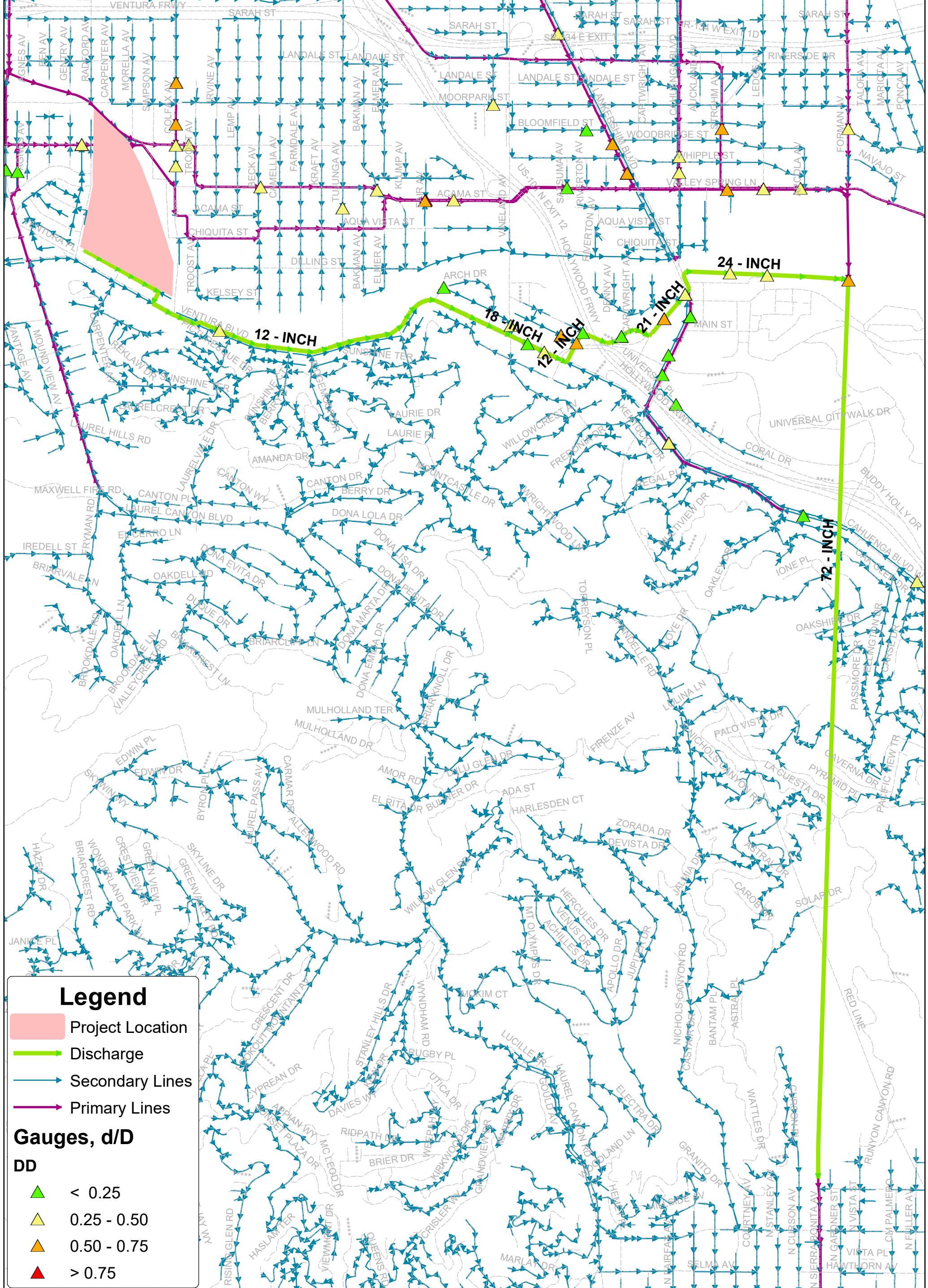
### **SOLID RESOURCE REQUIREMENTS**

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

RL/TW: sa

Attachment: Figure 1 - Sewer Map

c: Julie Allen, LASAN  
Michael Scaduto, LASAN  
Spencer Yu, LASAN  
Than Win, LASAN







# Ironworkers Local 433

International Association of Bridge, Structural &  
Ornamental Iron Workers A.F.L.-C.I.O.  
Established 1929

17495 HURLEY STREET EAST

CITY OF INDUSTRY, CALIFORNIA 91744

PHONE: (626) 964-2500  
FAX: (626) 964-1754  
[paul@ironworkers433.org](mailto:paul@ironworkers433.org)

Ms. Kathleen King  
City of Los Angeles- Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
[Kathleen.king@lacity.org](mailto:Kathleen.king@lacity.org)

PAUL R. MORENO  
President  
Business Agent

RE: Radford Studio Center

Dear Ms. King,

On behalf of the members of Ironworkers Local 433, I am writing to express our support for the Radford Studio Center Project

At a time where we are seeing entertainment jobs leave Los Angeles and California as a whole, Radford is committed to keeping production here at home. This Project represents a true commitment to supporting and growing our City's signature industry – preserving the legacy of this iconic studio and building production facilities to meet content creators' changing needs. Radford Studio Center Project will help ensure that we remain the entertainment capital of the world.

In addition to keeping production jobs in Los Angeles, Radford will also provide a boost to the construction industry. The Project is estimated to create over 3,548 jobs during construction and generate more than \$5.5 billion in annual economic output when operational. Radford has signed a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council, guaranteeing these new production facilities will be built by the skilled men and women of our union. These jobs pay family-supporting wages and ensure that the members of Ironworkers Local 433 will continue to be employed for years to come.

We fully support the Radford Studio Center Project and its regional benefits and urge the City of Los Angeles to process its quick approval.

In Unity,

Paul Moreno  
President/Business Agent  
Local 433





Kathleen King &lt;kathleen.king@lacity.org&gt;

---

**Radford Studio Center**

2 messages

**Tim and Miguel Berkshire Hathaway Home Services** <homes@timandmiguel.com>

Tue, Jun 13, 2023 at 4:52 PM

To: "kathleen.king@LACITY.org" &lt;kathleen.king@lacity.org&gt;, "contactCD4@lacity.org" &lt;contactCD4@lacity.org&gt;

Dear Kathleen,

Nice to meet you.

I am writing you as a neighbor to the upcoming Radford Studio project. I live on Gentry Ave in the pocket that is bounded by Moorpark/Laurel and the LA river known as "The Grove". We have long lived in sync with the studio (we miss the fireworks show), and understand the need for them to update things. While it likely will be a long, dirty and noisy project, I appreciate that it will be a great source of revenue for the city of Los Angeles, and help local businesses here in Studio City. I support this project but have concerns, mostly about traffic.

My biggest concern is that I have heard rumors that there are plans to put a new auto bridge at the end of Radford to connect it with Moorpark. I did not see mention of it in your Notice of Preparation. The map on the last page appears to show it (the new bridge). I am hoping that this is not happening as it would be incredibly detrimental to the neighborhood. Years ago, the city blocked off the connecting streets in The Grove to Moorpark which helped this neighborhood flourish. It helped create a quiet beautiful place by keeping traffic to a somewhat reasonable level, even though we are adjacent to one of the busiest intersections in the area (Moorpark and Laurel Canyon). If Radford is opened up to Moorpark via a new bridge, it will turn our quiet neighborhood into a busy shortcut for Laurel Canyon, which will greatly impact the quality of life for the residents, as well as significantly lower the property values of homeowners. The numerous points of access on more commercial streets e.g. Colfax, the existing Radford gate, and the planned new entrance on Carpenter should suffice without opening up Radford directly to Moorpark. When there is a will there is a way.

By the way, there is a very old bridge on Radford that currently crosses the LA River, and it looks to be terribly unsafe. I have reported it repeatedly on LA311, but have never gotten a response. Can you confirm that this bridge is going to be repaired/replaced? If so, will it be widened? Again, a wider bridge here will encourage more people to cut through the neighborhood, even without direct access to Moorpark.

The previous owners of the studio (CBS) made some efforts to keep people out of the neighborhood by asking them not to turn right out of the parking lot on Radford. That has since stopped with the new owners, and every large filming results in many people turning right so that people can drive down Woodbridge which is currently under construction. Prior to this, the traffic was ridiculous when they had larger events. This neighborhood is very pedestrian friendly, but when Woodbridge is open, the speeding cars present a hazard to everyone - Adults, Children, and dogs. I can only imagine what it would be like if Radford is opened to Moorpark with a wider bridge over the river with the massive new studios in place.

I thank you for listening and look forward to hearing from you.

Regards,

Tim Thompson

[4328 Gentry Ave #2](#)

[Studio City, CA 91604](#)

818 968 8908

[homes@timandmiguel.com](mailto:homes@timandmiguel.com)



Tim Thompson  
REALTOR® - Sales Associate  
Leading Edge Society

818.968.8908  
[homes@timandmiguel.com](mailto:homes@timandmiguel.com)  
DRE# 01894676

14141 Ventura Blvd. Suite 8  
Sherman Oaks, CA 91423

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**Kathleen King** <kathleen.king@lacity.org>

Wed, Jun 14, 2023 at 10:54 AM

To: Tim and Miguel Berkshire Hathaway Home Services &lt;homes@timandmiguel.com&gt;

Cc: "contactCD4@lacity.org" &lt;contactCD4@lacity.org&gt;

Mr. Thompson,

Thank you for your comment regarding the Radford NOP. I have included your comment letter in the project file.

Regarding the proposed Moorpark Bridge, please note that the Project's [Initial Study](#) provides additional information regarding the Bridge. This proposed multi-modal Bridge would extend from the northern terminus of Radford Ave north, across the Tujunga Wash to Moorpark Street. As proposed, vehicular ingress/egress to the North Lot would be limited to the bridge via Moorpark Street and no through access for vehicles would be permitted along Radford Avenue. This would be enforced with the installation of traffic calming measures (e.g., removable bollards, fire access gates, planters) that would be installed to prohibit any cut-through vehicle traffic.

As noted, there is an existing bridge along Radford that crosses the LA River. The Project is not proposing any improvements to that bridge at this time. It should be noted that in addition to this bridge, there is an existing internal bridge that allows for vehicle/pedestrian access between the North and South Lots so that vehicles/pedestrians do not have to exit the Site and travel along Radford. The Project is proposing to maintain and widen the internal bridge.

Thank you again for your comments.

LOS ANGELES  
CITY PLANNING**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)

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LOS ANGELES  
CITY PLANNING**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)





Kathleen King &lt;kathleen.king@lacity.org&gt;

## Concerns over Carpenter traffic caused by Radford Reno

2 messages

Ken Blankstein &lt;kblankstein@gmail.com&gt;

Thu, Jun 22, 2023 at 9:20 AM

To: "kathleen.king@lacity.org" &lt;kathleen.king@lacity.org&gt;, Ken Blankstein &lt;kblankstein@gmail.com&gt;

Hi Kathleen,

I am a homeowner on Laurelwood Ave off of Carpenter and am very concerned about the traffic congestion that will occur as a direct result of the Radford renovation. As it is, with Carpenter School, the streets are completely congested twice every day. Cars line up bumper to bumper bleeding out onto Ventura Blvd and wait for extended periods of time during school pickup. Local residents are essentially stuck in or out of their homes and forced to sit and wait in this traffic. Some venture into opposing traffic to try to bypass the jam. It's incredibly dangerous.

There's also the issue of Carpenter Blvd to the south of school. With cars parked along the curb, it's not wide enough for cars moving in two directions and leads to daily games of chicken. They tried to help by making no left turns onto Carpenter from traffic coming in from Laurel Canyon, but that is never enforced and has done little to change anything. And yet now CBS Radford wants to add several THOUSAND additional employees driving into Radford AND make the primary entrance at Carpenter? This makes these traffic issues dramatically worse and a constant.

I heard the older gentleman on last week's zoom speak about traffic implications and try to imply they don't expect there to be any congestion into that intersection on Ventura. Sorry, that's simply not possible. Where are the cars going? Even your diagram had traffic arrows pointing all ways at that intersection onto Ventura. And many of these new employees are going to realize Carpenter cuts through to Laurel Canyon and will simply head straight out of the main entrance and up Carpenter, right past the school and onto that same stretch of road for more games of chicken. Except no one will be moving so maybe it'll just be a game of whose gas runs out first.

I also heard someone make mention of Carpenter School providing parking for people picking up their kids. Again, I encourage everyone involved in this proposed project to talk to anyone in the neighborhood. It's gridlock two times a day. Cars double park on Laurelwood or stuff our driveways waiting for their kids. It's a line-up pick up system and the line backs up to Ventura at Carpenter

Because of this proposed and preventable traffic nightmare, I oppose the plan as is and encourage everyone involved to properly research the neighborhoods directly impacted by this new Carpenter entrance.

As a concerned neighbor, I would like to stay informed of the steps and actions taken regarding this matter.

Ken Blankstein

Kathleen King &lt;kathleen.king@lacity.org&gt;

Thu, Jun 22, 2023 at 4:57 PM

To: Ken Blankstein &lt;kblankstein@gmail.com&gt;

Hi Ken-

Thank you for your comment regarding the Radford Studio Center Project. I have included your comment in the project file. Additionally, I have added your email address to the interested parties list to ensure you will receive all future project notices issued by the Department of City Planning.

Thank you,  
Kathleen

[Quoted text hidden]

--



Kathleen King

City Planner

Los Angeles City Planning

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)





# *Los Angeles / Orange Counties Building and Construction Trades Council*

*Affiliated with the Building & Construction Trades Dept., AFL-CIO*

1626 Beverly Boulevard  
Los Angeles, CA 90026-5784  
Phone (213) 483-4222  
(714) 827-6791  
Fax (213) 483-4419



Ms. Kathleen King  
City of Los Angeles- Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
[Kathleen.king@lacity.org](mailto:Kathleen.king@lacity.org)

RE: Radford Studio Center

Dear Ms. King,

On behalf of the members of Los Angeles/Orange Counties Building and Construction Trades Council, I am writing to express our support for the Radford Studio Center Project

At a time where we are seeing entertainment jobs leave Los Angeles and California as a whole, Radford is committed to keeping production here at home. This Project represents a true commitment to supporting and growing our City's signature industry – preserving the legacy of this iconic studio and building production facilities to meet content creators' changing needs. Radford Studio Center Project will help ensure that we remain the entertainment capital of the world.

