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CITY PLANNING**

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**April 28, 2016**

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
AND PUBLIC SCOPING MEETING**

**CASE NO.:** ENV-2015-4365-EIR

**PROJECT NAME:** Fox Studios Master Plan

**PROJECT APPLICANT:** Twentieth Century Fox Film Corporation

**PROJECT LOCATION/ADDRESS:** 10201 W. Pico Boulevard, Los Angeles, CA 90035

**COMMUNITY PLANNING AREA:** West Los Angeles

**COUNCIL DISTRICT:** 5, Paul Koretz

**DUE DATE FOR PUBLIC COMMENTS:** 4:00 p.m., May 27, 2016

**SCOPING MEETING:** May 11, 2016

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Los Angeles' intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Department of City Planning, Environmental Analysis Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

**The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR.** The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012. A

copy of the Initial Study prepared for the Project is not attached but may be viewed online at <http://planning.lacity.org> by clicking on the “Environmental” tab, then “Notice of Preparation & Public Scoping Meetings”.

**PROJECT LOCATION:** The Project Site, located on the westside of the City of Los Angeles, is approximately 53 acres in size, and is bounded by Avenue of the Stars on the east, Pico Boulevard on the south, residential uses to the west, and Olympic Boulevard and Galaxy Way on the north.

**PROJECT DESCRIPTION:** Twentieth Century Fox Film Corporation (“Fox” or the “Applicant”) is proposing the Fox Studios Master Plan to guide the future development of the existing Fox Studios multimedia entertainment campus located in the Century City district of the City of Los Angeles (the “Proposed Project”). As of 2015, total on-site development totaled 1,798,504 square feet of Existing Studio Uses. On-site development generally consists of low- and mid-rise buildings with a range of sizes and building types. A total of 4,286 parking spaces are currently located within the Project Site. In addition to the Century City South Specific Plan, on-site development is guided by the Fox Studios Historic Preservation Plan.

The Fox Studios Master Plan has been designed to accommodate Fox’s forecasted increase in on-site employment. To accommodate projected employment growth, Fox is proposing to amend the Century City South Specific Plan to permit the development of up to 1,099,300 square feet of net new development consisting of a mix of new (1) Creative Office Space; (2) Specialty Space; (3) Stage Space; (4) Facility Support Space; and (5) Utility Support Space. As part of the Proposed Project, approximately 353,400 square feet of existing floor area would be removed and replaced. Proposed Project development would occur within six Development Areas, one of which would be developed with only parking facilities. A conceptual plan of the Proposed Project is provided as an attachment to this NOP. Building heights within the proposed Development Areas may reach from up to 300 to 458 feet above mean sea level (MSL), which corresponds to building heights that range from 45 to 168 feet above finished grade. However, building heights within Development Area A-1 and Development Area D-1 may reach a height of up to 775 feet above MSL, which corresponds to approximately 475 feet above finished grade. Building heights above 440 feet MSL within Development Area A-1 and above 420 feet above MSL in Development Area D-1 would be limited to a maximum floorplate of 40,000 square feet. The differences in the height at which the floorplate limitations apply reflects the differences in grade elevations within the Project Site. The existing Historic Preservation Plan would remain in effect for the entire Project Site, including the areas of new development.

At Project buildout a total of up to 8,298 parking spaces would be available on the Project Site and would be managed on a site-wide basis (i.e., the parking that supports a building may not be located entirely below the building). Included in this total are 4,500 currently entitled parking spaces, up to 3,298 net new parking spaces to support the Proposed Project, and 500 parking spaces for production vehicles that currently operate at the Project Site.

