



REVISED
NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT

Lead Agency: City of Glendale, Planning Division
633 East Broadway, Room 103
Glendale, California 91206-4386

Date: **April 3, 2023**

Contact: Aileen Babakhani, Planner

Project Title: San Fernando Soundstage Campus Project

Project Location: The approximately 424,453 square feet (9.74 acres) is located at 5426 San Fernando Road & 753 West California Avenue, Glendale, California, 91203. The Project site includes Assessor's Parcel Numbers (APN) 5638-018-023 and 5638-018-032. The Project site is bound by San Fernando Road to the west, W. Milford St. to the north and W. California Ave. to the south.

REVISIONS: Minor revisions to the Project Description below have been made to be consistent with the full description of the Project in the Draft EIR. The dates for the public review period for the Draft EIR have also been revised from March 30, 2023 - May 1, 2023 to April 3, 2023 – May 3, 2023.

PROJECT DESCRIPTION: The Project site is located within the City of Glendale (City) in Los Angeles County. The Project proposes to demolish all existing structures and the existing surface parking for the construction of four new structures containing: (1) ten production sound stage studios (individually, a Stage and, collectively, the Stages), (2) three flex spaces (individually, a Flex Space), production office uses and commissary, (3) various support spaces (both Flex Space support, Mill spaces, and Stage support), (4) an above-grade parking garage with 419 parking spaces (Parking Garage), and (4) related surface parking lot with 114 spaces (Surface Parking), as shown in Figure 2.0-2: Project Site Plan. The Project's various components are separated by fire lanes that vary approximately 26-45 feet in width and roughly bisects the property on two sides from north to south, and also transects the Property from running north to south and east to west. The fire lane also provides vehicular access to the Project's multiple components.

The Project's four structures will contain approximately 406,318 square feet of gross floor area. The first building (Building 1) fronts West San Fernando Road and West Milford Street and contains a total of approximately 214,885 square feet of gross floor area comprised of Production Office uses (including a ground floor entry lobby), 8, commissary, and 2 flex spaces on the ground floor and 1 mill space on the ground floor. Building 1 also contains the Parking Garage. The second building (Building 2) is located to the east of Building 1, fronts Milford Street, and contains approximately 97,905 square feet of gross floor area with 5 Stages and 1 Flex Space uses. The third building (Building 3) is located to the south of Building 2, separated by part of the fire lane, and contains approximately 93,528 square feet of gross floor area with 5 Stages. The fourth building (Building 4) abuts Building 3 on the south with frontage on South Fernando Road and is adjacent to the southern legal non-conforming residential properties. The fourth building, the Parking Structure, fronts West San Fernando Road and West Milford Street and contains 419 parking spaces. The remaining 114 spaces will be provided on the Surface Parking. The Project will provide a total of 533 parking spaces (in both the Parking Structure and the Surface Parking) and 12 loading spaces.

ENVIRONMENTAL REVIEW FINDINGS: The potential impacts of the Project were determined to be less than significant for the following topics: aesthetics, air quality, cultural resources, greenhouse gas emissions, land use and planning, and transportation. The potential impacts of the Project were determined to be less than significant for the following topics with the mitigation measures identified in the Draft EIR: hazards and hazardous materials and noise and vibration. No significant and unavoidable impacts are identified in the Draft EIR for the proposed Project.

COMMENTING ON THE DRAFT EIR: Consistent with the requirements of Sections 15087 of the State CEQA Guidelines, this Draft EIR is being made available on April 3, 2023, for public review for a period of 30 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this Draft EIR to the City of Glendale. Comments received on the Draft EIR will all be responded to in the Final EIR.

DOCUMENT AVAILABILITY: The Draft EIR is available on the City of Glendale Community Development Department website:

<https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

HOW TO COMMENT: Please provide written comments to Aileen Babakhani, Planner, City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, California 91026-4386 or email ABabakhani@Glendaleca.gov. **Comments must be received prior to the close of the 30-day public review period at 5:00 p.m. on May 3, 2023.**

Dr. Suzie Abajian
City Clerk of the City of Glendale