In addition to keeping production jobs in Los Angeles, Radford will also provide a boost to the construction industry. The Project is estimated to create over 3,548 jobs during construction and generate more than \$5.5 billion in annual economic output when operational. Radford has signed a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council, guaranteeing these new production facilities will be built by the skilled men and women of our union. These jobs pay family-supporting wages and ensure that the members of our affiliated Local Unions will continue to be employed for years to come.

We fully support the Radford Studio Center Project and its regional benefits and urge the City of Los Angeles to process its quick approval.

Sincerely,

Chris Hannan  
Executive Secretary

Ms. Kathleen King  
City of Los Angeles- Department of City Planning  
221 North Figueroa Street, Suite 1350  
Los Angeles, CA 90012  
[Kathleen.king@lacity.org](mailto:Kathleen.king@lacity.org)

RE: Radford Studio Center

Dear Ms. King,

On behalf of the members of IBEW Local 40, I am writing to express our support for the Radford Studio Center Project

At a time where we are seeing entertainment jobs leave Los Angeles and California as a whole, Radford is committed to keeping production here at home. This Project represents a true commitment to supporting and growing our City's signature industry – preserving the legacy of this iconic studio and building production facilities to meet content creators' changing needs. Radford Studio Center Project will help ensure that we remain the entertainment capital of the world.

In addition to keeping production jobs in Los Angeles, Radford will also provide a boost to the construction industry. The Project is estimated to create over 3,548 jobs during construction and generate more than \$5.5 billion in annual economic output when operational. Radford has signed a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council, guaranteeing these new production facilities will be built by the skilled men and women of our union. These jobs pay family-supporting wages and ensure that the members of IBEW Local 40 will continue to be employed for years to come.

We fully support the Radford Studio Center Project and its regional benefits and urge the City of Los Angeles to process its quick approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JR', is written over a faint, light blue rectangular background.

Juan Rodriguez Business Rep. IBEW LU 40



Kathleen King &lt;kathleen.king@lacity.org&gt;

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**Radford StudioCenter Project ENV-2023-1348-EIR**

7 messages

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**Radford House HOA** <theradfordhouse@yahoo.com>  
To: kathleen.king@lacity.org

Mon, Jun 12, 2023 at 2:53 PM

Dear Kathleen,

We received a letter from you and plan to review the file Case No ENV-2023-1348-EIR at the City of Los Angeles, Department of City Planning.  
To schedule an appointment we tried to call you at (213) 847-3624 but unfortunately with no success. Please advise.

P. S. We located at [4319 Radford Ave](#) across from Radford Studio Center and would greatly appreciate if you be able to email us such file just for [4200 Radford Ave](#) ( with the Parking/Garage building at the north part of development and 4200 block of Radford Ave from Moorpark Bridge over Tuhunga Wash to LA River)

Kind regards,

Janet Shirshov  
The Radford House HOA Board officer  
Tell (818) 445-2115

---

**Kathleen King** <kathleen.king@lacity.org>  
To: Radford House HOA <theradfordhouse@yahoo.com>

Tue, Jun 13, 2023 at 7:07 AM

Hi Janet-

Apologies I missed your call, I was out of the office yesterday. Please let me know if you would like to stop by sometime this week to review the case file.

Thanks- Kathleen

[Quoted text hidden]

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**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)

---

**Kathleen King** <kathleen.king@lacity.org>  
To: Radford House HOA <theradfordhouse@yahoo.com>

Tue, Jun 13, 2023 at 12:58 PM

Hi Janet-

Nice speaking with you. The Radford Initial Study is accessible [here](#).

Please feel free to reach out with any additional questions and/or if you would like to make an appointment to view the case file.

-Kathleen

[Quoted text hidden]

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**Radford House HOA** <theradfordhouse@yahoo.com>

Tue, Jun 13, 2023 at 4:17 PM

To: Kathleen King <kathleen.king@lacity.org>

Received, thank you Kathleen.

Can I email you a few written questions for an upcoming Public Scoping meeting?

Kind regards,

Janet

[Quoted text hidden]

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**Kathleen King** <kathleen.king@lacity.org>

Tue, Jun 13, 2023 at 4:19 PM

To: Radford House HOA <theradfordhouse@yahoo.com>

Sure, please feel free to email me. Thank you

[Quoted text hidden]

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**Radford House HOA** <TheRadfordHouse@yahoo.com>

Tue, Jun 13, 2023 at 8:59 PM

To: Kathleen King <kathleen.king@lacity.org>

Here are the questions:

1. How high or how many levels/floors above the ground w'll be the new Parking/Garage next to the Radford Gate at the north side of the project?
2. New Parking/Garage at the Radford Gate will have the wall facing Radford Ave. Will this wall have the openings or the glass windows, or just a solid wall.
3. 4,000 car Parking/Garage will be located less or about 100 feet from the Residential Dwellings. How do you plan to protect the Residential Properties across the street from the Noise and Smog Pollution.
4. We live across from the planning Parking/Garage at 4200 block of Radford Ave. Will we be able to park our cars as we do now on the both sides of the street? Are there going to be free parkings for the residents or metered?
5. Will we be able to drive from our Residence at [4319 Radford Ave.](#) (located right across from the new Parking/Garage, north of Woodbridge St.) to Ventura Blvd and back using Radford Ave in both directions?

Thank you,

Janet

On Jun 13, 2023, at 4:20 PM, Kathleen King <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)> wrote:

[Quoted text hidden]

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**Kathleen King** <kathleen.king@lacity.org>

Wed, Jun 14, 2023 at 11:51 AM

To: Radford House HOA <TheRadfordHouse@yahoo.com>

Hi Janet-

Thank you for your questions regarding the Radford Studio Project. My responses are included below in blue. Please feel free to reach out with any additional questions.

Thank you again,  
Kathleen

On Tue, Jun 13, 2023 at 9:00 PM Radford House HOA <[TheRadfordHouse@yahoo.com](mailto:TheRadfordHouse@yahoo.com)> wrote:

Here are the questions:

1. How high or how many levels/floors above the ground wll be the new Parking/Garage next to the Radford Gate at the north side of the project? [As proposed, there is a 5 level parking strucure with a roof \(and two subteranean levels\) located on the North Parcel, where Radford and the Tujunga Wash meet.](#)
2. New Parking/Garage at the Radford Gate will have the wall facing Radford Ave. Will this wall have the openings or the glass windows, or just a solid wall. [Please note that the Department is in the early stages of the Project's environmental review and review of the Project's prelimany design stages; However, looking at the Project's plans, the primary materials for the parking garage would be concrete and the overall design would include large openings. I've attached a screenshot of the Project's west elevation along Radford near the north edge that includes the parking strucutre. The proposed parking structure is located in the center of the elevation.](#)
3. 4,000 car Parking/Garage will be located less or about 100 feet from the Residential Dwellings. How do you plan to protect the Residential Properties across the street from the Noise and Smog Pollution. [Please note that both Noise and Air Quality will be further analzed in the Draft Environmental Impact Report \(EIR\).](#)
4. We live across from the planning Parking/Garage at 4200 block of Radford Ave. Will we be able to park our cars as we do now on the both sides of the street? Are there going to be free parkings for the residents or metered? [The Project is not proposing any changes to parking along any public streets.](#)
5. Will we be able to drive from our Residence at 4319 Radford Ave. (located right across from the new Parking/Garage, north of Woodbridge St.) to Ventura Blvd and back using Radford Ave in both directions? [Yes, the Project would not restrict access to Radford Ave for any of the neighboring properties along Radford.](#)

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122K





Kathleen King &lt;kathleen.king@lacity.org&gt;

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**Radford StudioCenter Project ENV-2023-1348-EIR**

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**Radford House HOA** <theradfordhouse@yahoo.com>

Wed, Jun 14, 2023 at 6:26 PM

To: Kathleen King &lt;kathleen.king@lacity.org&gt;

Dear Kathleen,

Thank you for your response with the answers to our questions.

Comments to #2 and #3

Thousands additional cars in Studio City it's already going to be the hell of the traffic. And a huge (for the thousands vehicles) Parking/Garage with the "large openings" on the front/facade wall, within approximately 100 feet from the residential dwellings it is going to be a nightmare (smog pollution and noise) for the people who live around. Why the planners/developers plan to build it with "large openings" but not like another old SATER PARKING STRUCTURE south of the LA River, which has Glass Windows on the front/facade wall. Are they trying to save money on their project compromises the Studio City residents health?

If you don't mind, Here is another questions:

1. How do they plan to prevent or compensate the damage to the properties nearby on the same block of Radford Ave caused by underground vibrations etc. during a Bridge building over Tujunga Wash and Parking /Garage construction at the North-Radford Gate?

Kind regards,

Janet

[Sent from Yahoo Mail for iPhone](#)

[Quoted text hidden]



Kathleen King &lt;kathleen.king@lacity.org&gt;

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**Radford StudioCenter Project ENV-2023-1348-EIR**

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**Radford House HOA** <theradfordhouse@yahoo.com>

Thu, Jun 15, 2023 at 1:32 PM

To: Kathleen King &lt;kathleen.king@lacity.org&gt;

Thank you Kathleen for your quick response.

Here is one more comment regarding the new Parking/Garage structure with the “large openings“.

If there, at the Radford Gate, will be built “5 level parking strucure with a roof” and “large openings “ on the front/facade wall, it will cause invasion of privacy to the residents who live right across the street ( some of them are approximately 100 feet away) from the frontage of that structure. Also it will create a new source of substantial light or glare which would adversely affect day or night time on the neighboring residential properties and cause significant impact on air quality with substantial pollution concentrations.

We assume that, at least, a solid frontage wall of this structure will reduce such negative impacts on the residential properties nearby this project.

Los Angeles is doing a great job building the sound walls and planting big trees along the freeways to protect their residents. The Radford Studio Center developers, planning a huge Parking Structure for the thousands vehicles, should considering not just the best for their project but pay closer attention to the neighbors’ interests and neighborhood environment.

Kind regards,

Janet

On behalf of The Radford House Association.

[Quoted text hidden]



Kathleen King &lt;kathleen.king@lacity.org&gt;

## Re: CBS Radford proposed renovation plan

6 messages

**Milena Zasadzien** <milena.zasadzien@lacity.org>

Tue, May 16, 2023 at 11:02 AM

To: Adrineh Melkonian &lt;adrineh.melkonian@lacity.org&gt;

Cc: Bee Wulf &lt;bee.wulf@aol.com&gt;, Kathleen King &lt;kathleen.king@lacity.org&gt;, Paul Caporaso &lt;paul.caporaso@lacity.org&gt;

Hi Gordon,

Thank you for reaching out regarding this project. Please let me know if you'd like to be added to the interest list to receive future updates about the status of the project and any upcoming public meetings.

In response to your questions below, the Radford Studios site is outside of the Ventura Specific Plan and is therefore not subject to those height restrictions. However, the project is requesting a Specific Plan, meaning that the City could set specialized regulations for the site that are specifically tailored for the studio uses on the property. In reviewing new projects, the City considers the surrounding community and site context. Height restrictions could be incorporated into the Specific Plan to address height and compatibility.

Both Carpenter Avenue and the alleyway are public streets, and Radford Studios is proposing to include a new studio entrance at the terminus of Carpenter Avenue at the project site. There are no amendments proposed to the Ventura Specific Plan, but there is a request to create a new tailored Radford Studios Specific Plan for the property.

Regarding the status of the project, the project has recently been filed with the Department of City Planning, and is at the very beginning stages of review. The City is currently at the first step of the process, which will be to prepare an environmental analysis of the project.

The project will be preparing an Environmental Impact Report (EIR) document to analyze the project's environmental impacts. This is the most intensive level of environmental review, and will likely be a 1-2 year process to prepare the EIR. The first step will be an Initial Study to screen which environmental topics should be considered in the main analysis of the EIR. This Initial Study will be released for a 30 day public review period and a public Scoping Meeting will be held. Then the Draft EIR containing the detailed analysis of the scoped-in environmental topics is prepared, and will include technical studies such as those for air quality and traffic. The Draft EIR is then released for a 45-day public comment period. The City then prepares a Final EIR document which responds to all public comments received and may make further refinements or corrections to the project or EIR, and releases a Final EIR.

Following release of the Final EIR, the City can begin the process to consider the Specific Plan and any other entitlements, which will likely take approximately six months. This will first include a public hearing to obtain public testimony on the proposal, after which Planning staff will prepare a staff report and present the EIR and the project to the City Planning Commission. The Commission's recommendation then moves forward and the project and proposed Specific Plan is ultimately decided on by the City Council.

Please let me know if you have any questions.

Best regards,

Milena


**Milena Zasadzien**

Principal City Planner, Major Projects

**Los Angeles City Planning**

221 N. Figueroa Street, Suite 1350

Los Angeles, CA 90012

milena.zasadzien@lacity.org

T: 213.847.3636 | Planning4LA.org



On Tue, May 16, 2023 at 7:56 AM Adrineh Melkonian <adrineh.melkonian@lacity.org> wrote:

Hello,  
Milena Zasadzien, cc'd in this email, is the manager of the section which will process the case on the project site.  
Please reach out to her for any questions that you might have.  
Best,

On Mon, May 15, 2023 at 5:32 PM Bee Wulf <[bee.wulf@aol.com](mailto:bee.wulf@aol.com)> wrote:

Adrineh- thank you for your response. The address for the CBS Redford studios is:

[4024 Radford avenue](#)  
[Studio city, ca 91604](#)

How does one contact the expedite unit to determine if they have received an expedited proposal request.

