

**[Exhibit “B” – Project Description]**

General Plan Amendment (GPA)  
Vesting Zone Change (ZC)  
Specific Plan (SP)  
Sign District (SN)  
Code Amendment (CA)  
Development Agreement (DA)  
Environmental Impact Report (EIR)

**PROJECT DESCRIPTION**

**RADFORD STUDIO CENTER SPECIFIC PLAN  
4024, 4064, and 4200 NORTH RADFORD AVENUE**

Radford Studio Center, LLC (“Applicant”) is proposing the continuation of the existing studio use and the modernization and expansion of Radford Studio Center (“Project”) through the proposed Radford Studio Center Specific Plan (“Specific Plan”) to meet the continuously evolving needs of the entertainment industry. Radford Studio Center (“Project Site”) is located in the Studio City neighborhood of the City of Los Angeles, generally bounded by Radford Avenue to the west, the Los Angeles River and Tujunga Wash<sup>1</sup> to the north and east, and various commercial uses fronting Ventura Boulevard to the south. The Project Site is composed of two addressed parcels located at 4200 North Radford Avenue (Assessor Parcel Number [“APN”] 2368-001-028; “Northern Lot”) and 4024-4064 North Radford Avenue (APN 2368-005-011; “Southern Lot”) and two unaddressed parcels located within and around the Los Angeles River (APN 2368-001-030) and Tujunga Wash (APN 2368-001-029). The Northern Lot and the Southern Lot are separated by the Los Angeles River. The Project Site is approximately 55 gross acres, with the Northern Lot approximately 14 gross acres in land area and the Southern Lot approximately 33 gross acres in land area. The Northern Lot is zoned [Q]MR2-1L-RIO and the Southern Lot is zoned [Q]M2-1-RIO. The portions of the Project Site containing the Los Angeles River and Tujunga Wash (approximately 7.31 gross acres in size) are in the OS-1XL-RIO Zone. The Project Site is located in the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area and has General Plan land use designations of “Light Industrial” for the Northern Lot, “Light Manufacturing” for the Southern Lot, and “Open Space” for the Tujunga Wash and Los Angeles River portions.

Originally opened in 1928 during the silent film era as one of the first studios in the San Fernando Valley, Radford Studio Center has played a pivotal role in Los Angeles’ entertainment industry and has been home to many iconic television shows and motion pictures. To meet the constantly changing physical and technological demands of the entertainment industry, and to help preserve the City’s most identifiable industry, Radford Studio Center is proposing the Radford Studio Center Specific Plan to establish a clear and cohesive set of principles and guidelines to allow for the continuation of the existing studio use and a state-of-the-art modernization of its production facilities, as well as investments in sustainability, enhancements to the public realm, and improvements to Project Site access, circulation, and connectivity to transit and mobility.

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<sup>1</sup> Tujunga Wash is a tributary of the Los Angeles River and runs along the east of the Northern Lot (defined above).

The Project allows for the construction of up to approximately 1,666,528 square feet of new sound stage, production support, production office, general office and retail uses. The Project accounts for the potential removal of up to approximately 645,636 square feet of existing sound stage, production support, production office, and general office with approximately 533,472 square feet to remain. The Project would allow up to a total of approximately 2.2 million square feet of floor area within the Project Site, or a Floor Area Ratio ("FAR") of 1.13:1, which is below the 1.5:1 FAR permitted under the Los Angeles Municipal Code ("LAMC") in the existing MR2 and M2 Zones.

The LAMC does not presently have a zoning designation that can address the unique characteristics of a major studio/entertainment site. As has been the practice with other similar studio modernization projects (NBCUniversal, Paramount, Television City, etc.), production studio campus-planning efforts have historically been reviewed and approved under the parameters of a specific plan. The flexibility provided for in a specific plan will allow Radford Studio Center to modernize its facilities to meet the existing unmet and anticipated future demands of the movie, television, and entertainment industry, create thousands of new, good-paying jobs, and help reaffirm Los Angeles' role as the creative capital of the world. The proposed Specific Plan will provide the studio with the flexibility needed to address future changes in technology and space requirements inherent to the rapid pace of entertainment technology's advancement. The entertainment industry is facing significant technological changes, many of which are not fully known, as well as competition from other states and countries, which requires long-term flexibility in land use and planning. Therefore, the following entitlements are requested:

**Pursuant to Section 21082.1(c)(3) of the California Public Resources Code**, certification of an Environmental Impact Report (EIR) (City Planning Case No. ENV-2023-XXXX-EIR).

**Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment (GPA) 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 footnote 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 the 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 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 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 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 (pending review by the Office of the City Attorney as to form and legality).

Other discretionary and ministerial permits 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 LA River Connector.

The proposed Specific Plan sets forth a clear and cohesive set of principles and guidelines and provides a level of certainty for future development to meet the existing unmet and anticipated future demands of the movie, television and entertainment industry, while remaining mindful of the Project Site's historic use and the surrounding community. The Project would maintain, create, and enhance a wide range of jobs and maximize the economic contributions of the studio to the local, regional, and state economy.

