Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Stocker Street Creative

Lead Agency: City of Los Angeles Department of City Planning | Contact Person: Kyle Winston

Mailing Address: 200 North Spring Street, Room 721 | Phone: 213-978-1348

City: Los Angeles | Zip: 90012 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Los Angeles

Cross Streets: Stocker Street between Don Felipe Drive and Santa Rosalia Drive | Zip Code: 90008

Longitude/Latitude (degrees, minutes and seconds): 34 ° 0 ′ 26.3 ″ N / 118 ° 20 ′ 16.2 ″ W | Total Acres: 5.25

Assessor's Parcel No.: 5032022003 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: 10 | Waterways:

Airports: | Railways: | Schools: LAUSD

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☒ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units Acres
☒ Office: Sq.ft. 126,911 Acres Employees
☒ Commercial: Sq.ft. 18,033 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

C2-1-SP - Community Commercial; C2-1 Neighborhood Commercial

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

Construction of a campus for studio and sound stage production totaling approximately 256,758 square feet with 6 new buildings ranging in height from one story (14 feet high) up to a height of seven stories (110 feet high). The project includes approximately 111,814 square feet of studio production and associated ancillary facilities; approximately 18,033 square feet of restaurant/ retail space; 126,911 square feet of office spaces, and a parking garage with 344 parking stalls, and a 2,683 square foot community room. The project also includes the removal of 29 unprotected on-site trees, no trees within the public right-of-way are proposed to be removed. 61 new trees will be planted as a part of the project. A Haul Route is proposed for the export of approximately 21,800 cubic yards of soil.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 7	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 5	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	X	Other: LA County Dept of Regional Planning
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date November 6, 2025 Ending Date December 8, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Terry A. Hayes Associates Inc.
Address: 3535 Hayden Avenue, Suite 350
City/State/Zip: Culver City, CA 90232
Contact: Kevin Ferrier
Phone: 310-839-4200 ext.102

Applicant: 3731-41 Stocker Opportunity LLC; 3751-61 Stocker
Address: 1849 Green Bay Road, Unit 280
City/State/Zip: HIghland Park, IL 60035
Phone: 720-320-2451

Signature of Lead Agency Representative: Kyle Winston **Date:** 10/28/2025

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