Thank you, Gordon

[Sent from the all new AOL app for iOS](#)

On Monday, May 15, 2023, 4:19 PM, Adrineh Melkonian <[adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org)> wrote:

Hello,  
Please provide the project site address. I do not believe we have any project with the Ventura SP Unit.  
The project might be processed by the Expedite Unit.  
Best,  
Adrineh

On Mon, May 15, 2023 at 3:37 PM Courtney Schoenwald <[courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)> wrote:

Hello Gordon,

You've contacted the team updating the Ventura Specific Plan regulations, although our team does not propose any change to the standards of development except to streamline sign clearances. You can see more about what we are working on through our website which is

here: <https://planning.lacity.org/plans-policies/ventura-specific-plan>

If you'd like to follow our work plan, we invite you to sign up to receive our updates

here: <https://planning.lacity.org/plans-policies/ventura-specific-plan#contact>

That said, the questions you're asking is in regards to a proposed development. The team that works with proposed development is our Project Planning team, so I am cc'ing that team of Adrineh and Erin on this email. Their website is here: <https://planning.lacity.org/plans-policies/overlays/venturacahuenga-blvd>

Please let them know your questions as they are the unit that would process any cases filed for the property you are inquiring about.

I hope this points you in the right direction.

Regards,



**Courtney Schoenwald**

Preferred Pronouns: She/Her

City Planner, Valley Overlay Amendment Unit

**Los Angeles City Planning**

6262 Van Nuys Blvd, Room 351

Van Nuys, CA 91401

T: (818) 374-9916 | [Planning4LA.org](http://Planning4LA.org)

On Mon, May 15, 2023 at 2:20 PM 'Bee Wulf' via Planning Ventura Caheuga SPA  
<[planning.venturacahuengaspa@lacity.org](mailto:planning.venturacahuengaspa@lacity.org)> wrote:

A recently reviewed LA Times article went into detail from the owners of the CBS Radford facility about the plans for the aforementioned renovation. In addition to the increase in traffic congestion to an already congested area, as well as increases in traffic pollution (Carpenter School is approx. 500 feet away) and quality of life issues, there was reference to a proposed 11 Story office building to be constructed, increasing office space on the lot approximately five times, beyond the 200,000 s.f that already exists.

What are the height restrictions for buildings contained within the Ventura-Cahuenga Boulevard Corridor Specific Plan. This office building, an 11 story edifice, is estimated to be a minimum of 160 feet in height.

In addition, Section 7, para. 7.7 (sub-paragraph 2) - Arrangement & Form of Buildings on Site, of the Ventura-Cahuenga Boulevard Corridor Specific Plan, indicates, "the primary entrance of all commercial sites should face the street (not alleys or side or rear parking lots." In the detail of the LA Times article, it was represented that the CBS Radford renovation would create a new primary entrance to the facility from the alley that runs just north and parallel to Ventura Blvd., near Carpenter Avenue.

1. If the estimated height of the proposed office building is in violation of the statute for height restrictions for building height in the Ventura-Cahuenga Boulevard Corridor Specific Plan, has there been a request by CBS Radford, et al, for an amendment to the land use plan and zoning for the area to accommodate it?
2. If the proposed primary entrance to the CBS Radford facility from the adjoining alleyway is in violation of the statute within the Ventura-Cahuenga Boulevard Corridor Specific Plan, has there been a request by CBS Radford, et al, for an amendment to the land use plan and zoning for the area to accommodate it?

In addition to answering the above questions, please advise at earliest convenience:

1. The current status of any submitted plans or proposals to your department relative to the CBS Radford Renovation Plan.
2. The current status of any submitted plans or proposals to the Department of City Planning, relative to the CBS Radford Renovation Plan.
3. The current status of any submitted plans or proposals to the City Council, relative to the CBS Radford Renovation Plan.

Thanking you in advance,

Regards,

Gordon Wolf



**Adrineh Melkonian**

City Planner

**Los Angeles City Planning**

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | [Planning4LA.org](http://Planning4LA.org)



**Adrineh Melkonian**

City Planner

**Los Angeles City Planning**

6262 Van Nuys Boulevard, Room 430

Los Angeles, CA 91401

T: (213) 978-1301 | Planning4LA.org

**Bee Wulf** <bee.wulf@aol.com>

Thu, May 18, 2023 at 2:05 PM

To: Milena Zasadzien &lt;milena.zasadzien@lacity.org&gt;, Adrineh Melkonian &lt;adrineh.melkonian@lacity.org&gt;

Cc: Kathleen King &lt;kathleen.king@lacity.org&gt;, Paul Caporaso &lt;paul.caporaso@lacity.org&gt;

Milena-

Thank you very much for your comprehensive response.

For reasons unknown, your response was directed to my secondary email address, associated with my cell phone, not my primary email address at <crazyelmer@aol.com>. As a result, I didn't get your response and sent another your way.

I'm still confused as to why this is considered a "commission case" rather than a "Valley" zoning issue.

In any event, I do want to send you an email outlining my concern with this project. I live in studio city and the traffic congestion in and around the studio is horrible. Adding more employees and autos will make Ventura impassable during peak hours. Want you to be aware.

Thank you, Gordon

Sent from the all new AOL app for iOS

[Quoted text hidden]

**Milena Zasadzien** <milena.zasadzien@lacity.org>

Thu, May 18, 2023 at 2:21 PM

To: Bee Wulf &lt;bee.wulf@aol.com&gt;

Cc: Adrineh Melkonian &lt;adrineh.melkonian@lacity.org&gt;, Kathleen King &lt;kathleen.king@lacity.org&gt;, Paul Caporaso &lt;paul.caporaso@lacity.org&gt;

Hi Gordon,

The City Planning Commission reviews cases citywide, including those in the San Fernando Valley. The Environmental Impact Report for the project will evaluate potential traffic impacts of the project and will be circulated for public review. You've been added to the interested parties list and will receive updates on any environmental studies and public meetings regarding this project.

Best regards,

Milena

[Quoted text hidden]

**Paul Caporaso** <paul.caporaso@lacity.org>

Thu, May 18, 2023 at 2:21 PM

To: Bee Wulf &lt;bee.wulf@aol.com&gt;, crazyelmer@aol.com

Cc: Kathleen King &lt;kathleen.king@lacity.org&gt;, Milena Zasadzien &lt;milena.zasadzien@lacity.org&gt;

Hello Gordon,

Myself and Kathleen King, cc'd here, are the assigned planners for the Project. I have included your primary email address in this correspondence.

To further clarify, the reason the Project would go to the City Planning Commission as opposed to the South Valley Area Planning Commission (which is what I am assuming you were alluding to) is due to the type of discretionary entitlements being requested by the Applicant, such as the Specific Plan that Milena mentioned in her correspondence.

Please direct any written comments to either myself or Kathleen, or both of us. We welcome public comment at any point in time.

Additionally, as Milena described, the Project also has several environmental review steps that include public comment periods.

You have been added to the Interested Parties List for the Project and will receive direct email notification of any applicable notices and publications.

Do it hesitate to contact us with any questions, comments, and concerns. We look forward to hearing from you.

Thank you,

Paul Caporaso

[Quoted text hidden]

--



LOS ANGELES  
CITY PLANNING

**Paul N. Caporaso (they/them)**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



**crazyelmer@aol.com** <crazyelmer@aol.com>

Thu, May 18, 2023 at 3:54 PM

Reply-To: crazyelmer@aol.com

To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>, "bee.wulf@aol.com" <bee.wulf@aol.com>

Cc: "kathleen.king@lacity.org" <kathleen.king@lacity.org>, "milena.zasadzien@lacity.org" <milena.zasadzien@lacity.org>

Mr. Caporaso, Ms. King:

Thank you for what I hope is the final iteration of who the point person(s) are for 4024 Radford.

After receiving Ms. Zasadzien's comprehensive response, I took it upon myself, in outline form, to enumerate the various steps the City Planning Department will follow on this project. I would appreciate it if you were to review them for accuracy and suggest adding or subtracting where appropriate.

You may disregard my comments regarding the City Planning Departments unilateral decision making in its recent decisions about the Bulgari Hotel.

The Steps:

1. An EIR INITIAL STUDY is the first step in developing the EIR for the project. That study will screen which topics should be considered in the main analysis of the EIR.

Can't determine exactly who does the "considering" and who makes the decision as to what the final inclusions are in the INITIAL STUDY?

2. Upon completion, a draft EIR from the INITIAL STUDY will be released for a 30 day public review.

3. A "Public Scoping" meeting will be held, subsequent to the 30 day public review period. During the "Scoping Meeting," the public will be allowed to present additional environmental topics they feel should be included in the EIR.



4. A draft EIR, which includes Public Scoping topics, will be released for a 45 day public comment period.
5. Final EIR is prepared by the Planning Department which responds to all public comments received, subject to further refinements and/or corrections.
6. Release of final EIR.
7. City Planning Department begins consideration of the CBS requested new Specific Plan, during which time a public hearing will take place to obtain public testimony on the proposal.
8. City Planning Staff will prepare a staff report, which will address public comments, and present EIR and the project to City Planning Commission.
9. Planning Commission's recommendations moves forward, project and proposed new CBS Specific Plan decided upon by City Council.

AN EXAMPLE OF HOW WRONG THIS CAN GO IS THE RECENT COUNCIL MEETING REGARDING THE BULGARI HOTEL IN BENEDICT CANYON.

IT WENT SO FAR AS AN L.A. CITY COUNCIL MEMBER HAVING TO INITIATE A PROPOSAL FOR A COUNCIL VOTE TO RESCIND THE CITY PLANNING DEPARTMENT'S APPROVAL OF AN AMENDMENT TO THE AREA SPECIFIC PLAN, REQUESTED BY THE DEVELOPER, TO ALLOW THE HOTEL CONSTRUCTION TO MOVE FORWARD.

THE COUNCIL WAS UNABLE TO THWART THE DECISION OF THE CITY PLANNING DEPARTMENT IN A TIE VOTE, WHICH WAS ESSENTIALLY A DEAL STRUCK BETWEEN THE PLANNING DEPARTMENT AND THE DEVELOPER.

HOTEL CONSTRUCTION WAS ALLOWED TO MOVE FORWARD, SUBJECT TO EIR.

NOT ONLY DID THE CITY PLANNING DEPARTMENT DECIDE, UNILATERALLY, TO APPROVE THE HOTEL DEVELOPMENT, BUT COUNCIL MEMBERS REPRESENTING CONSTITUENTS WELL OUTSIDE THE BENEDICT CANYON NEIGHBORHOOD HELPED DETERMINE WHAT DEVELOPMENT ACTIVITY CAN HAPPEN TO THE BENEDICT CANYON NEIGHBORHOOD.

Thank you for your time.

Regards,

Gordon Wolf

[Quoted text hidden]

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**Paul Caporaso** <paul.caporaso@lacity.org>

Mon, May 22, 2023 at 11:39 AM

To: crazyelmer@aol.com

Cc: Kathleen King <kathleen.king@lacity.org>, Bee Wulf <bee.wulf@aol.com>

Hello Gordon,

This response is to confirm receipt of this correspondence. Please use the earlier email chain to discuss your questions regarding the Project.

Thank you,



**Paul N. Caporaso (they/them)**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 | [Planning4LA.org](http://Planning4LA.org)



[Quoted text hidden]



Kathleen King &lt;kathleen.king@lacity.org&gt;

## 4024 Radford Avenue - CBS Renovation

2 messages

crazyelmer@aol.com &lt;crazyelmer@aol.com&gt;

Thu, May 18, 2023 at 4:39 PM

Reply-To: crazyelmer@aol.com

To: "paul.caporaso@lacity.org" &lt;paul.caporaso@lacity.org&gt;, "kathleen.king@lacity.org" &lt;kathleen.king@lacity.org&gt;

Ms. King, Mr. Caporaso:

I would like to present some thoughts, as a Studio City resident for many years, regarding the CBS renovation. I live daily with the current level of traffic congestion, which is horrible, and posit that with the potential to add nearly 8,000 employees, (as I've outlined below) the renovation will cause irreversible, dystopian impacts well beyond that which Studio City currently experiences. I'm not sure that discussions between the City Planning Department and CBS would present the issues I've outlined below during discussions regarding a new Specific Plan. It would be to CBS's benefit to avoid them. I believe my remarks and my calculations are reasoned, neither optimistic nor pessimistic. I am sure they will, however, differ from those of CBS. I appreciate you taking the time to review them.

Per an LA Times article, I believe in February 2023, CBS and the new studio facility owner outlined their plan to renovate the studio facility. The article specified plans to do the following:

-Build a new 11 story office building to provide new office space approximating 1,100,000 square feet. CBS figures indicate the current lot office space square footage total is 200,000. (Current employee numbers at CBS Radford number about 2,200 persons with the 200,000 s.f. allocation. Increasing office space as indicated, pro rata, suggests at least an additional 8,000 persons, and their cars, working at the studio, once the new office space is fully occupied) Most persons within the facility do not carpool as their schedules rarely coincide. Interesting point, this 11 story building will be constructed in an area subject to earthquake induced liquefaction, close to the LA River riverbank, areas which geologically are never known for their stability.

-Add five new sound stages. From my 30 years experience, actual working crew, including drivers and third party support staff, number minimally about 150 persons per stage. If the new five stages house audiences, figure an additional 100 audience members and their cars, per stage. In addition, each new stage will require additional working trucks, trailers and portable dressing rooms trailers. Many productions shoot both on stage and on location, requiring their trucks to remain loaded and ready to move on and off lot as their production schedules dictate. Generally, filming on location requires a minimum of 400-500 feet of curb space, lotsa vehicles and the space required to park them. Most of them are either diesel or gasoline powered.

-Add a new entry gate off the alley at junction with Carpenter Avenue. The alley runs parallel to Ventura Blvd. and 1/2 block north of it.