Radford Studio Center does not presently have a comprehensive set of standards to guide development of the studio. The proposed Specific Plan will provide a clear, cohesive framework that applies to the entire Project Site, integrating the mix of programmatic elements of a studio and maximizing synergies and efficiencies between people, uses, facilities, and the future successful development of Radford Studio Center. The Project will also activate and beautify the Project Site frontage along the Los Angeles River and Tujunga Wash consistent with the City of Los Angeles' River Implementation Overlay District ("RIO") and Los Angeles County's River Master Plan, and will include public realm improvements (such as street trees, enhanced and protected bicycle lanes, and other streetscape elements) along identified segments of the Project Site perimeter (See Attached Exhibits).

## **FINDINGS**

### **RADFORD STUDIO CENTER SPECIFIC PLAN 4024, 4064, and 4200 NORTH RADFORD AVENUE**

#### **General Plan Amendment**

##### **1. Pursuant to Los Angeles Charter Section 555(a), the proposed General Plan Amendment area has significant social, economic or physical identity.**

The requested General Plan Amendment represents an amendment, in part, to the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan, representing a change to the physical identity of the portions of the Project Site which are currently designated as “Light Industrial” and “Light Manufacturing.” The Northern Lot is designated “Light Industrial” and has a corresponding zone of [Q]MR2-1L-RIO. The Southern Lot is designated “Light Manufacturing” and has a corresponding zone of [Q]M2-1-RIO. The segments of the Los Angeles River and the Tujunga Wash located within the Project Site are designated “Open Space” with a corresponding zone of OS-1XL-RIO. With the proposed General Plan Amendment, the General Plan land use designation for the portions of the Project Site designated as “Light Industrial” and “Light Manufacturing” will be changed to “Regional Commercial” and the zoning designations of the portions of the Project Site in the MR2 and M2 Zones will be changed to the RSC Zone. The RSC Zone will correspond to the proposed Radford Studio Center Specific Plan and will be created through a proposed Code Amendment. The RSC Zone would be added as a corresponding zone with the “Regional Commercial” land use designation. The Project Site is approximately 55 gross acres, which the General Plan Amendment applies to in its entirety.

“Regional Commercial” is a technical term used by the City for places that “contain a diversity of uses such as offices, retail [and] major entertainment facilities and supporting services,” which “typically provide a significant number of jobs.” Per the City’s General Plan Framework Element, Regional Commercial is “intended to serve as the focal points of regional commerce, identity, and activity.” While not specifically identified in the General Plan, Radford Studio Center has functioned as Regional Commercial since the 1920s. The Regional Commercial designation is appropriate for properties like Radford Studio Center, which is a large-scale studio facility located in a transit-oriented area that is surrounded by a diverse mix of uses. The proposed Regional Commercial designation does not increase or otherwise impact the proposed Project FAR, height, etc., as those elements are controlled by the zoning, the height district designation, and/or the Specific Plan proposed for the site.

The Project Site has a significant economic and physical identity, as Radford Studio Center has played a foundational role in the region’s television and entertainment industry. The Project Site has been used for motion picture and television production since it first opened in 1928. For almost 100 years, Radford Studio Center has been an integral and historic part of the Los Angeles entertainment industry. Under the regulations of the Radford Studio Center Specific Plan, the Project would introduce modernized facilities and build upon the studio’s ambitious and visionary origins as pioneered by Mack Sennett and provide a platform for its ongoing

prominence in the City of Los Angeles, the region, and the state. As part of its modernization plan, the Project will utilize environmentally sustainable building design, materiality, and construction protocols required by the Los Angeles Green Building Code and the California Green Building Standards (“CALGreen”) Code.

The existing and proposed studio uses are consistent with the “Light Industrial” and “Light Manufacturing” land use designations, which the Land Use Element of the General Plan states should “provide land and supporting services for the retention of existing and attraction of new industries.” The proposed General Plan Amendment will add the proposed RSC Zone to the list of corresponding zones for the “Regional Commercial” land use designation, which will: (1) reinforce and strengthen the Project Site’s economic and physical identity as a critical part of one of the City’s core industries, (2) allow for appropriate uses, both existing and proposed, on the Project Site while maintaining compatibility with its residential neighbors, (3) further the General Plan Framework Element’s Objective 3.14 of providing land and supporting services for the retention of existing and attraction of new industries, among others, and (4) balance the needs of Radford Studio Center as an important studio and economic engine for the area with the needs of the surrounding residential areas.

“Regional Commercial” is a technical term used by the City for places that “contain a diversity of uses such as offices, retail [and] major entertainment facilities and supporting services,” which “typically provide a significant number of jobs.” Per the City’s General Plan Framework Element, Regional Commercial is “intended to serve as the focal points of regional commerce, identity, and activity.” While not specifically identified in the General Plan, Radford Studio Center has functioned as Regional Commercial since the 1920s. The Regional Commercial designation is appropriate for properties like Radford Studio Center, which is a large-scale studio facility located in a transit-oriented area that is surrounded by a diverse mix of uses. The proposed Regional Commercial designation does not increase or otherwise impact the proposed Project FAR, height, etc., as those elements are controlled by the zoning, the height district designation, and/or the Specific Plan proposed for the site.