Vehicle access to the Project Site currently occurs at six access points. As part of the Project, the existing vehicular access from Avenue of the Stars would be reconfigured, while the existing access at Avenue of the Stars and Empyrean Way (currently used for egress only) would be improved to provide for ingress and egress, provided that vehicles would be restricted from accessing the Project Site via Empyrean Way. The existing vehicular access adjacent to the existing Child Care Center (currently used for ingress only) would be removed. In addition, the existing vehicular access from Olympic Boulevard would be reconfigured and would provide full vehicular ingress and egress, and right- and left-turn lanes at Olympic Boulevard and Century Park West. The Project also includes improvements with regard to bicycle and pedestrian access; streetscaping and landscaping; signage; and lighting.

The Applicant anticipates that construction of the Proposed Project would conclude by 2035. The timing of actual development would be in response to market conditions.

**REQUESTED PERMITS/APPROVALS:** The Project Applicant is requesting the following approvals from the City of Los Angeles: Amendment to the Century City South Specific Plan; Specific Plan Project Permit; Zone Change to reflect the proposed Century City South Specific Plan amendment; Conditional Use Permit (CUP) for the on-site sale and consumption of alcoholic beverages; Development Agreement; haul route approval; and any other discretionary and ministerial permits deemed necessary to implement the Project.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** Aesthetics, Air Quality, Biological Resources (Trees), Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population and Housing, Public Services (Fire Protection, Police Protection, Parks, Schools, and Libraries), Recreation, Transportation/Traffic, Utilities (Water Supply, Wastewater, Solid Waste, and Energy), and Mandatory Findings of Significance.

**PUBLIC SCOPING MEETING:** A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 6:00 pm and 8:00 pm to view materials, ask questions, and provide comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

**Date:** Wednesday, May 11, 2016

**Time:** 6:00 p.m. to 8:00 p.m.  
Arrive any time between 6:00 p.m. – 8:00 p.m. to speak one-on-one with City staff and Project consultants.

**Location:** Cheviot Hills Recreation Center  
2551 Motor Avenue  
Los Angeles, CA 90064  
(see attached map)

The enclosed materials reflect the scope of the project (subject to change). The Department of City Planning welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 p.m., May 27, 2016.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

**Mail:** William Lamborn  
Major Projects and Environmental Analysis Section  
Department of City Planning  
200 N. Spring Street, Room 750  
Los Angeles, CA 90012

**Email:** [william.lamborn@lacity.org](mailto:william.lamborn@lacity.org)

**ACCOMODATIONS:** 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. The scoping meeting facility and its parking are wheelchair accessible.

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 request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the scoping meeting by calling Darlene Navarrete at [\(213\) 978-1332](tel:2139781332).

*Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

*Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a Darlene Navarrete a [\(213\) 978-1332](tel:2139781332).*