-Add and/or extending a new left turn lane on Ventura Blvd. This will, no doubt, including adding a new left turn arrow to the existing traffic signal cycle, allowing for Eastbound traffic on Ventura Blvd entry into the new "Carpenter" gate. I suspect a new right turn arrow signal would be added to the current traffic signal cycle for West Bound traffic on Ventura Blvd for entry into the new gate. As all studio gates have security entry checkpoints, the delays that present from individual auto security checks will back up traffic on Ventura Blvd, Carpenter Avenue and ostensibly eliminate use of the alley by businesses in the area.

### Current Traffic Congestion

This renovation will increase the traffic load in the area well beyond that which now exists. Currently, whilst traveling Eastbound on Ventura Blvd during mid-day/afternoon hours, it is normal to wait for at least two traffic signal cycles to cross Laurel Canyon Blvd. Once clearing Laurel Canyon Blvd, another backup for Eastbound traffic occurs, caused by the traffic signal at Radford. The same delays exist traveling Westbound on Ventura Blvd from East of Carpenter Avenue.

Southbound vehicles on Laurel Canyon Blvd, turning left on their traffic signal arrow to head Eastbound on Ventura Blvd often do not clear the intersection and block northbound Laurel Canyon Blvd traffic, a result of Eastbound Ventura Blvd traffic backup previously mentioned. The traffic backup of northbound Laurel Canyon Blvd traffic also causes

further intersection congestion as a result of Ventura Blvd Eastbound traffic turning left on their signal arrow to travel northbound. It is a calamity. Adding 8000 more cars to this area for the additional workers the CBS Radford renovation will bring traffic to a standstill.

Not mentioned in the article is the additional congestion of parents dropping off or picking up their children from Carpenter Avenue school, who utilize the intersection at Ventura blvd and Carpenter for ingress and egress, very close to where the newly requested studio gate, and its requisite congestion, will present.

Adding to neighborhood irritation, many current CBS employees utilize the neighborhood streets just northwest of the studio for ingress and egress to Laurel Canyon Blvd and then on to the 134 Fwy.

### Pollution

There is little doubt that pollution from automobile and movie truck exhaust will increase from the addition of many more of both. Please note this would occur within 500 feet of Carpenter School, not to mention the larger impact for Studio City residents and businesses.

### Quality of Life

As mentioned, I'm a long time resident. (I road my bicycle on the 134 freeway, just before it was paved) One of the more recent occurrences I've noticed that negatively impacted traffic congestion in the area resulted from the addition of the traffic signal at Radford and Ventura Blvd, ostensibly at the request of CBS when their Beverly Blvd Facility was sold and many of their employees were transferred to CBS Radford. Now, with the sale of CBS Radford to an investment group based in New York, further negative impacts on Studio City life be exacerbated and will prevail as the New York group moves to maximize the return on their investment by the proposed renovation.

I suppose I could go on, and will, once more information becomes available on the CBS renovation. Suffice it to say adding that many workers to this area is only good for the New York Investment company looking to expand rental dollars for additional office space. At the very least, a far more moderate renovation plan is called for. I hope you agree. And just for kicks, come on down to Studio City in the afternoon, M-F, to the intersection of Laurel Canyon Blvd and Ventura Blvd for a taste of life here. You don't need an EIR, just watch. Then imagine an additional 8000 cars...frightening. It will make getting out of Dodger Stadium after a game with a capacity crowd feel absolutely pleasant.\

Regards,

Gordon Wolf

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**Paul Caporaso** <paul.caporaso@lacity.org>  
To: crazyelmer@aol.com  
Cc: "kathleen.king@lacity.org" <kathleen.king@lacity.org>

Mon, May 22, 2023 at 3:43 PM

Hello Gordon,

This response is to confirm receipt of this correspondence. Please use the earlier email chain to discuss your questions regarding the Project.

Thank you,



**Paul N. Caporaso (they/them)**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



[Quoted text hidden]



Kathleen King &lt;kathleen.king@lacity.org&gt;

## Specific dates for advisement re 4024 Radford renovation proposal

6 messages

crazyelmer &lt;crazyelmer@aol.com&gt;

Thu, May 18, 2023 at 7:10 PM

To: Paul Caporaso &lt;paul.caporaso@lacity.org&gt;, kathleen.king@lacity.org

As expressed in Ms. Zasadzien's recent email to me regarding notifications for public announcements and specifics for the above referenced proposal, and your kind offer to include me in the Departments email advisement for information list, I want to specify the notifications I would like to receive for the following events:

1. Draft EIR release from the INITIAL STUDY.
2. PUBLIC SCOPING MEETING for comments to the draft EIR for the City Planning Department to hear.
3. Beginning date of the 45 Day public comment period pertaining to the draft EIR which includes and responds to public comments during the "Scoping Meeting."
4. City Planning Department meeting scheduled to hear public comment regarding the CBS requested new Specific Plan.

I would also appreciate your advising me of the special requests from CBS regarding their request for their own specification plan that qualified it as a commission case.

Thank you in advance,

Gordon Wolf

[Sent from the all new AOL app for iOS](#)

Paul Caporaso &lt;paul.caporaso@lacity.org&gt;

Mon, May 22, 2023 at 11:08 AM

To: crazyelmer &lt;crazyelmer@aol.com&gt;

Cc: kathleen.king@lacity.org

Hello Gordon,

I am confirming that you are on the Project's interested parties list. You will receive direct notification to any applicable publications and notices.

I would be happy to discuss the Project's entitlement requests - please let me know your questions.

Thank you,



Paul N. Caporaso (they/them)

City Planner

Los Angeles City Planning

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



[Quoted text hidden]

**Paul Caporaso** <paul.caporaso@lacity.org>  
To: crazyelmer <crazyelmer@aol.com>  
Cc: kathleen.king@lacity.org

Mon, May 22, 2023 at 12:05 PM

Hello Gordon,

I will be using this email chain to address your previous questions (referenced below) as well as any immediate comments and/or questions you may have.

**1. An EIR INITIAL STUDY is the first step in developing the EIR for the project. That study will screen which topics should be considered in the main analysis of the EIR.**

**Can't determine exactly who does the "considering" and who makes the decision as to what the final inclusions are in the INITIAL STUDY?**

Response: The City, as Lead Agency, determines which environmental impacts will be discussed further in the Project's Draft EIR. This determination will be based on preliminary environmental analysis and will comply with any applicable federal, state, and local requirements and regulations, including but not limited to those outlined in the [CEQA Guidelines](#).

**2. Upon completion, a draft EIR from the INITIAL STUDY will be released for a 30 day public review.**

Response: The Initial Study will include a 30-day public comment period. This is one of several public comment periods for the Project's environment review. The Draft EIR will have a separate, 45-day public comment period.

**3. A "Public Scoping" meeting will be held, subsequent to the 30 day public review period. During the "Scoping Meeting," the public will be allowed to present additional environmental topics they feel should be included in the EIR.**

Response: Yes, correct. If the Project meets the requirements for a Scoping Meeting, one will be held (most likely virtually, until further notice) in either week two or three of the Initial Study's 30-day public comment period.

**4. A draft EIR, which includes Public Scoping topics, will be released for a 45 day public comment period.**

Response: Yes, correct. For further clarification, the Initial Study and Draft EIR each have public comment periods of 30 days and 45 days, respectively.

**5. Final EIR is prepared by the Planning Department which responds to all public comments received, subject to further refinements and/or corrections.**

Response: Yes, correct.

**6. Release of final EIR.**

Response: Please clarify if there are any specific questions regarding the Final EIR. As an Interested Party, you will receive direct notification of the FEIR's publication.

**7. City Planning Department begins consideration of the CBS requested new Specific Plan, during which time a public hearing will take place to obtain public testimony on the proposal.**

Response: Public comment on any component of the Project is welcome at any time. The proposed Specific Plan will be summarily discussed in the Project's environmental analysis, where applicable. As a part of the entitlement process, there will be several public hearings and meetings of which City staff, advisory agencies, and decision-makers will take public testimony.

**8. City Planning Staff will prepare a staff report, which will address public comments, and present EIR and the project to City Planning Commission.**

Response: A staff recommendation report will be prepared for the City Planning Commission and will include Conditions of Approval and Findings related to the Project's environmental review and entitlement requests.

**9. Planning Commission's recommendations moves forward, project and proposed new CBS Specific Plan decided upon by City Council.**

Response: Yes, correct, if the City Planning Commission recommends approval of the Project.

**10. AN EXAMPLE OF HOW WRONG THIS CAN GO IS THE RECENT COUNCIL MEETING REGARDING THE BULGARI HOTEL IN BENEDICT CANYON.**

**IT WENT SO FAR AS AN L.A. CITY COUNCIL MEMBER HAVING TO INITIATE A PROPOSAL FOR A COUNCIL VOTE TO RESCIND THE CITY PLANNING DEPARTMENT'S APPROVAL OF AN AMENDMENT TO THE AREA SPECIFIC PLAN, REQUESTED BY THE DEVELOPER, TO ALLOW THE HOTEL CONSTRUCTION TO MOVE FORWARD.**

**THE COUNCIL WAS UNABLE TO THWART THE DECISION OF THE CITY PLANNING DEPARTMENT IN A TIE VOTE, WHICH WAS ESSENTIALLY A DEAL STRUCK BETWEEN THE PLANNING DEPARTMENT AND THE DEVELOPER.**

**HOTEL CONSTRUCTION WAS ALLOWED TO MOVE FORWARD, SUBJECT TO EIR.**

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Response: As Kathleen and I are not the project planners for the Benedict Canyon Project, we do not have any input regarding the Project. If you would like to submit public comments, or have questions regarding the Benedict Canyon Project, please reach out to our coworker Jason McCrea, [jason.mccrea@lacity.org](mailto:jason.mccrea@lacity.org).

Please let me know if you have any further questions. In order to reduce any confusion or miscommunication, please use this email chain for your immediate response/follow up.

Thank you,



**Paul N. Caporaso (they/them)**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 |

[Planning4LA.org](http://Planning4LA.org)



[Quoted text hidden]

**crazyelmer@aol.com** <crazyelmer@aol.com>

Mon, May 22, 2023 at 3:47 PM

Reply-To: crazyelmer@aol.com

To: "paul.caporaso@lacity.org" <paul.caporaso@lacity.org>

Cc: "kathleen.king@lacity.org" <kathleen.king@lacity.org>, "smandell@studiocitync.org" <smandell@studiocitync.org>, "cmeehan@studiocitync.org" <cmeehan@studiocitync.org>

Mr. Caporaso-

Thank you for your response. Some questions remain:

Para 1. response -

It is difficult to isolate exactly what the city will discuss, determine and include in the Project's Draft EIR during its EIR INITIAL STUDY. Researching and understanding a 480 page CEQA "booklet" is well beyond what a citizen should be required to do, especially as it does not include all possible subjects the city might include in its EIR INITIAL STUDY.



I specifically ask:

- a. Will the city include in the INITIAL STUDY discussing the subject of estimating current traffic congestion levels as a baseline for the area surrounding the CBS Radford renovation proposal?
- b. Will the city include in the INITIAL STUDY the subject of estimating the additional number of cars, added to the traffic congestion in the immediate area (the baseline), based upon it's knowledge of proposed increases in office space and employment levels expressed in the CBS Radford renovation project proposal?
- c. Will the city include in the INITIAL STUDY discussing hours during which construction will take place, road closures and alternate routes for local traffic and current CBS Radford employees access to the Radford Facility?
- d. Will the city include in the INITIAL STUDY discussing the subject of pollution, ingress and egress to Carpenter Avenue School, which is within 500 feet of the proposed CBS Radford renovation project?
- e. Will the city include in the INITIAL STUDY discussing the subject of building an 11 story building on ground that is subject to earthquake liquefaction and within 200 feet of the Los Angeles River?
- f. Will the city include in the INITIAL STUDY discussing the subject of added traffic congestion induced solely by creating an additional security entry gate for CBS Radford at Carpenter Avenue and Ventura Blvd.
- g. Who conducts the "preliminary environmental analysis" on behalf of the city to partially determine what subjects will be discussed in the INITIAL STUDY to formulate the Draft EIR.

Para. 2 - response

You mention that both the INITIAL STUDY and the DRAFT EIR will have 30 day and 45 day, respectively, public comment periods:

- a. How will public advisement be addressed regarding the two public comment periods. Is it limited to the requested email inclusion string or are there other public announcements. If so, where can they be found and accessed?
- b. Your words suggest that, relative to a Public Scoping Meeting during the 30 day public comment period for THE INITIAL STUDY, it would only take place, "If the project meets requirements for a Scoping Meeting." What requirements must the project meet in order to insure there is a public Scoping Meeting? What are the circumstances surrounding the elimination of a Scoping Meeting?
- c. With regard to the Scoping Meeting, how will the public be advised of the date for the Scoping Meeting that you indicate will probably take place during the 2nd or 3rd week of the 30 day public comment period?

para. 6. - response

- a. Will there be a public comment period for the final EIR draft before it's final version is released?
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- b. You mentioned in para. 5 herein that the Final EIR would include responses to all public comments, subject to further refinements and/or corrections. Does that suggest that responses to some of the public comments may not be included?

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I also understand that there was inadequate public involvement in the City Planning process. I wanted to express to you how important is it for the Department of City Planning to exercise the greatest level of transparency possible and to insure the public is broadly informed about it's right to give public comment and the opportunity to present opinions for activity impacting their neighborhood.

Thank you for you time and information and I look forward to you timely response.