## **2. The proposed General Plan Amendment is in substantial conformance with the purposes, intent, and provisions of the General Plan pursuant to Los Angeles City Charter Section 556.**

Radford Studio Center is a major television and motion picture studio located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan area, and is a critical component to maintaining Los Angeles as a global center of the entertainment industry, including movie and television production as well as streaming and other digital content. The proposed Project will enable Radford Studio Center to expand and update its facilities to meet the technological and business needs of the modern entertainment industry. The proposed Project will also allow the studio to enhance sustainability, improve the public realm, and activate and beautify the areas adjacent to the Los Angeles River and Tujunga Wash consistent with the City of Los Angeles’ RIO District and the County of Los Angeles’ River Master Plan.

### Framework Element

The Framework Element of the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding issues such as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Land Use chapter of the Framework Element identifies objectives and supporting policies applicable to the Project Site. Those objectives and policies seek, in part, to accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

*Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.*

*Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.*

*Policy 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans.*

*Policy 3.14.2: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).*

The Project would promote the retention, expansion, and modernization of Radford Studio Center's existing operations by changing the General Plan land use designation for the portions of the Project Site designated as "Light Industrial" and "Light Manufacturing" to "Regional Commercial" and changing the zone designations for the portions of the Project Site in the MR2 and M2 Zones to the RSC Zone. The RSC Zone will correspond to the proposed Radford Studio Center Specific Plan and will be created through a proposed Code Amendment. The RSC Zone would be added as a corresponding zone with the "Regional Commercial" land use designation. The Project allows for the construction of up to approximately 1,666,528 square feet of new sound stage, production support, production office, general office and retail uses. The Project accounts for the potential removal of up to approximately 645,636 square feet of existing sound stage, production support, production office, and general office with approximately 533,472 square feet to remain. The Project would allow up to a total of approximately 2.2 million square feet of floor area within the Project Site, or a FAR of 1.13:1, which is below the 1.5:1 FAR permitted under the LAMC in the existing MR2 and M2 Zones.

Consistent with the "Regional Commercial" designation, the Radford Studio Center Specific Plan would permit studio land uses that serve a core industry of the City of Los Angeles. It also serves to reinforce an existing urban identity located at this Project Site since Radford Studio

Center first opened in 1928. This evolution provides on-going compatibility not only between the Project Site and the surrounding land uses, but also between the existing operation and those proposed. To guide the studio uses, the Specific Plan would provide for regulations regarding land use, floor area, height, and design, among other regulations. The Specific Plan will provide a comprehensive and cohesive set of principles and guidelines to allow Radford Studio Center to modernize and expand its television, motion picture, entertainment, and digital content production facilities under a regulated, unified plan.

“Regional Commercial” is a technical term used by the City for places that “contain a diversity of uses such as offices, retail [and] major entertainment facilities and supporting services,” which “typically provide a significant number of jobs.” Per the City’s General Plan Framework Element, Regional Commercial is “intended to serve as the focal points of regional commerce, identity, and activity.” While not specifically identified in the General Plan, Radford Studio Center has functioned as Regional Commercial since the 1920s. The Regional Commercial designation is appropriate for properties like Radford Studio Center, which is a large-scale studio facility located in a transit-oriented area that is surrounded by a diverse mix of uses. The proposed Regional Commercial designation does not increase or otherwise impact the proposed Project FAR, height, etc., as those elements are controlled by the zoning, the height district designation, and/or the Specific Plan proposed for the site.

Development and construction of the Project will generate high-paying jobs for studio workers and their families. The Project also proposes to incorporate considerable Transportation Demand Management (“TDM”) measures to create a purpose-built multi-modal mobility hub and employment center.

*Policy 3.14.4: Limit the introduction of new commercial and other non-industrial uses in existing commercial manufacturing zones to uses which support the primary industrial function of the location in which they are located.*

*Policy 3.14.8: Encourage the development in areas designated as "Industrial-Heavy" of critical public facilities that are necessary to support the needs of residents and businesses but normally are incompatible with residential neighborhoods and commercial districts, such as corporate yards.*

*Policy 3.14.9: Initiate programs for lot consolidation and implement improvements to assist in the retention/expansion of existing and attraction of new industrial uses, where feasible.*

The Project is consistent with the existing studio uses and other uses in the surrounding vicinity. The function of the Project is to continue the existing studio use within Radford Studio Center by modernizing the studio to accommodate the needs of 21<sup>st</sup> Century television production and filmmaking and expanding the studio and production capacity of Radford Studio Center. This will be accomplished by changing the General Plan land use designation for the portions of the Project Site designated as “Light Industrial” and “Light Manufacturing” to “Regional Commercial” and changing the portions of the Project Site in the MR2 and M2 Zones to the RSC

Zone. The RSC Zone will correspond to the proposed Radford Studio Center Specific Plan and will be created through a proposed Code Amendment. The RSC Zone would be added as a corresponding zone with the “Regional Commercial” land use designation.

