



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

February 14, 2024

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3686.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2023-1819-EIR
<b>PROJECT NAME:</b>	FOX FUTURE Project
<b>PROJECT APPLICANT:</b>	Fox Studio Lot LLC/10271-10275 W Pico Boulevard LLC/Pico Property LLC
<b>PROJECT ADDRESS:</b>	10201-10275 West Pico Boulevard, Los Angeles, CA 90064
<b>COMMUNITY PLAN AREA:</b>	West Los Angeles
<b>COUNCIL DISTRICT:</b>	5 - Yaroslavsky
<b>PUBLIC COMMENT PERIOD:</b>	February 14, 2024 – March 14, 2024
<b>SCOPING MEETING:</b>	Wednesday, February 28, 2024, 5:30. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed FOX FUTURE 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 Project Site is comprised of 52.97 acres located at 10201 Pico Boulevard (Fox Studio Lot) within the boundaries of the Century City South (CCS) Specific Plan, currently developed with soundstages and other studio-related facilities; and 0.33 acres located at 10267-10275 Pico Boulevard (Pico Properties), west of and abutting the CCS Specific Plan, currently developed with three existing buildings that are located on the north side of Pico Boulevard, west of and abutting the CCS Specific Plan. (See attached Project Location Map) In total, the Project Site encompasses 53.3 acres.

**PROJECT DESCRIPTION:**

The FOX FUTURE Project (Project) proposes 2,092,348 square feet of new construction within the CCS Specific Plan area consisting of new studio uses, general office uses, and supporting facilities, as well as parking facilities, circulation improvements, landscaping, and open space amenities. As part of the Project, a

total of 465,507 square feet would be demolished, including 460,998 square feet within the CCS Specific Plan and 4,509 square feet within the Pico Properties. A total of 1,344,058 square feet of existing floor area would be retained within the CCS Specific Plan, of which 50,482 square feet would be adaptively reused, while a total of 9,235 square feet would be retained and adaptively reused within the Pico Properties. Development at Project buildout would total 3,445,641 square feet, of which 3,436,406 square feet would be located within the CCS Specific Plan, and 9,235 square feet within the Pico Properties.

**FOX FUTURE Project Floor Area (square feet)**

	<b>CCS Specific Plan</b>	<b>Pico Properties</b>	<b>Project Total</b>
Existing Floor Area	1,805,056	13,744	1,818,800
Demolition	(460,998) <sup>a</sup>	(4,509)	(465,507)
New Construction	2,092,348	0	2,092,348
<b>Total Floor Area</b>	<b>3,436,406</b>	<b>9,235<sup>b</sup></b>	<b>3,445,641</b>
(x,xxx) denotes a negative number <sup>a</sup> One building located along Pico Boulevard (Building 89) would be adaptively reused under the Project. This building currently consists of 100,966 square feet of floor area. Under the Project, 50,484 square feet would be demolished and replaced elsewhere within the CCS Specific Plan, whereas the remaining 50,482 square feet would be adaptively reused. <sup>b</sup> A total of 9,235 square feet of existing floor area would be adaptively reused within the Pico Properties.			

**REQUESTED ACTIONS:**

Permits and approvals required from the City of Los Angeles, as the Lead Agency under the California Environmental Quality Act (CEQA), for development of the Project are anticipated to include, but are not limited to, the following:

1. Pursuant to LAMC Section 11.5.6 A, a **General Plan Amendment** to change the land use designation for a portion of the Project Site from Limited Industrial to Regional Commercial;
2. Pursuant to LAMC Section 11.5.7 G, a **Specific Plan Amendment** to the Century City South Specific Plan to update the permitted scope and boundaries of development proposed for Specific Plan Areas A and B;
3. Pursuant to LAMC Section 12.32 F, a **Zone Change** from [Q]CCS-O to [Q]C2-2-O for a portion of the Project Site, and to modify the [Q] Conditions pursuant to Ordinance No. 168,859 to be consistent with the changes proposed by the Specific Plan Amendment;
4. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** for the on-site sale and consumption of alcoholic beverages;
5. Pursuant to LAMC Section 13B.4.2, a **Project Compliance** for development within the Century City South Specific Plan;
6. Pursuant to California Government Code Section 65864-65869.5, a **Development Agreement**;
7. Pursuant to LAMC Section 17.50, a **Parcel Map** for the subdivision of one lot into two ground lots, and a haul route for the export of up to a maximum of 669,127 cubic yards of soil; and
8. Other discretionary and ministerial permits deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

**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, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, 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 pre-recorded 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:** Wednesday, February 28, 2024

**Time:** 5:30 P.M.

**Virtual Location:** Visit <https://planning-lacity-org.zoom.us/j/86520285877> or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 865 2028 5877 followed by #. If asked for Participant ID, enter # 925438.