Regards,

Gordon Wolf

[Quoted text hidden]

Paul Caporaso <paul.caporaso@lacity.org>

Mon, May 22, 2023 at 4:41 PM

To: crazyelmer@aol.com

Cc: "kathleen.king@lacity.org" <kathleen.king@lacity.org>, "smandell@studiocitync.org" <smandell@studiocitync.org>, "cmeehan@studiocitync.org" <cmeehan@studiocitync.org>

Hello Gordon,

**Para 1. response -**

***It is difficult to isolate exactly what the city will discuss, determine and include in the Project's Draft EIR during it's EIR INITIAL STUDY. Researching and understanding a 480 page CEQA "booklet" is well beyond what a citizen should be required to do, especially as it does not include all possible subjects the city might include in it's EIR INITIAL STUDY.***

Response: There are 18 environmental impacts that will be discussed in the Initial Study and they are:

1. Aesthetics
2. Agriculture and Forest Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Geology and Soils
7. Greenhouse Gas Emissions
8. Hazards and Hazardous Materials
9. Hydrology and Water Quality
10. Land Use and Planning
11. Mineral Resources
12. Noise
13. Population and Housing
14. Public Services
15. Recreation
16. Traffic/Transportation
17. Utilities and Service Systems
18. Cumulative Impacts/Human Impacts

***I specifically ask:***

- a. Will the city include in the INITIAL STUDY discussing the subject of estimating current traffic congestion levels as a baseline for the area surrounding the CBS Radford renovation proposal?***
- b. Will the city include in the INITIAL STUDY the subject of estimating the additional number of cars, added to the traffic congestion in the immediate area (the baseline), based upon it's knowledge of proposed increases in office space and employment levels expressed in the CBS Radford renovation project proposal?***
- c. Will the city include in the INITIAL STUDY discussing hours during which construction will take place, road closures and alternate routes for local traffic and current CBS Radford employees access to the Radford Facility?***

Response 1a-c: Impacts related to traffic and transportation, during both construction and operation, will be addressed in the Initial Study.

- d. Will the city include in the INITIAL STUDY discussing the subject of pollution, ingress and egress to Carpenter Avenue School, which is within 500 feet of the proposed CBS Radford renovation project?***
- e. Will the city include in the INITIAL STUDY discussing the subject of building an 11 story building on ground that is subject to earthquake liquefaction and within 200 feet of the Los Angeles River?***

Response 1d-e: Impacts related to air quality, greenhouse gas emissions, geology, hazardous materials, and hydrology will be addressed in the Initial Study. The Carpenter School, amongst others, will be analyzed as a sensitive use.

***f. Will the city include in the INITIAL STUDY discussing the subject of added traffic congestion induced solely by creating an additional security entry gate for CBS Radford at Carpenter Avenue and Ventura Blvd.***

Response 1f: Impacts related to traffic and transportation, during both construction and operation, will be addressed in the Initial Study.

***g. Who conducts the "preliminary environmental analysis" on behalf of the city to partially determine what subjects will be discussed in the INITIAL STUDY to formulate the Draft EIR.***

Response 1g: The environmental analysis is conducted by the requisite, and City approved, environmental consultants. This process is consistent with all other project's in the City that require an EIR. The City, as lead agency, is tasked with reviewing, revising (if needed), and publishing the materials while ensuring the analysis is adequate per any applicable federal, state, and local regulations.

***Para. 2 - response***

***You mention that both the INITIAL STUDY and the DRAFT EIR will have 30 day and 45 day, respectively, public comment periods:***

***a. How will public advisement be addressed regarding the two public comment periods. Is it limited to the requested email inclusion string or are there other public announcements. If so, where can they be found and accessed?***

Response 2a: In addition to the Interested Parties List, owners and occupants of all buildings within a 500-foot radius of the Project Site will receive direct mailing of all applicable CEQA notices - for the Initial Study you will receive what is called a Notice of Preparation. A recent example can be found [here](#) for reference. Note, the Initial Study, Draft EIR, Final EIR, and any supplemental documents will not be included in this mailing. However, these documents will be made publicly available on-line, and accessible in-person in local libraries as well as our offices in Downtown.

***b. Your words suggest that, relative to a Public Scoping Meeting during the 30 day public comment period for THE INITIAL STUDY, it would only take place, "If the project meets requirements for a Scoping Meeting." What requirements must the project meet in order to insure there is a public Scoping Meeting? What are the circumstances surrounding the elimination of a Scoping Meeting?***

Response 2b: The thresholds for a Project to be required to hold a Scoping Meeting are as follows:

(A) A proposed residential development of more than 500 dwelling units. (B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space. (C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space. (D) A proposed hotel/motel development of more than 500 rooms. (E) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.

Therefore, to my knowledge of the scope of the Project as currently proposed, a Scoping Meeting would be required.

***c. With regard to the Scoping Meeting, how will the public be advised of the date for the Scoping Meeting that you indicate will probably take place during the 2nd or 3rd week of the 30 day public comment period?***

Response 2c: The date, time, and participation information for the Scoping Meeting will be included in the Notice of Preparation discussed in Response 2a above. Scoping Meetings are always held on a Tuesday, Wednesday, and Thursday and generally scheduled to start between 5 and 6 PM. As previously mentioned, the format will most likely be virtual unless otherwise noted.

***para. 6. - response***

***a. Will there be a public comment period for the final EIR draft before it's final version is released?***

Response 6a: No, the Final EIR does not have a public comment period. However, the public can provide further testimony during the public hearings and meetings held prior to and during the entitlement process.

**b. If public comment re the Final EIR applies, how would the public comments be addressed by the city?**

Response 6b.1: The Final EIR serves to address public comments received in the Draft EIR public comment period and, if needed, will incorporate any revisions, clarifications, and corrections.

**b. You mentioned in para. 5 herein that the Final EIR would include responses to all public comments, subject to further refinements and/or corrections. Does that suggest that responses to some of the public comments may not be included?**

Response 6b.2: All public comments received during the Draft EIR public comment period will be included in the Final EIR. However, it should be noted that per CEQA requirements, only comments related to the environmental analysis will be responded to in detail to address the issues, questions, or concerns raised in the comment. Comments unrelated to the environmental analysis will be included and will be noted as not pertaining to CEQA.

**With regard to my remarks about the Bulgari Hotel project in Benedict Canyon, I assumed that neither you nor Ms. King were involved in the project.**

**I did, however, want to highlight for you and Ms. King that in this instance, the City Planning Department, through its amendment approval, was able to subvert City Council authority and opposition for the project from the Councilperson for that area due to its unique (and hopefully temporary) locked vote circumstance.**

**I also understand that there was inadequate public involvement in the City Planning process. I wanted to express to you how important is it for the Department of City Planning to exercise the greatest level of transparency possible and to insure the public is broadly informed about its right to give public comment and the opportunity to present opinions for activity impacting their neighborhood.**

Response: While I cannot speak to the specifics of the Benedict Canyon Project, a General Plan Amendment is either initiated by the Director of Planning or the City Councilmember who represents the district where the project is located. This does not constitute an approval. Approval or denial of a General Plan Amendment is the sole responsibility of the City Council and occurs after other decision-makers (as applicable) have provided their recommendations.

Again, I cannot speak to the public involvement process of the Benedict Canyon Project, but I can assure you that the Department of City Planning is committed to ensure all legal requirements per the Los Angeles Municipal Code and applicable federal, state, and local regulations are met. If at any time during the process, you feel that Department has not fulfilled these requirements, please reach out to us with your concerns so that we may clarify, address, and/or correct as appropriate.

Thank you,



**Paul N. Caporaso (they/them)**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Room 1350

Los Angeles, CA 90012

T: (213) 847-3629 | Planning4LA.org



[Quoted text hidden]

**crazyelmer** <crazyelmer@aol.com>

Mon, May 22, 2023 at 9:49 PM

To: Paul Caporaso <paul.caporaso@lacity.org>

Cc: "kathleen.king@lacity.org" <kathleen.king@lacity.org>, "smandell@studiocitync.org" <smandell@studiocitync.org>, "cmeehan@studiocitync.org" <cmeehan@studiocitync.org>

Mr. Caporaso:

Really appreciate you taking the time to indulge and answer my questions.

Thank you for providing clarity about the City Planning Departments operational process for projects before it, along with its process for establishing specific benchmarks for public comment.

The Studio City Residents Association and the other stakeholders in the area, including myself, will be better able to monitor the progress of the CBS Radford renovation proposal project as a result.

Thanks again. We'll all be waiting for notice from the City Planning Department providing information regarding the EIR INITIAL STUDY as well as the first public comments benchmark to follow, the Scoping Meeting, as the department moves towards producing its DRAFT EIR.

Regards,

Gordon Wolf

[Sent from the all new AOL app for iOS](#)

[Quoted text hidden]



Kathleen King &lt;kathleen.king@lacity.org&gt;

## Radford Studios: Response to questions

7 messages

**Kathleen King** <kathleen.king@lacity.org>  
To: crazyelmer@aol.com

Wed, Jun 7, 2023 at 12:20 PM

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Since the Project Description and Requested Action Sections do not answer several questions I have that were not presented nor answered:

1. Is a participant limited to only one question? [All participants will be given the opportunity to ask a question. If time permits \(the scoping meeting ends at 7:30 PM\), and there are no additional questions from participants who have yet to speak, then participants \(who have already asked an initial question\) will be able to ask additional questions.](#)
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I would appreciate you responding to the above questions at your earliest convenience. They will allow me to more carefully draft my most important questions and subjects during the Virtual Public Scoping Meeting.

Regards and Thank You,

Gordon Wolf  
<[crazyelmer@aol.com](mailto:crazyelmer@aol.com)>  
818 585-3646

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LOS ANGELES  
CITY PLANNING**Kathleen King**

City Planner

**Los Angeles City Planning**

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Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)

crazyelmer@aol.com <crazyelmer@aol.com>

Wed, Jun 7, 2023 at 3:49 PM

Reply-To: crazyelmer@aol.com

To: "kathleen.king@lacity.org" <kathleen.king@lacity.org>

Ms. King-

Thank you for your timely reply. I shall try to interpret the comparative numbers from both the Initial Study and the Notice of Preparation documents to expand my understanding.

I would appreciate you confirming for me the exact square footage currently in use at Radford Studios for both production office space and creative office space, respectively. If I recall, the numbers in the two aforementioned reports differ from the numbers expressed by Hackman in the LA Times article printed earlier this year.

My concern here is the real, not imagined, accurate determination, without numbers play, for the number of new employees (including their vehicles and where they are going to park them) and the impact several thousand cars will have on an area of Studio City already facing highly congested traffic patterns.

As I may have mentioned prior, assuming a car length of 15' (length of a mini cooper), 1000 cars, bumper to bumper, would create a single car lane of almost 3 miles in length. For Ventura Blvd, a two lane road...the congestion would be monstrous. Then, throw in another 2000 employees and their cars. Ventura Blvd as we know it would become impassable.

Thank you,

Gordon Wolf

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From: Kathleen King <kathleen.king@lacity.org>

To: crazyelmer@aol.com

Sent: Wed, Jun 7, 2023 12:20 pm

Subject: Radford Studios: Response to questions

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Gordon Wolf  
<[crazyelmer@aol.com](mailto:crazyelmer@aol.com)>  
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**Kathleen King** <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)>  
To: [crazyelmer@aol.com](mailto:crazyelmer@aol.com)

Wed, Jun 7, 2023 at 4:36 PM

Mr. Wolf-

The square footage for the existing uses are provided in the Initial Study, Project Description, Table 1.

Thanks-Kathleen

On Wed, Jun 7, 2023 at 3:49 PM <[crazyelmer@aol.com](mailto:crazyelmer@aol.com)> wrote:

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Gordon Wolf

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From: Kathleen King <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)>

To: [crazyelmer@aol.com](mailto:crazyelmer@aol.com)

Sent: Wed, Jun 7, 2023 12:20 pm

Subject: Radford Studios: Response to questions

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Regards and Thank You,

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To: "kathleen.king@lacity.org" <kathleen.king@lacity.org>

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I have two additional issues which I would like you to clarify for me. Sorry for being such a pest.

#### SQUARE FOOTAGE ALLOCATION FOR EXISTING PRODUCTION OFFICE:

Part of what you may feel is my initial confusion re current square footage @ Radford stems from the LA Times article published in late February, 2023. In the article, using what I assume were square footage numbers provided by Sokoloff of Hackman to Vincent of the Times, the square footage allocation for existing Production Office space was stated as 210,000 s.f.

By the time the Initial Study was created in June, 2023, the square footage allocation for existing Production Office space had jumped to 450,000 s.f. Why the disparity? Was the square footage number in the Times article erroneous?

Also important; who or what was the source of the Production Office allocation expressed in the Initial Study and is LADBS 100% sure of the 450,000 s.f. number.

If the Times article s.f. number of 210,000 number is accurate, then the formula used by Hackman in its presentation to determine new employees/square foot understates the number of new employees.

Would appreciate you sharing your thoughts.

#### PARKING:

The number of parking spaces indicated in the initial study that would result from total buildout is 6,050. (inclusive of the 2170 existing spaces)

In the Initial Study, p.59, Table 2, the total number of employees expected after buildout is completed is 8,920.

Where are the additional 2,870 cars going to park? Given 35 years in film/TV production, it is rare that individuals involved with production have the same work calls or wrap times due to the nature of their individual job assignments. The same also exists with some production office personnel. Most travel to/from work in their own cars.

"Carpools" may sound like a reasonable solution, but rarely have crew personnel or office personnel made use of them. Most do not live together.

Shuttles to transport crew and office personnel from a parking area off lot to the studio can work, assuming one could find a contiguous plot of land for rent in the Studio City area that can accommodate 2,870 cars. The question in my mind remains, where do workers park if there are no designated parking spaces.

You may have information that solves the parking issue. I can't find it. I would like to hear your thoughts on parking as well.

Thank you for taking the time to address the aforementioned. I appreciate it.

Regards,

Gordon Wolf

-----Original Message-----

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To: [crazyelmer@aol.com](mailto:crazyelmer@aol.com)

Sent: Wed, Jun 7, 2023 4:36 pm

Subject: Re: Radford Studios: Response to questions

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**Kathleen King** <[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)>  
To: [crazyelmer@aol.com](mailto:crazyelmer@aol.com)

Thu, Jun 8, 2023 at 1:23 PM

Mr. Wolf,  
I've included my responses below in blue. Thank you.

On Wed, Jun 7, 2023 at 11:33 PM <[crazyelmer@aol.com](mailto:crazyelmer@aol.com)> wrote:

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I have two additional issues which I would like you to clarify for me. Sorry for being such a pest.