“Regional Commercial” is a technical term used by the City for places that “contain a diversity of uses such as offices, retail [and] major entertainment facilities and supporting services,” which “typically provide a significant number of jobs.” Per the City’s General Plan Framework Element, Regional Commercial is “intended to serve as the focal points of regional commerce, identity, and activity.” While not specifically identified in the General Plan, Radford Studio Center has functioned as Regional Commercial since the 1920s. The Regional Commercial designation is appropriate for properties like Radford Studio Center, which is a large-scale studio facility located in a transit-oriented area that is surrounded by a diverse mix of uses. The proposed Regional Commercial designation does not increase or otherwise impact the proposed Project FAR, height, etc., as those elements are controlled by the zoning, the height district designation, and/or the Specific Plan proposed for the site.

The Project would transform scattered surface parking, ad-hoc and reactive construction, and outdated production facilities into a modern studio ecosystem that can meet the existing and future demands of the entertainment industry. The Project has been carefully and thoughtfully designed to make vehicular and pedestrian circulation more efficient, effective and safe, optimize production operations and logistics while prioritizing pedestrian access and safety, and it more directly addresses connections between its design and its surrounding uses, including the vibrant retail corridor immediately south of the Project Site.

*Goal 6A: An integrated citywide/regional public and private open space system that serves and is accessible by the City's population and is unthreatened by encroachment from other land uses.*

The implementation of the proposed Specific Plan would facilitate the construction of an enhanced greenway along the north/east side of the Los Angeles River at Colfax Avenue, headed northwesterly along the Tujunga Wash to the intersection of Moorpark Street and Radford Avenue. A bicycle connection between the Los Angeles River and a proposed bridge crossing would link pedestrians and bicycle riders to a street-level walking path and protected bikeway proceeding south along Radford Avenue to the alignment of the Los Angeles River bicycle path proposed by the County’s 2022 Los Angeles River Master Plan. Buildout of the Project would close an existing gap and complete an essential segment of the City and County’s planned network of devoted bicycle infrastructure at a critical intersection of the Tujunga Wash and Los Angeles River located within the Specific Plan Area (See Attached Exhibits).

In conjunction with the proposed pedestrian and bicycle network improvements, the Specific Plan would facilitate the installation of enhanced pedestrian amenities, trees, and landscaped areas, thereby activating the adjacent linear areas along the Tujunga Wash and the Los Angeles River as a true LA River connector for the public. The City of Los Angeles Department of Public Works Bureau of Engineering’s (“BOE”) Los Angeles River Revitalization Master Plan identifies



the majority of the Specific Plan Area and its surroundings as “Park Proximity Gaps,” defined as areas located outside of a 10-minute walk from the nearest park or public recreation area. Implementation of the Specific Plan would help to fill the Park Proximity Gaps around the Project Site.

*Goal 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.*

*Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

*Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.*

The Project would maintain the existing studio use and expand and modernize the studio and its production capacity. This will be accomplished by changing the General Plan land use designation for the portions of the Project Site designated as “Light Industrial” and “Light Manufacturing” to “Regional Commercial” and changing the zone designations for the portions of the Project Site in the MR2 and M2 zones to the RSC Zone. The RSC Zone will correspond to the proposed Radford Studio Center Specific Plan and will be created through a proposed Code Amendment. The RSC Zone would be added as a corresponding zone with the “Regional Commercial” land use designation. This would allow Radford Studio Center to modernize and expand its television, motion picture, and digital production facilities under a regulated, unified plan. The development and construction of the Project will generate high-paying jobs and contribute tax revenue to the City and County (see attached economic research in case file).

*Goal 7C: A City with thriving and expanding businesses.*

*Objective 7.3: Maintain and enhance the existing businesses in the City.*

*Goal 7D: A City able to attract and maintain new land uses and businesses.*

The Project allows for the construction of up to approximately 1,666,528 square feet of new sound stage, production support, production office, general office and retail uses. The Project accounts for the potential removal of up to approximately 645,636 square feet of existing sound stage, production support, production office, and general office with approximately 533,472 square feet to remain. The Project would allow up to a total of approximately 2.2 million square feet of floor area within the Project Site, or a FAR of 1.13:1, which is below the 1.5:1 FAR permitted under the LAMC in the existing MR2 and M2 Zones.

The Project would maintain the existing studio use and expand and modernize the studio and its production capacity. This will be accomplished by adding the RSC Zone as a corresponding

zone to the “Regional Commercial” General Plan land use designation, establishing the Radford Studio Center Specific Plan, creating the RSC Zone through a Code Amendment, and applying these principles and zones to the Project Site through a Vesting Zone Change. This would allow Radford Studio Center to modernize and expand its television, motion picture, and digital production facilities under a regulated, unified plan. Development and construction of the Project will generate numerous part-time and full-time jobs for the local economy, and contribute tax revenue to the City and County (see attached economic research in case file).