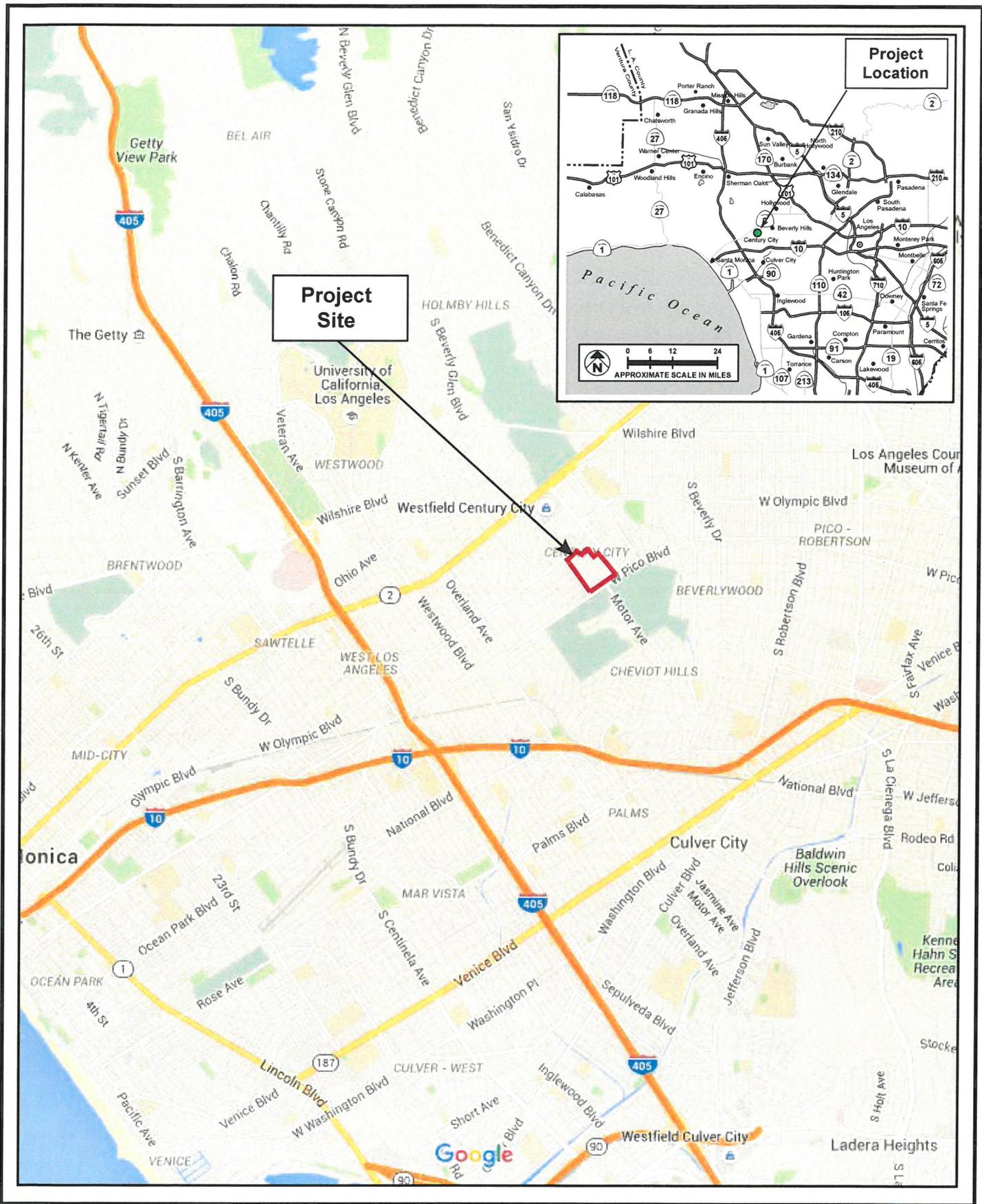
Vincent P. Bertoni, AICP  
Director of City Planning



William Lamborn  
Planning Assistant  
Major Projects and Environmental Analysis Section

Enclosures

Vicinity Map  
Conceptual Plan  
500-foot Radius Map  
Scoping Meeting Location Map