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erroneous? [Please note the numbers included in the Initial Study are consistent with the numbers included in the project plans submitted to the Planning Department.](#)

Also important; who or what was the source of the Production Office allocation expressed in the Initial Study and is LADBS 100% sure of the 450,000 s.f. number. [This number was provided as part of the case file materials/plans.](#)

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To: [crazyelmer@aol.com](mailto:crazyelmer@aol.com)

Sent: Wed, Jun 7, 2023 4:36 pm

Subject: Re: Radford Studios: Response to questions

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Reply-To: crazyelmer@aol.com

To: "kathleen.king@lacity.org" &lt;kathleen.king@lacity.org&gt;

Thu, Jun 8, 2023 at 9:56 PM

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**Kathleen King** <kathleen.king@lacity.org>  
 To: crazyelmer@aol.com

Tue, Jun 13, 2023 at 7:33 AM

Mr. Wolf-

I wanted to acknowledge receipt of your email and note that I have included it in the project as an NOP comment. Please let me know if you have time today for a call.

Thanks- Kathleen

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Kathleen King &lt;kathleen.king@lacity.org&gt;

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**Re: ENV- 2023-1348-EIR - Scoping meeting 6/15 - re: Initial Study Current Production Office Space Allocation**

2 messages

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**crazyelmer@aol.com** <crazyelmer@aol.com>

Thu, Jun 22, 2023 at 3:15 PM

To: Kathleen King &lt;kathleen.king@lacity.org&gt;

Cc: Scott Mandell &lt;smandell@studiocitync.org&gt;, Chip Meehan &lt;cmeehan@studiocitync.org&gt;, Adrineh Melkonian &lt;adrineh.melkonian@lacity.org&gt;, Milena Zasadzien &lt;milena.zasadzien@lacity.org&gt;, Walker King &lt;walker.king@lacity.org&gt;, Paul Caporaso &lt;paul.caporaso@lacity.org&gt;

Ms. King-

PLEASE INCLUDE THIS EMAIL IN THE RECORD FOR THE 6/15 SCOPING MEETING

While I don't normally subscribe to beating a dead horse, I ran across a Wikipedia reference that presents information re the current production office space allocation for the Radford Studio. Look it up. It indicates a production office space allocation of 220,000 s.f.

As we've discussed before, the LA Times article in February '23 regarding the Radford renovation and, one assumes, pursuant to discussion between Mr. Sokoloff of Hackman and Mr. Clausman of Radford and Mr. Vincent of the LA Times, the office space allocation presented in that article indicated 214,000 s.f. of production office space.

The square footage allocations referenced in the Wikipedia reference and the LA Times article closely align with one another.

Yet, as we've discussed and you have verified, the June '23 Initial Study suggests the current production office allocation at Radford is 450,000 s.f. One might also assume that Initial Study current production office square footage allocation was presented to City Planning by Hackman for its inclusion into the Study.

While Wikipedia and the LA Times have sometimes erred in their summaries and stories, I'm suspect both would make the same egregious error on the same subject, both of which pre-dated information included in the Initial Study

This becomes an issue when one compares the so-called current production office space allocation of 450,000 s.f. to the proposed 725,000 s.f. Hackman plans to build, pursuant to the Initial Study. Those numbers suggest a increase multiplier for production office space of 1.6.

However, if the aforementioned current production office space allocation is accurately at or near 220,000 s.f., the the increase multiplier changes to 3.2, double the increase.

The larger Hackman can show the current production office space allocation to be, Hackman would more easily avoid questions explaining why tripling office space to accommodate the additional 5 stages they are planning to erect is necessary.

You expressed that City Planning has followed appropriate protocols in determining that Hackman's current production office space allocation of 450,000 s.f. is accurate. I'm not convinced.

1. To date, has any third party (Eyestone Environmental, LLC, for example) contacted Radford Studio facility management and performed a site inspection to confirm the actual square footage of production office space currently in use.
- 2.. Can City Planning, to insure that a miscalculation was not made, perform it's own site inspection on such a large project?
3. Could there have been a mistake in office classification; i.e., could "creative office space" and "production office space" and/or "production support" space been combined or mistakenly included to generate the 450,000 s.f. current production office allocation represented in the Initial Study?
4. Could a misunderstanding or misinterpretation of office space classifications by Hackman representatives been made, thereby mistakenly including an overstatement of the current production office space currently in use?

Put another way, is an additional 500,000 s.f. (assuming current P.O. space of 220,000) of production office space necessary to support 5 new stages? For that matter, is another 275,000 s.f. of production office space (725,000 less 450,000) necessary. That's equates to 55,000 s.f. of production office space for each new stage. That allowance easily exceeds production office space norms anywhere else. It really is time for Hackman and City Planning to start downsizing this renovation.

Studio City residents face substantial environmental impacts from this renovation as currently represented in the Initial Study. While updating and bringing The Radford Studio up to today's technological standards is an important undertaking, it doesn't require renovation the size and scope Hackman is requesting to accomplish that goal. Maintaining the nature of The Radford Studio as part of a bucolic residential area, set against the Santa Monica Mountains, is equally important.

This renovation should not just be about Hackman increasing its office and stage rental income or the tax increases to the city that Studio City residents will not participate in, nor the many jobs that will accrue to Los Angeles residents that do not live in Studio City. Hackman should take over the reigns of being a good neighbor, as The Radford Studio has been, not running roughshod through Studio City, as did the cowboys in the movies made at Radford many years ago.

Thank You.

Gordon Wolf

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**Kathleen King** <kathleen.king@lacity.org>

Fri, Jun 23, 2023 at 9:34 AM

To: "crazyelmer@aol.com" <crazyelmer@aol.com>

Cc: Scott Mandell <smandell@studiocitync.org>, Chip Meehan <cmeehan@studiocitync.org>, Adrineh Melkonian <adrineh.melkonian@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>, Walker King <walker.king@lacity.org>, Paul Caporaso <paul.caporaso@lacity.org>

Mr. Wolf,

Thank you for your additional comments regarding the Radford Studio Project and Initial Study. I have included your comment letter in the project file and shared it with the applicant's team.

Thank you again,



**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)



[Quoted text hidden]

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**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)





Kathleen King &lt;kathleen.king@lacity.org&gt;

## ENV- 2023-1348-EIR - Scoping meeting 6/15 - re: Radford Project - Requested General Plan Amendment

2 messages

crazyelmer@aol.com &lt;crazyelmer@aol.com&gt;

Fri, Jun 23, 2023 at 6:09 PM

To: Kathleen King &lt;kathleen.king@lacity.org&gt;

Cc: Scott Mandell &lt;smandell@studiocitync.org&gt;, Chip Meehan &lt;cmeehan@studiocitync.org&gt;, Paul Caporaso &lt;paul.caporaso@lacity.org&gt;, Adrineh Melkonian &lt;adrineh.melkonian@lacity.org&gt;, Milena Zasadzien &lt;milena.zasadzien@lacity.org&gt;, Walker King &lt;walker.king@lacity.org&gt;

Ms. King-

PLEASE INCLUDE THIS EMAIL IN THE RECORD FOR THE 6/15/23 SCOPING MEETING

This request for information from City Planning relates to the applicants request for amendments to the General Plan, pursuant to Section 11.5.6 of the LAMC, General Plan Amendment.

I have included SIX numbered paragraphs outlining specific questions for which I respectfully request you, or another City Planning colleague, to review and answer.

According to the Notice of Preparation of Environmental Impact Report and Public Scoping Meeting, June 6, relating to the Radford Studio renovation project, the applicant is requesting that its current zoning designation, [Q] M2-1-RIO, be changed to the following:

- a. 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."
- b. 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.
- c. Add a new footnote to the Sherman Oaks, Studio City, Toluca Lake, Cahuenga Pass Community Plan, establishing the Radford Studio Center Project Specific Plan as the land use regulatory document for the Project Site.

It is my understanding the that current zoning designation for the Radford Studio Center, [Q] M2-1, is a Light Industrial/Light Commercial zoning designation and that the permanent [Q] designation restricts land use specific to the operation, support and activity of a film Studio.

1. Is that an accurate characterization of the current zoning and land use restrictions for the Radford Studio Center project?
2. I have not been able to access the applicants new Specific Plan to determine exactly why it's necessary or what it proposes, other than the aforementioned amendments . Where can I find it?

3. Will CHANGING THE M-2 ZONING DESIGNATIONS TO "REGIONAL COMMERCIAL" expand the type and nature of

land use beyond that which the Radford Center Studio has maintained heretofore? If so, what business activity or types of

use could be expanded beyond current custom and practice? Will we see "Wild-West" reenactments, amusement rides?

4. Will creating a new SPECIFIC PLAN and/or or changing the zoning to the "Regional Commercial" designation, per the

applicants amendment requests, supersede, change or remove the permanent [Q] designation and thereby remove the

current land use restrictions for the Radford Studio Center to operate as a film & entertainment entity. For example, if the

requested zoning and amendments to the General Plan are approved by City Planning, and the current [Q] designation no

longer applies, could the applicant then have the right to rent on-the-lot office space to non-entertainment related

businesses or to Hackman partners and affiliates unrelated to the specific operation of Radford Center Studio?

5. Do any specific improvements to the Radford Studio Center outlined in the applicants projected renovation activities,

on their face, require any of the aforementioned amendments in order to comply with LAMC. If so, can you isolate and describe them?

6. In the alternative, if the requested amendments by the applicant are not necessary to engage in the renovations outlined in

the Initial Study, do the requested amendments simply allow the applicant the option to increase or expand current Radford

Studio Center business activities in the future (not currently represented) beyond those restrictions as represented in the

current [Q] M-2-RIO zoning designation. What is their purpose?

I appreciate you attention to my questions. They relate specifically to the impact the applicants renovation plans have on several environmental considerations that hopefully will be studied in the development of the departments final EIR.

Regards,

Gordon Wolf

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**Kathleen King** <kathleen.king@lacity.org>

Tue, Jun 27, 2023 at 9:36 AM

To: "crazyelmer@aol.com" <crazyelmer@aol.com>

Cc: Scott Mandell <smandell@studiocitync.org>, Chip Meehan <cmeehan@studiocitync.org>, Paul Caporaso <paul.caporaso@lacity.org>, Adrineh Melkonian <adrineh.melkonian@lacity.org>, Milena Zasadzien <milena.zasadzien@lacity.org>, Walker King <walker.king@lacity.org>

Mr. Wolf,

I am acknowledging receipt of your email. I will respond to your questions as soon as possible.



Thank you,  
Kathleen

[Quoted text hidden]

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LOS ANGELES  
CITY PLANNING

**Kathleen King**

City Planner

**Los Angeles City Planning**

221 N. Figueroa St., Suite 1350

Los Angeles, CA 90012

T: (213) 847-3624 | [Planning4LA.org](http://Planning4LA.org)





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Plan Letter of Support

1 message

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**Nora Amrani** <nora@noraamrani.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:40 PM

Dear Kathleen King,

I am writing today to express my strong support for the Radford Studio Center Plan. Significant portions of the plan address concerns my neighbors and I have held for several years, and I welcome the positive contributions the Studio will make toward alleviating those concerns, chief among them being public safety and multi-modal transportation options.

For example, the Studio supports the Studio City Business Improvement District (BID). One example is when the Studio stepped up to increase the number of days the BID was able to provide motorized security patrol from five to seven days a week, to ensure that the Studio City Business District area remains protected every day.

Additionally, in response to residents' concerns about safety, the Studio installed additional lighting in the alley adjacent to the studio to improve security at night. After listening to concerns for people experiencing homelessness in the neighborhood, the Studio reached out to and began supporting two outstanding organizations working on the frontlines: NoHo Home Alliance and Hope of the Valley. This has really shown us how much the Studio cares about the safety and wellbeing of all members of our community.

We are grateful for the extensive measures the Radford Studio Center Plan is taking to address traffic and parking issues. This includes providing additional studio gates—including a new entrance on Moorpark—which aims to help alleviate traffic on Ventura Boulevard. The plan also includes onsite mobility hubs that will incentivize alternative modes of transportation like public transit and bike shares and adequate parking on-site, so staff and guests will not park in the neighborhood.

Lastly, the Radford Studio Center Plan calls for improved bike and walking paths, and better site access and circulation to make Studio City an even more pleasant and safe place to live and travel through.

For these reasons and more, I strongly support the Radford Studio Center Plan and hope you will as well. Please advance the Radford Studio Center Plan.

Sincerely,  
Nora Amrani

4245 Bellingham Ave.  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**James Harrison** <Media@gibraltarsecurityservice.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:40 PM

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For these reasons and more, I strongly support the Radford Studio Center Plan and hope you will as well. Please advance the Radford Studio Center Plan.

Sincerely,  
James Harrison

325 North Maple Drive  
Beverly Hills, CA 90210  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Radford Studio Center Project Support

1 message

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**Andrew Tilles** <andytilles@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:40 PM

Dear Kathleen King,

I am writing today to express my strong support for the Radford Studio Center Plan. Significant portions of the plan address concerns my neighbors and I have held for several years, and I welcome the positive contributions the Studio will make toward alleviating those concerns, chief among them being public safety and multi-modal transportation options.

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Lastly, the Radford Studio Center Plan calls for improved bike and walking paths, and better site access and circulation to make Studio City an even more pleasant and safe place to live and travel through.

For these reasons and more, I strongly support the Radford Studio Center Plan and hope you will as well. Please advance the Radford Studio Center Plan.

Sincerely,  
Andrew Tilles

12314 Rye Street  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for Radford Studio Center Project

1 message

---

**Andy Wilson** <atwilson2@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:40 PM

Dear Kathleen King,

I am writing today to express my strong support for the Radford Studio Center Plan. Significant portions of the plan address concerns my neighbors and I have held for several years, and I welcome the positive contributions the Studio will make toward alleviating those concerns, chief among them being public safety and multi-modal transportation options.

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Lastly, the Radford Studio Center Plan calls for improved bike and walking paths, and better site access and circulation to make Studio City an even more pleasant and safe place to live and travel through.

For these reasons and more, I strongly support the Radford Studio Center Plan and hope you will as well. Please advance the Radford Studio Center Plan.