“Regional Commercial” is a technical term used by the City for places that “contain a diversity of uses such as offices, retail [and] major entertainment facilities and supporting services,” which “typically provide a significant number of jobs.” Per the City’s General Plan Framework Element, Regional Commercial is “intended to serve as the focal points of regional commerce, identity, and activity.” While not specifically identified in the General Plan, Radford Studio Center has functioned as Regional Commercial since the 1920s. The Regional Commercial designation is appropriate for properties like Radford Studio Center, which is a large-scale studio facility located in a transit-oriented area that is surrounded by a diverse mix of uses. The proposed Regional Commercial designation does not increase or otherwise impact the proposed Project FAR, height, etc., as those elements are controlled by the zoning, the height district designation, and/or the Specific Plan proposed for the site.

#### Land Use Element

The Land Use Element of the General Plan of the City of Los Angeles is composed of 35 Community Plans. The Project Site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan. The Project Site is currently designated as “Light Industrial,” “Light Manufacturing,” and “Open Space.” The General Plan land use designations of “Light Industrial” and “Light Manufacturing” will be changed to “Regional Commercial” with the proposed General Plan Amendment. The proposed zoning across the portions of the Project Site currently in the MR2 and M2 Zones is the Radford Studio Center Specific Plan Zone (RSC Zone), created through a proposed Code Amendment. The Project Site comprises an approximately 53-acre site, which the General Plan Amendment would apply to in its entirety.

The Project would promote the retention, expansion, and modernization of Radford Studio Center, which has been in operation for almost 100 years and is ingrained in the fabric of the Studio City community. The Project would continue the existing studio uses that are consistent with the “Light Industrial” and “Light Manufacturing” designations and are also compatible with the surrounding community, establishing the Radford Studio Center Specific Plan, creating the RSC Zone (Radford Studio Center Specific Plan Zone) through a Code Amendment, and applying the zone consistently to the entirety of the Project Site through a Zone Change.

The Project allows for the construction of up to approximately 1,666,528 square feet of new sound stage, production support, production office, general office and retail uses. The Project accounts for the potential removal of up to approximately 645,636 square feet of existing sound stage, production support, production office, and general office with approximately 533,472 square feet to remain. The Project would allow up to a total of approximately 2.2

million square feet of floor area within the Project Site, or a FAR of 1.13:1, which is below the 1.5:1 FAR permitted under the LAMC in the existing MR2 and M2 Zones.

The Specific Plan would provide for regulations regarding land use, floor area, height, and design, among other regulations. This would allow Radford Studio Center to modernize and expand its motion picture and entertainment production facilities under a regulated, unified plan.

As stated above, the Project Site is located within the Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Community Plan. The Community Plan defines Radford Studio Center as a “Major Development Opportunity Site.” The Project includes adding the RSC Zone as a corresponding zone to the “Regional Commercial” General Plan land use designation. Given the existing “Major Development Opportunity Site” designation will be maintained, the Project is appropriate under the Community Plan. The addition of the “Regional Commercial” designation merely solidifies the studio’s historic use and importance within the Community Plan context and framework.

Additionally, the Project advances the following goals, objectives, and policies of the Community Plan:

*Goal 3: Provide sufficient land for expansion of low intensity non-toxic producing industrial uses which create employment opportunities and have minimal adverse impacts on adjacent residential uses.*

*Objective 3-1: To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.*

*Policy 3-1.1: Designate lands for the continuation of existing entertainment industry uses and development of new production, post production, research and development uses which provide employment opportunities.*

*Policy 3-1.2: Require that any proposed development be designed to enhance and be compatible with adjacent development.*

Radford Studio Center is bounded by Radford Avenue to the west, the Los Angeles River and Tujunga Wash to the north and east, and an existing alley located behind various commercial uses fronting Ventura Boulevard to the south. The Project allows for the construction of up to approximately 1,666,528 square feet of new sound stage, production support, production office, general office and retail uses. The Project accounts for the potential removal of up to approximately 645,636 square feet of existing sound stage, production support, production office, and general office with approximately 533,472 square feet to remain. The Project would allow up to a total of approximately 2.2 million square feet of floor area within the Project Site,

or a FAR of 1.13:1, which is below the 1.5:1 FAR permitted under the LAMC in the existing MR2 and M2 Zones.

The function of the Project is to support the entertainment production facilities within Radford Studio Center, while also expanding the studio and production capacity of Radford Studio Center. This will be accomplished by adding the RSC Zone as a corresponding zone to the “Regional Commercial” General Plan land use designation, establishing the Radford Studio Center Specific Plan, creating the RSC Zone through a Code Amendment, and applying these principles and zones to the entirety of the Project Site through a Zone Change. This would allow Radford Studio Center to modernize and expand its motion picture, entertainment, and online content production facilities under a regulated, unified plan. Development and construction of the Project will generate numerous part-time and full-time jobs for the local economy, and contribute tax revenue to the City and County.