**FILE REVIEW AND COMMENTS:**

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/project-review/environmental-review/published-documents>, clicking Environmental Impact Reports (EIRs) and searching for “FOX FUTURE” or the environmental case number of the Project.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment.

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, March 14 no later than 4:00 P.M.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your written comments to:

**Mail:** Rey Fukuda  
City of Los Angeles, Department of City Planning  
221 North Figueroa Street, Room 1350  
Los Angeles, CA 90012  
**E-mail:** [rey.fukuda@lacity.org](mailto:rey.fukuda@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

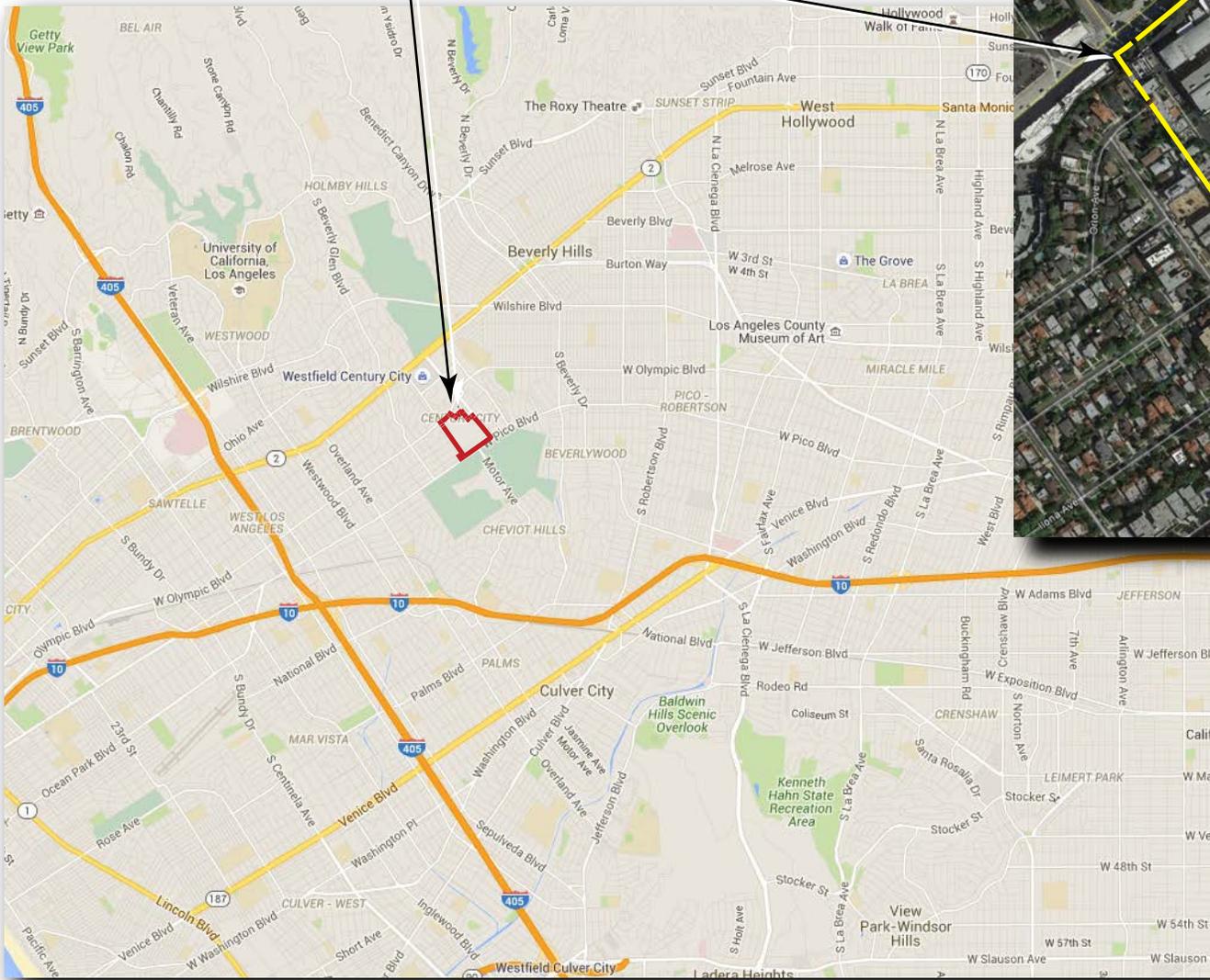
*Paul Caporaso, for*

Rey Fukuda, City Planning Associate  
Department of City Planning  
(213) 847-3686