SOURCE: Google Earth - 2016; Meridian Consultants - 2016

FIGURE 1



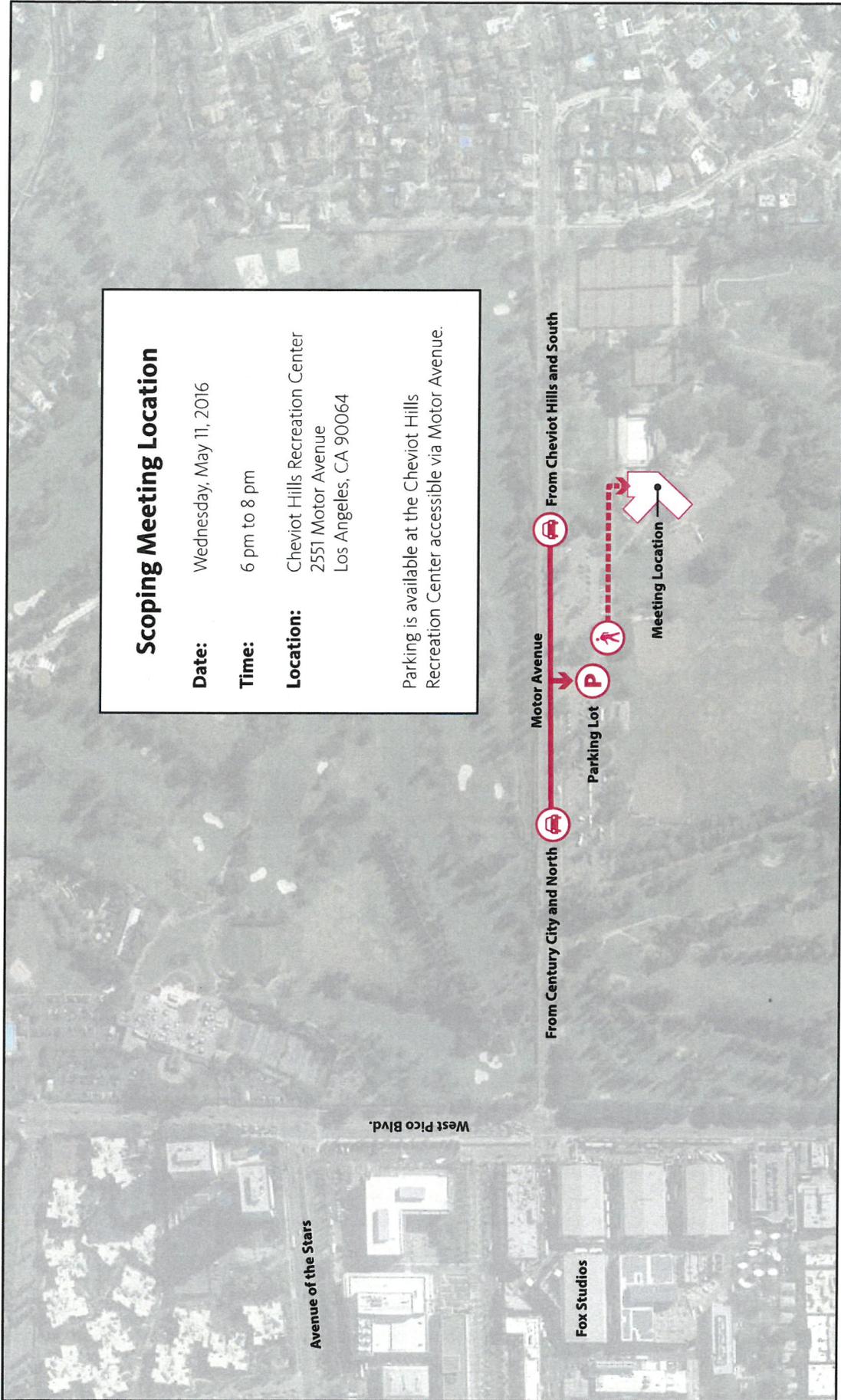
Vicinity Map

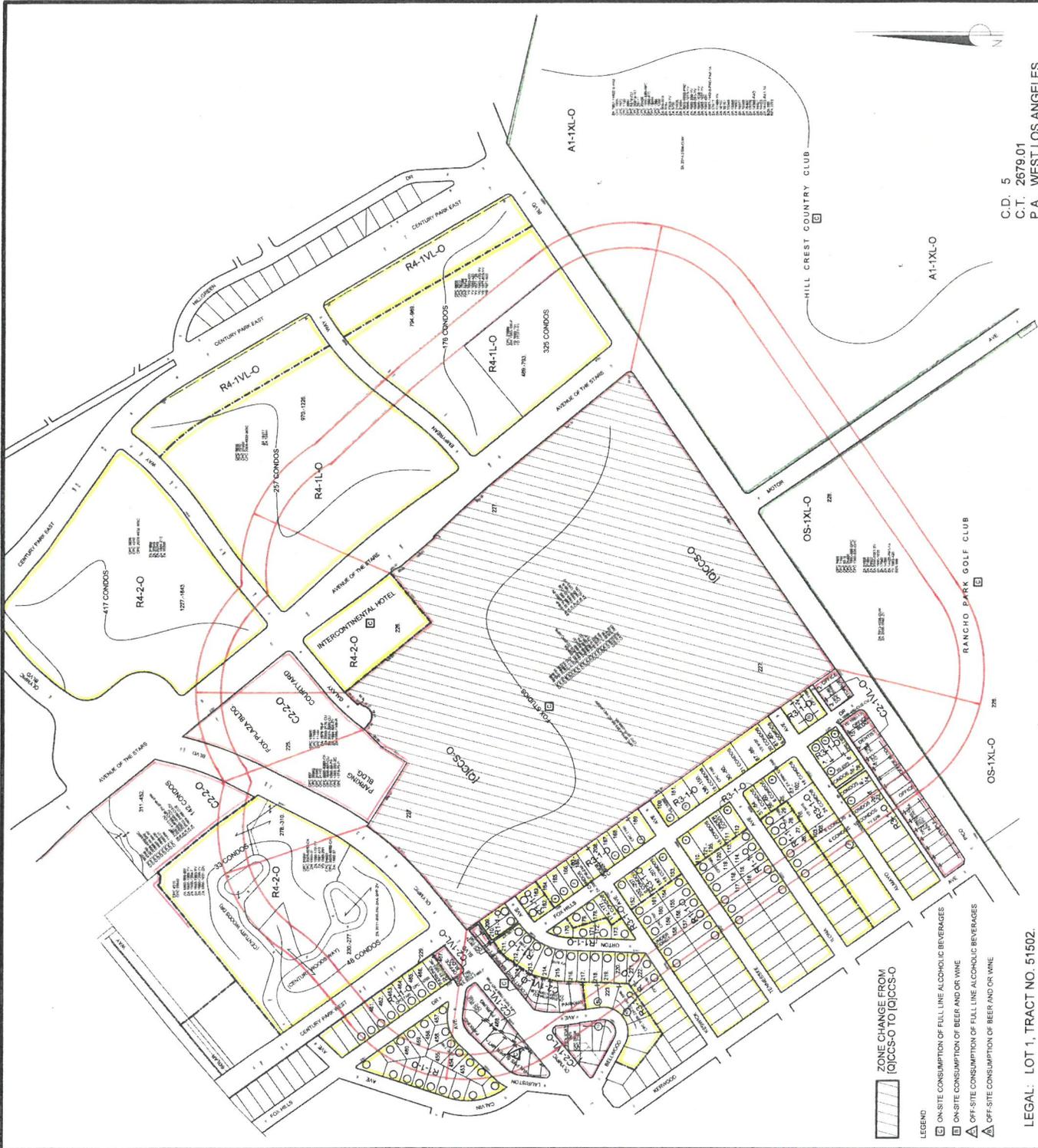


## Scoping Meeting Location

**Date:** Wednesday, May 11, 2016  
**Time:** 6 pm to 8 pm  
**Location:** Cheviot Hills Recreation Center  
2551 Motor Avenue  
Los Angeles, CA 90064

Parking is available at the Cheviot Hills Recreation Center accessible via Motor Avenue.





CASE NO. 5  
 DATE: 04-18-2016  
 SCALE: 1" = 200' FIELD  
 USES D.M. 129 B 161  
 T.B. PAGE: 632 GRID: E-4

C.D. 2679 01  
 P.A. WEST LOS ANGELES

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**ZONE CHANGE  
 SPECIFIC PLAN AMENDMENT  
 SPECIFIC PLAN PROJECT PERMIT  
 CONDITIONAL USE - A.B.  
 DEVELOPMENT AGREEMENT**

**GC MAPPING SERVICE, INC.**  
 3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080 FAX (626) 441-8850

LEGAL: LOT 1, TRACT NO. 51502.