The Project would transform scattered surface parking, ad-hoc and reactive construction, and outdated production facilities into a modern studio ecosystem that can meet the existing and future demands of the entertainment industry. The Project has been carefully and thoughtfully designed to make vehicular and pedestrian circulation more efficient and safe, optimize production operations and logistics while prioritizing pedestrian access and safety, and more directly address connections between its design and its surrounding uses, including the vibrant retail corridor immediately south of the Project Site, as well as the residential and limited commercial uses to the west, north and east. Thus, the Project will not only be compatible with, but will enhance, adjacent properties.

#### Mobility Plan 2035

The Mobility Plan 2035 serves as the Circulation Element of the General Plan. It was adopted by the City Council on January 20, 2016, and provides the policy foundation for achieving a transportation system that incorporates "Complete Streets" principles to balance the needs of all road users.

*Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.*

Radford Studio Center is a major employment hub that currently provides numerous jobs for the City. The Project would increase employment opportunities on-site, including temporary construction jobs and permanent jobs in the entertainment and related industries. Concentrating new employment opportunities in infill areas such as the Project Site, which is in the vicinity of existing and proposed high-density housing opportunities, meets the intent of this Policy.

*Policy 3.5: Support “first-mile, last-mile solutions” such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.*

The Project Site is located nearly adjacent to Ventura Boulevard, a major east-west thoroughfare in the San Fernando Valley. The Project includes an extensive TDM program to reduce vehicle trips by promoting alternatives to individual vehicle travel and encouraging the use of public transportation. The TDM program includes implementation of several TDM strategies, which may include, but are not limited to: telecommuting, carpool/vanpool, unbundled parking/parking cash out, transit pass subsidy, bicycle facilities, parking for rideshare/carshare users, parking for scooter/moped/motorcycle users, transportation information center, guaranteed ride home, flexible work hours, and a commuter club.

*Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

The Bicycle Parking Ordinance was originally passed in 2013 and updated by the City Council in 2018 in an effort to meet the intent of this Policy. The Project complies with all bicycle parking regulations, including quantity of stalls, siting, and security, of the Bicycle Parking Ordinance.

The implementation of the proposed Specific Plan would facilitate the construction of an enhanced greenway along the north/east side of the Los Angeles River at Colfax Avenue, headed northwesterly along the Tujunga Wash to the intersection of Moorpark Street and Radford Avenue. A bicycle connection between the Los Angeles River and a proposed bridge crossing would link pedestrians and bicycle riders to a street-level walking path and protected bikeway proceeding south along Radford Avenue to the alignment of the Los Angeles River bicycle path proposed by the County's 2022 Los Angeles River Master Plan. Buildout of the Project would close an existing gap and complete an essential segment of the City and County's planned network of devoted bicycle infrastructure at a critical intersection of the Tujunga Wash and Los Angeles River located within the Specific Plan Area (See Attached Exhibits)..

*Policy 4.8: Transportation Demand Management Strategies: Encourage greater utilization of Transportation Demand Management strategies to reduce dependence on single-occupancy vehicles.*

The Project promotes this Policy by including an extensive TDM program to reduce vehicle trips by promoting alternatives to individual vehicle travel and encouraging the use of public transportation. The TDM program includes several TDM strategies, which may include, but are not limited to: telecommuting, carpool/vanpool, unbundled parking/parking cash out, transit pass subsidy, bicycle facilities, parking for rideshare/carshare users, parking for scooter/moped/motorcycle users, transportation information center, guaranteed ride home, flexible work hours, and a commuter club.

*Policy 5.2: Support ways to reduce vehicle miles traveled (VMT) per capita.*

The Project promotes this Policy by advancing land use policies aimed at shortening the distance between housing, jobs, and services that reduce the need to travel long distances on a daily basis. The Project includes an extensive TDM program to reduce vehicle trips by

promoting alternatives to individual vehicle travel and encouraging the use of public transportation. The TDM program includes several TDM strategies, which may include, but are not limited to: telecommuting, carpool/vanpool, unbundled parking/parking cash out, transit pass subsidy, bicycle facilities, parking for rideshare/carshare users, parking for scooter/moped/motorcycle users, transportation information center, guaranteed ride home, flexible work hours, and a commuter club.

### Housing Element

The Housing Element of the General Plan serves as a blueprint for meeting the City's housing and growth challenges. The Housing Element identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City.

*Goal 2: Safe, Livable, and Sustainable Neighborhoods.*

*Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

*Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.*

The Project promotes the preservation of neighborhood character by concentrating new development opportunities within an existing studio and currently industrially-designated site that has served as an employment hub in the community. The Project is in the vicinity of many existing commercial and residential uses, including a variety of commercial uses along Ventura Boulevard and mid-density residential developments along the Los Angeles River, Tujunga Wash, and south of Ventura Boulevard, with other single-family tracts to the west beyond Radford Avenue and to the north beyond Moorpark Street.

The Project helps to strike a balance between the large diversity of housing opportunities and typologies in the Studio City neighborhood, while also preserving these existing mid and low-density housing tracts. Therefore, the Project serves a local need for additional employment opportunities that will arise in tandem with a growing population since the Project Site is situated within the vicinity of both existing and proposed housing stock.

**3. The proposed General Plan Amendment complies with Los Angeles City Charter Section 558 in that it is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice.**

The proposed General Plan Amendment is in substantial conformance with public necessity, convenience, general welfare and good zoning practice, as described below.