**Attachments:**

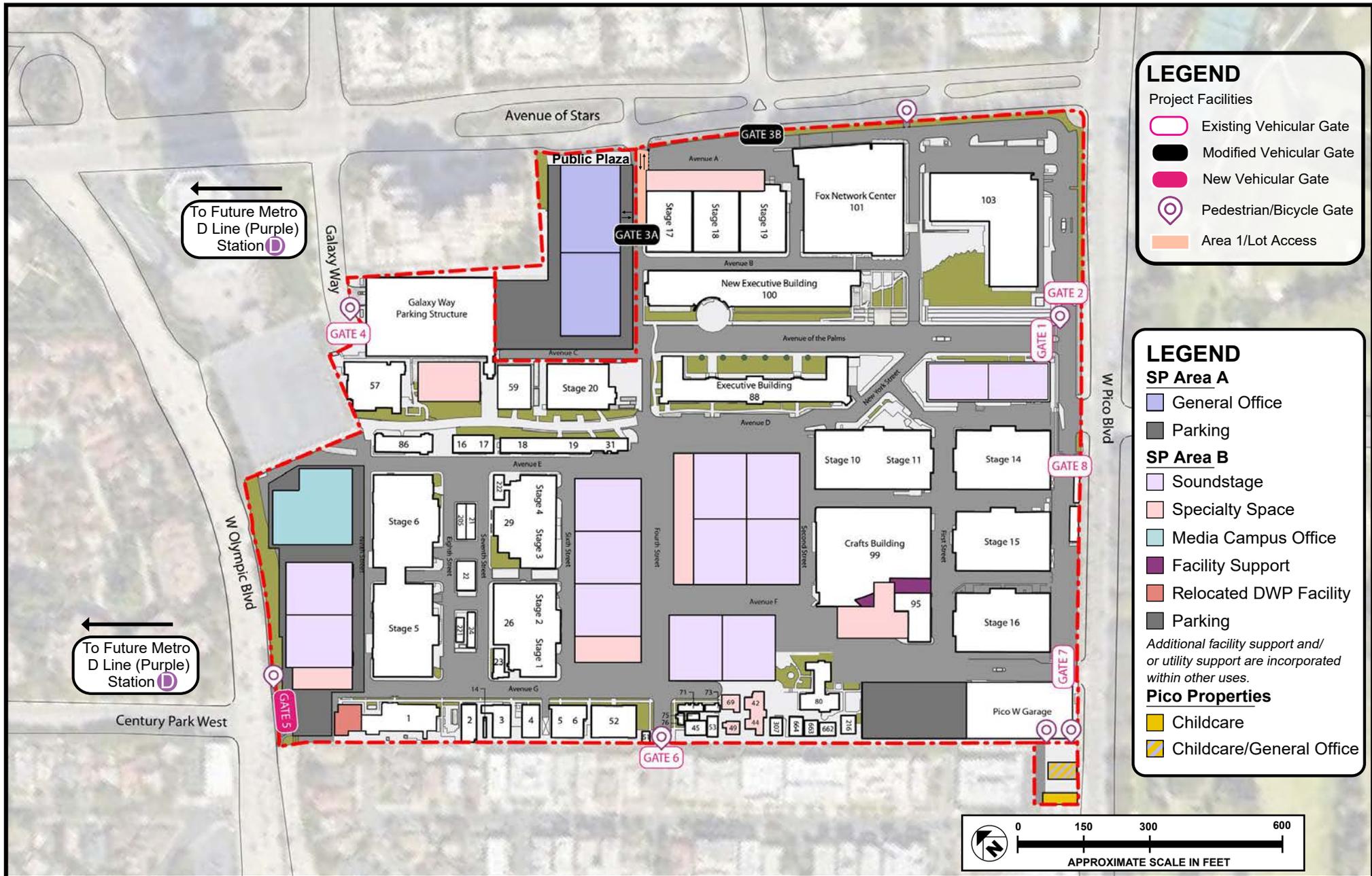
Project Location Map  
Conceptual Site Plan  
Rendered Conceptual Site Plan