Sincerely,  
Andy Wilson

4505 Murietta Avenue  
Los Angeles, CA 91423  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Project Support

1 message

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**Chad Anderson** <canderson@socalps.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

The Radford Studio Center Plan ensures the Studio will continue to be a world-class production facility and home to good jobs in Studio City for generations.

California and Los Angeles need this project to help keep the entertainment industry local. In recent years, the state has lost \$8 billion in economic activity, almost 30,000 jobs, and \$350 million in local tax revenue from film and television productions that have left the state. This loss is explained by two issues—tax credits and a dire shortage of production space. This project will help address the latter.

This plan will result in \$2.37 billion in total economic output during construction and will generate \$5.5 billion annually in new economic output, with the plan supporting 3,548 new jobs during construction and 8,070 on-site jobs once construction is completed. These are good jobs that can help support a family in Los Angeles.

The Studio helps local business serve residents and employees and sustains one of the premier retail hubs in the San Fernando Valley. The Studio employees provide a robust customer base for local shops, restaurants and other small businesses in our community. Increasing production at the Studio will bolster our local economy, keeping businesses and retail thriving in our neighborhood.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Chad Anderson

10938 Moorpark Street  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**ARYAN AZARANI** <Aryan.Azarani@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

The Radford Studio Center Plan will implement green building standards, including an all-electric studio – one of the first of its kind in Los Angeles. I'm also thrilled that the Plan will include industry-leading sustainability features that will be incorporated throughout all facets of the reimagined studio. The project will feature solar panels, innovative cool roofs, responsibly sourced building materials, energy-efficient and water-conservation measures, EV charging stations, abundant bicycle parking, and multi-modal mobility hubs to connect city-wide transit to the Project and help reduce vehicle miles traveled. This will enable the Studio to operate using all electric energy.

This project provides an opportunity to create a more continuous and enhanced pedestrian and bike path along the L.A. River. The Plan will help close the existing gap in the bike and pedestrian path by bridging over the Tujunga Wash, allowing me and my family to enjoy a beautified and accessible river frontage along the property.

We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
ARYAN AZARANI

4240 Laurel canyon Blvd  
STUDIO CITY, CA 91604  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Radford Studio Center Project Support

1 message

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**Joe Bellavia** <jbellaviasr@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

The Radford Studio Center Plan ensures the Studio will continue to be a world-class production facility and home to good jobs in Studio City for generations.

California and Los Angeles need this project to help keep the entertainment industry local. In recent years, the state has lost \$8 billion in economic activity, almost 30,000 jobs, and \$350 million in local tax revenue from film and television productions that have left the state. This loss is explained by two issues—tax credits and a dire shortage of production space. This project will help address the latter.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Joe Bellavia

4121 Radford Avenue  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for RSC Project

1 message

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**Patrica BerCSI Wilkin** <triciapcb@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Patrica BerCSI Wilkin

3961 Goodland Avenue  
Studio CityPa, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for the RSC Plan

1 message

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**Heather Borg** <heatherjborg@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Heather Borg

11584 Gallery Lane  
North Hollywood, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for Radford Studio Center Project

1 message

---

**OFER BICK** <ofermbick@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
OFER BICK

4329 Saint Clair Avenue  
Studio City, CA 91604-1612  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Letter of Support for RSC Plan

1 message

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**James Dionne** <jdionne@roadrunner.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
James Dionne

4310 Cahuenga Boulevard  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Letter of Support for RSC Plan

1 message

---

**Richard Escoto** <richard\_escoto@hotmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Richard Escoto

5011 Morrison Court  
Los Angeles, CA 91601  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Plan Letter of Support

1 message

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**Steven Feder** <Steven@blacksheepent.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

The Radford Studio Center Plan ensures the Studio will continue to be a world-class production facility and home to good jobs in Studio City for generations.

California and Los Angeles need this project to help keep the entertainment industry local. In recent years, the state has lost \$8 billion in economic activity, almost 30,000 jobs, and \$350 million in local tax revenue from film and television productions that have left the state. This loss is explained by two issues—tax credits and a dire shortage of production space. This project will help address the latter.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Steven Feder

4041 Radford Avenue  
Los Angeles, CA 91604  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**PAUL FIELDS** <pffields@hotmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
PAUL FIELDS

1247 7th St  
Ste 301 Santa Monica, CA 90401  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**Briana Frapart** <brianafrapartcasting@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Briana Frapart

4527 Coldwater Canyon Avenue  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Please Advance the RSC Plan

1 message

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**GILBERT T GALVAN** <gilgalvan11818@sbcglobal.net>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
GILBERT T GALVAN

11818-G Moorpark Street  
STUDIO CITY, CA 91604-2192  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Ashley Gitlin** <Ashleygitlin@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Ashley Gitlin

4444 Lemp Ave.  
Los Angeles, CA 90017  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Please Advance the RSC Plan

1 message

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**walton greene** <w7greene@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
walton greene

11818 Moorpark Street  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Plan Letter of Support

1 message

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**Gregory Harrison** <Greg@gibraltarsecurityservice.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Gregory Harrison

325 North Maple Drive  
Beverly Hills, CA 90210  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Letter of Support for RSC Plan

1 message

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**Peter Jarjour** <info@flaskfinewines.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Peter Jarjour

12194 Ventura Blvd  
Studio City, CA 91604  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Plan Letter of Support

1 message

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**Justin Kleiman** <justinkleiman@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Justin Kleiman

10408 Oxnard Street  
Los Angeles, CA 91606  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Please Advance the RSC Plan

1 message

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**Matthew Klink** <matt@klinkcampaigns.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Matthew Klink

13007 Woodbridge Street  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Frank Leon** <frank@thevillagestudiocity.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

The Studio has demonstrated how much they care about our community through important initiatives such as 'Spotlight Studio City' to support local businesses and community institutions like the local Farmers Market. They also partner with groups from all over L.A., like local food pantries and programs to help the homeless.

They have also partnered with the Studio City Chamber of Commerce, the Studio City Residents Association, Studio City Beautification Association, Carpenter Elementary School, and others, which are cherished institutions in my community. I'm also very happy that the Studio offers free parking every Sunday for any visitor of the Studio City Farmers Market.  They have been proactive in early outreach, hosted community meetings and tours on campus, been transparent on all aspects of the proposed project, and have continued to keep us informed of the process.

They have also pioneered an initiative called Changing Lenses to improve diversity, equity and inclusion in the entertainment industry. This program provides historically underrepresented communities with mentorship opportunities and job training programs in below-the-line production jobs. I know that Radford Studio Center will continue to be a good neighbor, which is why I strongly support their Plan and hope you will as well.

Please advance the Radford Studio City Plan.

Sincerely,  
Frank Leon

11814 Ventura Boulevard  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Letter of Support for RSC Plan

1 message

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**Mat Leroy** <matleroyla@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Mat Leroy

4617 Riverton Avenue  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Letter of Support for RSC Plan

1 message

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**shelley magoffin** <shelley.magoffin@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
shelley magoffin

11560 Moorpark Street  
Studio City, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Strong Support for RSC Project

1 message

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**Karo Mazidzhyan** <karomaz@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Karo Mazidzhyan

12233 Miranda St  
Valley Village, CA 91607-1766  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for Radford Studio Center Project

1 message

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**Trey McMenamin** <treyprod18@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Trey McMenamin

729 Covewood Street  
Oak Park, CA 91377  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for Radford Studio Center Project

1 message

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**Bruce Miller** <bruzmiller@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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Los Angeles needs world-class production studios to remain the entertainment capital of the world. Studio City needs Radford Studio Center to thrive to keep our local businesses humming.

I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Bruce Miller

12100 Hillslope St  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Ashley Mumm** <ashleyannmumm@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

The Radford Studio Center Plan ensures the Studio will continue to be a world-class production facility and home to good jobs in Studio City for generations.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Ashley Mumm

4425 Irvine Avenue  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**CRAIG MUSHENO** <craig.musheno@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

I strongly support the Radford Studio Center Plan — an economic necessity for Studio City. The Studio has an important place in our neighborhood. It has been a staple for nearly 100 years and we can thank the facility for the name of our community - 'Studio City.' Today, after decades of under-investment, the site is in sore need of an upgrade.

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
CRAIG MUSHENO

3656 Alta Mesa Dr.  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Project Support

1 message

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**Vicki Nussbaum** <vickicarnussbaum@gmail.com>

Wed, Jun 14, 2023 at 4:36 PM

To: kathleen.king@lacity.org

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Vicki Nussbaum

3821 BERRY DR  
STUDIO CITY, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Letter of Support for RSC Plan

1 message

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**Juliana Sampson** <juliana.sampson@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Juliana Sampson

4180 Klump Ave  
Studio City, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Andrew Tilles** <andytilles@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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Sincerely,  
Andrew Tilles

12314 Rye Street  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Radford Studio Center Project Support

1 message

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**Joseph Trozera** <joseph.trozera@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Joseph Trozera

5221 Bellingham ave  
Valley Village, CA 91607  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Alicia Underwood** <alicia@aliciaunderwood.con>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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Sincerely,  
Alicia Underwood

4809 Laurelgrove Avenue  
Los Angeles, CA 91607  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for Radford Studio Center Project

1 message

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**Steven Werner** <steveliteman@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Steven Werner

10811 Kling Street  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Letter of Support for RSC Plan

1 message

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**Michael Wilhelms** <michaelwilhelms@hotmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Michael Wilhelms

4503 Tujunga Ave  
STUDIO CITY, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Please Advance the RSC Plan

1 message

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**Jerred Yeash** <jfyeash@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:36 PM

Dear Kathleen King,

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I strongly support the Radford Studio Center Plan and hope you will as well.

Sincerely,  
Jerred Yeash

10983 Bluffside Drive  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for the RSC Plan

1 message

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**jorge elias alarcon** <jorge@hollywoodchannel.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

The Radford Studio Center Plan will implement green building standards, including an all-electric studio – one of the first of its kind in Los Angeles. I'm also thrilled that the Plan will include industry-leading sustainability features that will be incorporated throughout all facets of the reimagined studio. The project will feature solar panels, innovative cool roofs, responsibly sourced building materials, energy-efficient and water-conservation measures, EV charging stations, abundant bicycle parking, and multi-modal mobility hubs to connect city-wide transit to the Project and help reduce vehicle miles traveled. This will enable the Studio to operate using all electric energy.