### Public Necessity, Convenience, and General Welfare

A key purpose of the Project is to encourage job growth and economic opportunities that support and enhance the entertainment industry. The Project supports a major and defining industry in the City, while enhancing community access to the Los Angeles River and preserving the historic use of the Project Site. The Project would create job opportunities during construction and a wide range of high-paying jobs within the entertainment industry. In addition to employment on-site, Radford Studio Center acts as an economic engine for the area, providing business not only for directly entertainment-related services, but also for local small businesses like restaurants, retail, catering, logistics, security, etc.

The Project would facilitate the modernization of the Project Site and development of state-of-the-art sound stages, production support and production office space, enabling the studio to adapt to the modern entertainment industry and meet anticipated future needs and demands of content creators. The Project would also facilitate improvements to circulation in and around the Project Site while allowing development of parking commensurate with the needs of a studio lot. The Project will ensure that future development is compatible with the surrounding residential neighborhoods and commercial corridors.

The proposed General Plan Amendment is necessary to outline a comprehensive modernization plan, instead of the ad-hoc and reactive approach that has defined the studio's nearly 100-year history. The introduction of a specific plan as part of said General Plan Amendment, will better align with and facilitate the envisioned studio campus. The proposed Specific Plan will create a stable zoning and land use framework tailored to the needs of a television and motion picture studio that is not provided by the current list of zones codified in the LAMC. The Project would allow development of new and modern sound stages, which cater to current content creators' specifications, as well as the necessary amount of production office, general office and production support space and efficient site circulation, parking, and basecamp requirements to effectively construct a modern production ecosystem. Accordingly, the General Plan Amendment will facilitate the expansion of the media and entertainment facilities on the Project Site by permitting the proposed development. The Project would contribute to the public necessity, convenience and general welfare by permitting the continued operation and expansion of Radford Studio Center for media and entertainment purposes, thereby strengthening one of the City's core industries.

#### Good Zoning Practice

The Project is necessary to encourage the retention and enhancement of existing media and entertainment uses, and to accommodate additional new sound stage, production support, production office, general office and retail uses within the Project Site. The Project is intended to modernize the aging and outdated studio buildings that are disconnected from the street and pedestrian, transit and bicycle activities. Approval of the proposed Radford Studio Center Specific Plan would more closely align the Project Site with its existing function as a major production facility and allow for more cohesive development across the entirety of the studio. The Project is appropriate and proper because it will encourage the development of new studio facilities within the underutilized and inefficient portions of the Project Site. The Project will include improved access to public transportation and major transportation arteries, permitting

mobility in and around the area. The Project would allow the development described above, and is therefore consistent with good zoning practice.

The proposed General Plan Amendment is consistent with the requirements for a General Plan Amendment set forth in City Charter Section 555(a) and Section 11.5.6 of the LAMC in that the area involved has "significant social, economic or physical identity." The Project Site comprises two parcels, which together form Radford Studio Center. The studio supports major media and production tenants and is located in a geographic area with significant social, economic, and physical identity. The majority of the Project Site has been used for motion picture and television production for almost 100 years, and Radford Studio Center is an integral and historic entity in the entertainment industry and the local community. Under the regulations of the proposed Radford Studio Center Specific Plan, the Project would introduce modernized facilities to build upon the studio's ambitious and visionary origins as pioneered by Mack Sennett and provide a platform for its on-going prominence in the City of Los Angeles, the region, and the state.

The administration of good zoning practice requires understanding all context related to prior, current, and future land uses in the City and recognizing complex interagency involvement in major resources such as the Los Angeles River and Tujunga Wash. The northern boundary of the Project Site is occupied by the Tujunga Wash. The Tujunga Wash is a reinforced concrete flood control channel that begins at the Hansen Dam tucked against the foothills of the San Gabriel Mountains and runs generally southerly for approximately nine miles until its confluence with the Los Angeles River at the Project Site, between River Miles 37 and 38. At the Project Site, the Los Angeles River flows easterly and is also channelized by reinforced concrete, which divides the Northern Lot from the Southern Lot. Within the boundaries of the Project Site, the Los Angeles River is managed by the Los Angeles County Flood Control District ("LACFCD") via an easement.

Multiple agencies contribute to the governance and maintenance of the Los Angeles River and the Tujunga Wash, including the United States Army Corps of Engineers ("USACE"), LACFCD, the Los Angeles County Department of Public Works ("LACDPW"), the Los Angeles County Regional Park and Open Space District ("RPOSD"), BOE, and the Los Angeles Department of City Planning ("DCP"). In 2007, the Los Angeles City Council adopted BOE's Los Angeles River Realization Master Plan to serve as a 25- to 50-year blueprint intended to guide improvements and investments to the 32-mile stretch of the Los Angeles River located within the City. In 2014, the City Council amended Section 13.17 of the LAMC, codifying the RIO to systemically execute the goals and policies of BOE's Los Angeles River Revitalization Master Plan via the City's Zoning Code. In 2022, the County of Los Angeles updated the LACDPW/LACFCD's Los Angeles River Master Plan, applicable to the entire 51-mile stretch of the river. Finally, the Land Use Element of the General Plan of the City of Los Angeles is divided into 35 Community Plans, many of which cover areas along the 32-mile stretch of the Los Angeles River and the nine mile stretch of the Tujunga Wash. Community Plans function as one of the most localized planning and vision statements for each neighborhood along the Los Angeles River and Tujunga Wash.