Project Site



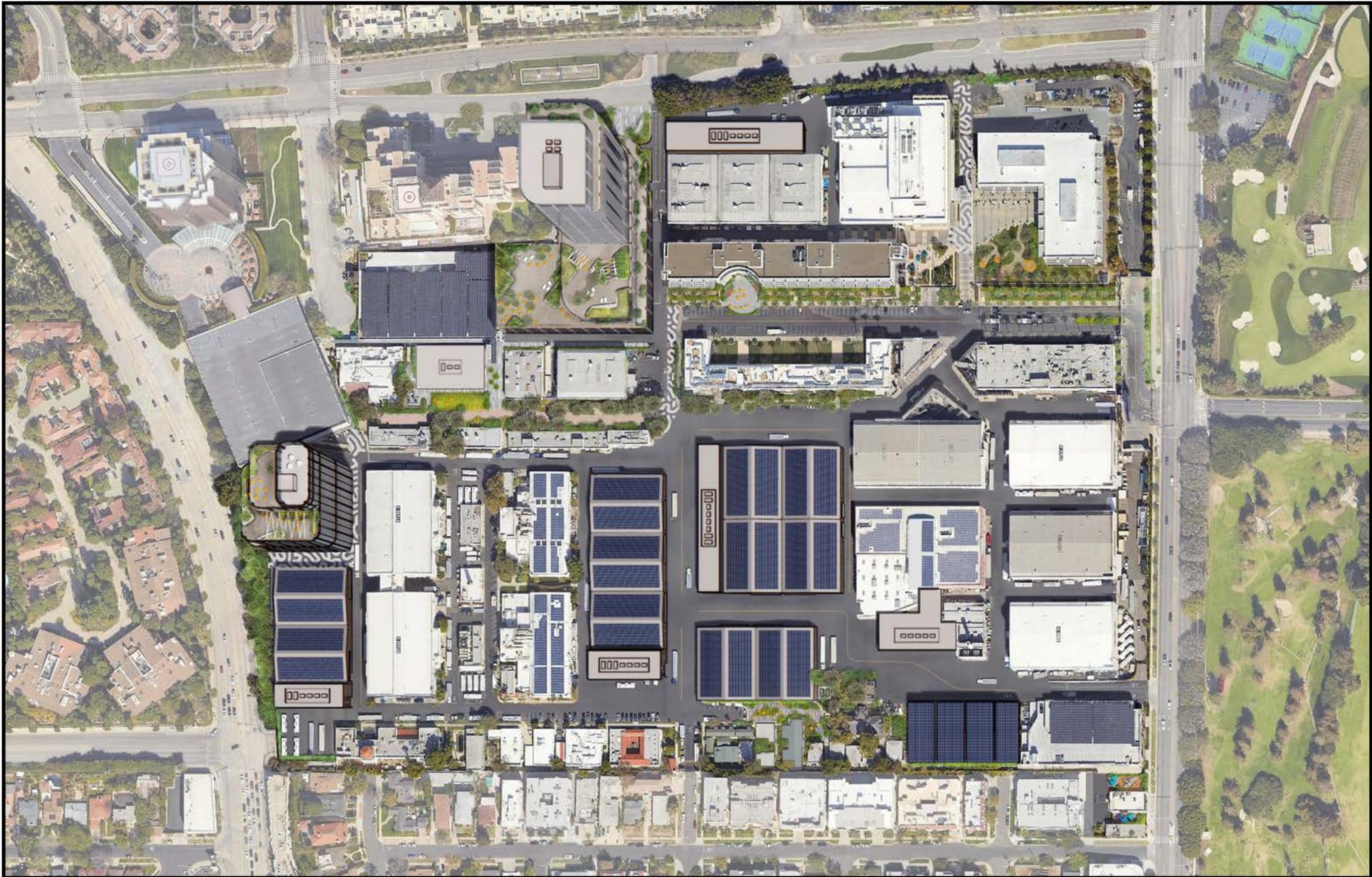
SOURCE: Google Earth - 2024; Meridian Consultants - 2024

Vicinity Map



SOURCE: RIOS - January 2024; Meridian Consultants - 2024

# Conceptual Site Plan



SOURCE: RIOS - January 2023; Meridian Consultants - 2024

Rendered Conceptual Site Plan