This project provides an opportunity to create a more continuous and enhanced pedestrian and bike path along the L.A. River. The Plan will help close the existing gap in the bike and pedestrian path by bridging over the Tujunga Wash, allowing me and my family to enjoy a beautified and accessible river frontage along the property.<sup>[1]</sup><sup>[2]</sup><sup>[3]</sup><sup>[4]</sup><sup>[5]</sup><sup>[6]</sup><sup>[7]</sup><sup>[8]</sup><sup>[9]</sup><sup>[10]</sup><sup>[11]</sup><sup>[12]</sup><sup>[13]</sup><sup>[14]</sup><sup>[15]</sup><sup>[16]</sup><sup>[17]</sup><sup>[18]</sup><sup>[19]</sup><sup>[20]</sup><sup>[21]</sup><sup>[22]</sup><sup>[23]</sup><sup>[24]</sup><sup>[25]</sup><sup>[26]</sup><sup>[27]</sup><sup>[28]</sup><sup>[29]</sup><sup>[30]</sup><sup>[31]</sup><sup>[32]</sup><sup>[33]</sup><sup>[34]</sup><sup>[35]</sup><sup>[36]</sup><sup>[37]</sup><sup>[38]</sup><sup>[39]</sup><sup>[40]</sup><sup>[41]</sup><sup>[42]</sup><sup>[43]</sup><sup>[44]</sup><sup>[45]</sup><sup>[46]</sup><sup>[47]</sup><sup>[48]</sup><sup>[49]</sup><sup>[50]</sup><sup>[51]</sup><sup>[52]</sup><sup>[53]</sup><sup>[54]</sup><sup>[55]</sup><sup>[56]</sup><sup>[57]</sup><sup>[58]</sup><sup>[59]</sup><sup>[60]</sup><sup>[61]</sup><sup>[62]</sup><sup>[63]</sup><sup>[64]</sup><sup>[65]</sup><sup>[66]</sup><sup>[67]</sup><sup>[68]</sup><sup>[69]</sup><sup>[70]</sup><sup>[71]</sup><sup>[72]</sup><sup>[73]</sup><sup>[74]</sup><sup>[75]</sup><sup>[76]</sup><sup>[77]</sup><sup>[78]</sup><sup>[79]</sup><sup>[80]</sup><sup>[81]</sup><sup>[82]</sup><sup>[83]</sup><sup>[84]</sup><sup>[85]</sup><sup>[86]</sup><sup>[87]</sup><sup>[88]</sup><sup>[89]</sup><sup>[90]</sup><sup>[91]</sup><sup>[92]</sup><sup>[93]</sup><sup>[94]</sup><sup>[95]</sup><sup>[96]</sup><sup>[97]</sup><sup>[98]</sup><sup>[99]</sup><sup>[100]</sup><sup>[101]</sup><sup>[102]</sup><sup>[103]</sup><sup>[104]</sup><sup>[105]</sup><sup>[106]</sup><sup>[107]</sup><sup>[108]</sup><sup>[109]</sup><sup>[110]</sup><sup>[111]</sup><sup>[112]</sup><sup>[113]</sup><sup>[114]</sup><sup>[115]</sup><sup>[116]</sup><sup>[117]</sup><sup>[118]</sup><sup>[119]</sup><sup>[120]</sup><sup>[121]</sup><sup>[122]</sup><sup>[123]</sup><sup>[124]</sup><sup>[125]</sup><sup>[126]</sup><sup>[127]</sup><sup>[128]</sup><sup>[129]</sup><sup>[130]</sup><sup>[131]</sup><sup>[132]</sup><sup>[133]</sup><sup>[134]</sup><sup>[135]</sup><sup>[136]</sup><sup>[137]</sup><sup>[138]</sup><sup>[139]</sup><sup>[140]</sup><sup>[141]</sup><sup>[142]</sup><sup>[143]</sup><sup>[144]</sup><sup>[145]</sup><sup>[146]</sup><sup>[147]</sup><sup>[148]</sup><sup>[149]</sup><sup>[150]</sup><sup>[151]</sup><sup>[152]</sup><sup>[153]</sup><sup>[154]</sup><sup>[155]</sup><sup>[156]</sup><sup>[157]</sup><sup>[158]</sup><sup>[159]</sup><sup>[160]</sup><sup>[161]</sup><sup>[162]</sup><sup>[163]</sup><sup>[164]</sup><sup>[165]</sup><sup>[166]</sup><sup>[167]</sup><sup>[168]</sup><sup>[169]</sup><sup>[170]</sup><sup>[171]</sup><sup>[172]</sup><sup>[173]</sup><sup>[174]</sup><sup>[175]</sup><sup>[176]</sup><sup>[177]</sup><sup>[178]</sup><sup>[179]</sup><sup>[180]</sup><sup>[181]</sup><sup>[182]</sup><sup>[183]</sup><sup>[184]</sup><sup>[185]</sup><sup>[186]</sup><sup>[187]</sup><sup>[188]</sup><sup>[189]</sup><sup>[190]</sup><sup>[191]</sup><sup>[192]</sup><sup>[193]</sup><sup>[194]</sup><sup>[195]</sup><sup>[196]</sup><sup>[197]</sup><sup>[198]</sup><sup>[199]</sup><sup>[200]</sup><sup>[201]</sup><sup>[202]</sup><sup>[203]</sup><sup>[204]</sup><sup>[205]</sup><sup>[206]</sup><sup>[207]</sup><sup>[208]</sup><sup>[209]</sup><sup>[210]</sup><sup>[211]</sup><sup>[212]</sup><sup>[213]</sup><sup>[214]</sup><sup>[215]</sup><sup>[216]</sup><sup>[217]</sup><sup>[218]</sup><sup>[219]</sup><sup>[220]</sup><sup>[221]</sup><sup>[222]</sup><sup>[223]</sup><sup>[224]</sup><sup>[225]</sup><sup>[226]</sup><sup>[227]</sup><sup>[228]</sup><sup>[229]</sup><sup>[230]</sup><sup>[231]</sup><sup>[232]</sup><sup>[233]</sup><sup>[234]</sup><sup>[235]</sup><sup>[236]</sup><sup>[237]</sup><sup>[238]</sup><sup>[239]</sup><sup>[240]</sup><sup>[241]</sup><sup>[242]</sup><sup>[243]</sup><sup>[244]</sup><sup>[245]</sup><sup>[246]</sup><sup>[247]</sup><sup>[248]</sup><sup>[249]</sup><sup>[250]</sup><sup>[251]</sup><sup>[252]</sup><sup>[253]</sup><sup>[254]</sup><sup>[255]</sup><sup>[256]</sup><sup>[257]</sup><sup>[258]</sup><sup>[259]</sup><sup>[260]</sup><sup>[261]</sup><sup>[262]</sup><sup>[263]</sup><sup>[264]</sup><sup>[265]</sup><sup>[266]</sup><sup>[267]</sup><sup>[268]</sup><sup>[269]</sup><sup>[270]</sup><sup>[271]</sup><sup>[272]</sup><sup>[273]</sup><sup>[274]</sup><sup>[275]</sup><sup>[276]</sup><sup>[277]</sup><sup>[278]</sup><sup>[279]</sup><sup>[280]</sup><sup>[281]</sup><sup>[282]</sup><sup>[283]</sup><sup>[284]</sup><sup>[285]</sup><sup>[286]</sup><sup>[287]</sup><sup>[288]</sup><sup>[289]</sup><sup>[290]</sup><sup>[291]</sup><sup>[292]</sup><sup>[293]</sup><sup>[294]</sup><sup>[295]</sup><sup>[296]</sup><sup>[297]</sup><sup>[298]</sup><sup>[299]</sup><sup>[300]</sup><sup>[301]</sup><sup>[302]</sup><sup>[303]</sup><sup>[304]</sup><sup>[305]</sup><sup>[306]</sup><sup>[307]</sup><sup>[308]</sup><sup>[309]</sup><sup>[310]</sup><sup>[311]</sup><sup>[312]</sup><sup>[313]</sup><sup>[314]</sup><sup>[315]</sup><sup>[316]</sup><sup>[317]</sup><sup>[318]</sup><sup>[319]<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Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**Nora Amrani** <nora@noraamrani.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

The Radford Studio Center Plan will implement green building standards, including an all-electric studio – one of the first of its kind in Los Angeles. I'm also thrilled that the Plan will include industry-leading sustainability features that will be incorporated throughout all facets of the reimagined studio. The project will feature solar panels, innovative cool roofs, responsibly sourced building materials, energy-efficient and water-conservation measures, EV charging stations, abundant bicycle parking, and multi-modal mobility hubs to connect city-wide transit to the Project and help reduce vehicle miles traveled. This will enable the Studio to operate using all electric energy.

This project provides an opportunity to create a more continuous and enhanced pedestrian and bike path along the L.A. River. The Plan will help close the existing gap in the bike and pedestrian path by bridging over the Tujunga Wash, allowing me and my family to enjoy a beautified and accessible river frontage along the property.<sup>[1]</sup>

We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Nora Amrani

4245 Bellingham Avenue  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Radford Studio Center Project Support

1 message

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**Nora Amrani** <nora@noraamrani.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

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The Studio has demonstrated how much they care about our community through important initiatives such as 'Spotlight Studio City' to support local businesses and community institutions like the local Farmers Market. They also partner with groups from all over L.A., like local food pantries and programs to help the homeless.

They have also partnered with the Studio City Chamber of Commerce, the Studio City Residents Association, Studio City Beautification Association, Carpenter Elementary School, and others, which are cherished institutions in my community. I'm also very happy that the Studio offers free parking every Sunday for any visitor of the Studio City Farmers Market. They have been proactive in early outreach, hosted community meetings and tours on campus, been transparent on all aspects of the proposed project, and have continued to keep us informed of the process.

They have also pioneered an initiative called Changing Lenses to improve diversity, equity and inclusion in the entertainment industry. This program provides historically underrepresented communities with mentorship opportunities and job training programs in below-the-line production jobs. I know that Radford Studio Center will continue to be a good neighbor, which is why I strongly support their Plan and hope you will as well.

Please advance the Radford Studio City Plan.

Sincerely,  
Nora Amrani

4245 Bellingham Avenue  
Los Angeles, CA 91604  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Project Support

1 message

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**Beth August** <baugust21@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

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We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Beth August

5033 Biloxi Avenue  
Toluca Woods, CA 91601  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**Mark Biase** <mark@mbproductionservices.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Mark Biase

12157 Moorpark St.  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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**RSC Project Support**

1 message

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**Kerry Brown** <kerry@rollinglivestudios.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Kerry Brown

12230 Ventura Boulevard  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Letter of Support for RSC Plan

1 message

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**Holly Bunje** <hollybunje@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Holly Bunje

12182 Laurel Terrace Dr  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for RSC Project

1 message

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**Cody Chiarella** <cchiarella2@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Cody Chiarella

4180 Klump Avenue  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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**Please Advance the RSC Plan**

1 message

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**Haig Chorbajian** <haigala@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Haig Chorbajian

11946 Ventura Blvd  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Strong Support for RSC Project

1 message

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**Ken Craft** <ken.craft@hopethemission.org>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Ken Craft

16641 Roscoe Place  
North Hills, CA 91343  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Radford Studio Center Project Support

1 message

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**Catherine Creech** <catherine.e.creech@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Catherine Creech

4817 Irvine Ave  
Valley Village, CA 91601  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Letter of Support for RSC Plan

1 message

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**Yvonne Gerencher** <yhidvegi@hotmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

The Studio has demonstrated how much they care about our community through important initiatives such as 'Spotlight Studio City' to support local businesses and community institutions like the local Farmers Market. They also partner with groups from all over L.A., like local food pantries and programs to help the homeless.

They have also partnered with the Studio City Chamber of Commerce, the Studio City Residents Association, Studio City Beautification Association, Carpenter Elementary School, and others, which are cherished institutions in my community. I'm also very happy that the Studio offers free parking every Sunday for any visitor of the Studio City Farmers Market. They have been proactive in early outreach, hosted community meetings and tours on campus, been transparent on all aspects of the proposed project, and have continued to keep us informed of the process.

They have also pioneered an initiative called Changing Lenses to improve diversity, equity and inclusion in the entertainment industry. This program provides historically underrepresented communities with mentorship opportunities and job training programs in below-the-line production jobs. I know that Radford Studio Center will continue to be a good neighbor, which is why I strongly support their Plan and hope you will as well.

Please advance the Radford Studio City Plan.

Sincerely,  
Yvonne Gerencher

4063 Laurelgrove Ave  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Project Support

1 message

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**Jonathan Gitlin** <jonathan.gitlin@createadvertising.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Jonathan Gitlin

4444 Lemp Avenue  
Los Angeles, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Strong Support for RSC Project

1 message

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**Jay Judah** <jay@stampedeventures.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

The Radford Studio Center Plan will implement green building standards, including an all-electric studio – one of the first of its kind in Los Angeles. I'm also thrilled that the Plan will include industry-leading sustainability features that will be incorporated throughout all facets of the reimagined studio. The project will feature solar panels, innovative cool roofs, responsibly sourced building materials, energy-efficient and water-conservation measures, EV charging stations, abundant bicycle parking, and multi-modal mobility hubs to connect city-wide transit to the Project and help reduce vehicle miles traveled. This will enable the Studio to operate using all electric energy.

This project provides an opportunity to create a more continuous and enhanced pedestrian and bike path along the L.A. River. The Plan will help close the existing gap in the bike and pedestrian path by bridging over the Tujunga Wash, allowing me and my family to enjoy a beautified and accessible river frontage along the property.<sup>[1]</sup>

We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Jay Judah

4239 Bellaire Avenue  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Strong Support for RSC Project

1 message

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**maxine keith** <maxine@wbtl.org>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
maxine keith

12753 Halkirk Street  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## RSC Plan Letter of Support

1 message

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**Michael Krubiner** <mkrubiner@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Michael Krubiner

11911 Magnolia Boulevard  
Los Angeles, CA 91607  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Strong Support for RSC Project

1 message

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**Mark Levy** <marklevy@marklevystudio.biz>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Mark Levy

5143 bakman ave #301  
north hollywood, CA 91601  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Support for the RSC Plan

1 message

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**Jeremy Lewis** <lewis.jeremym@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Jeremy Lewis

11217 DILLING ST  
STUDIO CITY, CA 91602  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

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## Please Advance the RSC Plan

1 message

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**Shelby Ilan** <shelby.ilan10@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

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We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Shelby Ilan

5773 Bucknell Ave  
Valley Village, CA 91607  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Radford Studio Center Project Support

1 message

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**Richard London** <rmlondon17@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Richard London

12104 Hoffman Street  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## RSC Plan Letter of Support

1 message

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**Jan Lucanus** <jan@reelwurld.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

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Please advance the Radford Studio City Plan.

Sincerely,  
Jan Lucanus

11011 Otsego Street  
Los Angeles, CA 91601  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for RSC Project

1 message

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**John Moreno** <john\_c\_moreno@att.net>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

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Please advance the Radford Studio Center Plan.

Sincerely,  
John Moreno

10707 Camarillo Street  
Toluca Lake, CA 91602  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Please Advance the RSC Plan

1 message

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**Micah Perez** <micahrcperez@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Micah Perez

4150 Arch Drive  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Radford Studio Center Project Support

1 message

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**Priscilla Rambar London** <prlondon@gmail.com>

Wed, Jun 14, 2023 at 4:38 PM

To: kathleen.king@lacity.org

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Priscilla Rambar London

12104 Hoffman St, Apt. 404  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

**Please Advance the RSC Plan**

1 message

---

**Meg Seltzer** <meg@mcdonaldmediaservices.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Meg Seltzer

United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## RSC Project Support

1 message

---

**David Sherry** <dsherry1953@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

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Please advance the Radford Studio Center Plan.

Sincerely,  
David Sherry

5156 Cartwright Avenue  
North Hollywood, CA 91601  
United States





Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Radford Studio Center Project Support

1 message

---

**Tim Smith** <itstimsmith@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio City Plan.

Sincerely,  
Tim Smith

12353 Tiara St  
Valley Village, CA 91607  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Strong Support for RSC Project

1 message

---

**Vickie Spensieri** <vspensieri@sbcglobal.net>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. I'm pleased that environmental responsibility is a central focus of the Project. The Plan will create a greener, more sustainable site that will uplift the quality of life in Studio City and surrounding neighborhoods.

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We look forward to seeing and taking advantage of the realized Radford Studio Center Plan, which I strongly support and hope you will as well.

Please advance the Radford Studio Center Plan.

Sincerely,  
Vickie Spensieri

4146 Kraft Ave  
Studio City, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for Radford Studio Center Project

1 message

---

**Carlos Villalobos** <carlosvinsurance@gmail.com>

Wed, Jun 14, 2023 at 4:38 PM

To: kathleen.king@lacity.org

Dear Kathleen King,

I write in strong support for the Radford Studio Center Plan. The Studio has shown its commitment to supporting our community, with clear intentions to uplift Studio City and maintain its decades-old reputation as a good neighbor and true community partner.

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Please advance the Radford Studio City Plan.

Sincerely,  
Carlos Villalobos

14806 Laurelcrest Drive  
Los Angeles, CA 91604  
United States



Kathleen King &lt;kathleen.king@lacity.org&gt;

---

## Support for RSC Project

1 message

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**Elpe Villard** <endaxi35@gmail.com>  
To: kathleen.king@lacity.org

Wed, Jun 14, 2023 at 4:38 PM

Dear Kathleen King,

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Please advance the Radford Studio Center Plan.

Sincerely,  
Elpe Villard

4026 WILLOWCREST AVE  
STUDIO CITY, CA 91604-3443  
United States