Although a patchwork of agencies and land use plans govern the Los Angeles River, many vision, policy, and goals of the agencies are consistent. Local agencies have undergone the extensive planning efforts identified above to set forth and accomplish many goals related to river and public realm improvements. These goals include: mitigate stormwater runoff, contribute to the environmental and ecological health of the watersheds, provide native habitat, promote biodiversity, create an identity for the river, and enhance public health and recreational opportunities for all in the vicinity of the river. As stated above, the administration of good zoning practice requires understanding all context related to prior, current, and future land uses in the City and recognizing complex interagency involvement in major resources such as the Los Angeles River and the Tujunga Wash. Through the creation of the Radford Studio Center Specific Plan, the City has a unique opportunity to implement visions, policies, and projects sought by the City, County and other agencies at a critical juncture of the Los Angeles River at the terminus of the Tujunga Wash.

The Tujunga Wash spans multiple Community Plan areas, including Arleta – Pacoima, Sun Valley – La Tuna Canyon, Van Nuys – North Sherman Oaks, and Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass, which all designate the Tujunga Wash as “Open Space” and recommend a continuous two-way bikeway along the channel. Recently, the RPOSD funded the Tujunga Wash Greenway Project, which installed landscaping and bikeway improvements along the channel approximately 1.5 miles northwest of the Project Site between Oxnard Street and Chandler Boulevard.

The implementation of the proposed Specific Plan would facilitate the construction of an enhanced greenway along the north/east side of the Los Angeles River at Colfax Avenue, headed northwesterly along the Tujunga Wash to the intersection of Moorpark Street and Radford Avenue. A bicycle connection between the Los Angeles River and a proposed bridge crossing would link pedestrians and bicycle riders to a street-level walking path and protected bikeway proceeding south along Radford Avenue to the alignment of the Los Angeles River bicycle path proposed by the County’s 2022 Los Angeles River Master Plan. Buildout of the Project would close an existing gap and complete an essential segment of the City and County’s planned network of devoted bicycle infrastructure at a critical intersection of the Tujunga Wash and Los Angeles River located within the Specific Plan Area (See Attached Exhibits).

In conjunction with the proposed pedestrian and bicycle network improvements, the Specific Plan would facilitate the installation of enhanced pedestrian amenities, trees, and landscaped areas, thereby activating the adjacent linear areas along the Tujunga Wash and the Los Angeles River as a true LA River connector for the public. The City of Los Angeles Department of Public Works Bureau of Engineering’s (“BOE”) Los Angeles River Revitalization Master Plan identifies the majority of the Specific Plan Area and its surroundings as “Park Proximity Gaps,” defined as areas located outside of a 10-minute walk from the nearest park or public recreation area. Implementation of the Specific Plan would help to fill the Park Proximity Gaps around the Project Site.

Therefore, the creation of the Radford Studio Center Specific Plan would implement land use regulations over the Specific Plan Area resulting in privately-funded, publicly accessible improvements that are desirable to the public necessity, convenience and general welfare. Given the Project's consideration of the greater context of land use controls applicable to the Los Angeles River and Tujunga Wash, the proposed Specific Plan is also in conformance with good zoning practice.

As the Project is consistent with the City's goals and policies as set forth in the General Plan and its Elements as described above, the Project is consistent with good zoning practice. In sum, the request complies with Los Angeles City Charter Section 558 in that it is in substantial compliance with public necessity, convenience, general welfare, and good zoning practice.

#### **Zone Change, Code Amendment, and Specific Plan**

Pursuant to Section 12.32 C.7 of the LAMC, the City Council may approve an application for a proposed land use ordinance (including a Zone Change, Code Amendment, and Specific Plan) only after making findings that its action is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

#### **4. The proposed Zone Change, Code Amendment, and Specific Plan comply with Los Angeles City Charter Section 556 and LAMC Section 12.32 C.7 in that it is in substantial conformance with the purposes, intent, and provisions of the General Plan and all of its elements.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 2 in the General Plan Amendment Findings in accordance with Section 556 of the Los Angeles City Charter and is hereby incorporated by reference.

#### **5. The proposed Zone Change, Code Amendment, and Specific Plan comply with Los Angeles City Charter Section 558 and LAMC Section 12.32 C.7 in that it is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice.**

Pursuant to LAMC Section 12.36 D, when acting on multiple applications for a project, when appropriate, findings may be made by reference to findings made for another application involving the same project. This finding is substantially identical to the finding found earlier in this document as Finding No. 3 in the General Plan Amendment Findings in accordance with Section 558 of the Los Angeles City Charter and is hereby incorporated by reference.