

Notice of Availability

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: Media Studios Ten-Year Development Agreement Extension Project

Dated: September 10, 2018

This is a Notice of Availability to inform your agency that the City of Burbank Planning Division has released the Draft Environmental Impact Report (EIR) for the proposed Media Studios Ten-Year Development Agreement Extension Project (Project). The EIR is available for a 45-day review period beginning on **September 10, 2018** and ending on **October 29, 2018**. The existing Media Studios campus encompasses approximately 16.34 acres at 2255 North Ontario Street, northwest of the North Ontario Street/Empire Avenue intersection in the City of Burbank. Within the Media Studios campus is an approximately 11.38-acre Planned Development 89-7 (PD 89-7), and within the PD 89-7 project area is an approximately 1.73-acre Phase 6 site located generally northeast of the North Avon Street/Empire Avenue intersection at the northern extension of North Avon Street. The Project consists of two key components: an amendment to the PD 89-7 Development Agreement and continuation of the entitlements for the development of a 160,447-adjusted gross square-foot office building on the Phase 6 site of PD 89-7 to May 10, 2028.

The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

The EIR determined no impacts would occur to the following environmental topical areas: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. The EIR fully assesses potential impacts related to Air Quality, Greenhouse Gas Emissions, Noise, Transportation/Traffic, and Energy.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 also referred to as the Cortese List.

Project features and mitigation measures are identified in the Draft EIR and would reduce most of the Project impacts to less than significant levels. However, some significant environmental impacts would occur despite implementation of mitigation measures with respect to Transportation/Traffic.

The Draft EIR is available for review in-person at the City of Burbank Community Development Department and at all local libraries. The Draft EIR is also available on-line at the City's website.

Draft EIR Review Locations
City of Burbank Community Services Building, 1st Floor Planning Division Public Counter 150 North Third Street, Burbank, CA 91510
Burbank Central Library 110 North Glenoaks Boulevard Burbank, CA 91502
Buena Vista Branch Library 300 North Buena Vista Street Burbank, CA 91505
Northwest Branch Library 3323 West Victory Boulevard Burbank, CA 91505
City of Burbank Website www.burbankca.gov/mediastudios

Please provide any comments your agency may have on this Draft EIR in writing by **October 29, 2018** to:

Mike Porto, Contract Planner
 Community Development Department
 Planning Division
 150 North Third Street
 Burbank, California 91510

You may also email your response to mporto@burbankca.gov. Please put “Media Studios Project” in the subject line and include the name of a contact person within the commenting agency.

The Burbank Planning Board will hold a public meeting on Monday, October 8, 2018 at 6:00 P.M. in the Burbank City Council Chamber, Burbank City Hall, 275 East Olive Avenue, 2nd Floor, Burbank, CA 91502.

Media Studios Project Description

PROJECT LOCATION

The Media Studios Ten-Year Development Agreement Extension Project (Project) site is in the County of Los Angeles, in the northwest portion of the City of Burbank (City), approximately 12 miles north of downtown Los Angeles; see Exhibit 1, Regional Vicinity.

For analysis purposes, the Project site has been classified according to the following areas:

- **Media Studios:** Media Studios encompasses approximately 16.34 acres (APNs 2464-004-033, 2464-004-034, 2464-004-035, 2464-004-036, 2484-004-023, and 2484-004-018) located northwest of the North Ontario Street/Empire Avenue intersection.
- **Planned Development 89-7 (PD 89-7) Area:** This approximately 11.38-acre area (PD 89-7 or Project area) is consistent with the Media Studio's boundaries, except PD 89-7 excludes an approximately 4.96-acre portion of Media Studios (3100 Thornton Avenue [APN 2484-004-018]), which is not a part of the proposed Development Agreement Extension. Although this property is not a part of the Project, it is identified in this discussion due to its shared parking component with the greater Media Studios campus.
- **PD 89-7 Phase 6 Site:** This approximately 1.73-acre area (APN 2464-004-033) (Phase 6 site) that is part of the 11.38-acre PD 89-7 area, is located generally northeast of the North Avon Street/Empire Avenue intersection, at the northern extension of North Avon Street.

Exhibit 2, Project Location, shows the Project areas in their local context and relation to one another.

PROJECT CHARACTERISTICS

Media Center North Development LLC (applicant) is seeking to amend their Development Agreement (Agreement) to allow development of the remaining 160,447 adjusted gross square feet of entitlements and development of Phase 6. The applicant is not seeking any other changes to the Agreement or current approved entitlements. The Project consists of two key components: an amendment to the Agreement for PD 89-7 (PD 89-7); and continuation of entitlements for the development of PD 89-7 Phase 6 involving a 160,447-adjusted gross square-foot office building for ten years to May 10, 2028.

Development Agreement

The Project proposes an amendment to the Agreement for PD 89-7 to extend the term to May 10, 2028. The proposed amendment is needed to secure the previously approved entitlements for the remaining 160,447 adjusted gross square feet of PD 89-7 where 622,553 adjusted gross square feet have already been developed.

Planned Development 89-7 Phase 6

A 160,447-adjusted gross square-foot office building is proposed on the PD 89-7 Phase 6 site, at the northwestern portion of Media Studios; refer to [Exhibit 3, *Media Studios*](#). The building would be five-stories, at a maximum height of 70 feet above plaza level. The proposed office building would tie in with the existing development including all landscaping, amenities, and parking. The structure would be incorporated into the existing campus with all parking in the subterranean garage accessible from existing and proposed vehicular driveway entrance. Future tenants would be limited to land uses permitted according to existing PD 89-7 Conditions of Approval. New construction and expansion of existing facilities in accordance with the PD 89-7 Conditions of Approval are anticipated during the term of the extended PD.

Architectural Design

The proposed five-story office structure is designed as a steel frame building with a building exterior featuring a contemporary design consisting of metal spandrel panels, and vision and spandrel glass consistent with the existing Media Studios commercial office buildings. The office building would be surrounded by a landscaped plaza at street level that would provide visual screening and employee gathering areas along the structure's southern and eastern sides. The plaza would connect the campus' existing central garden features and outdoor dining area at the site's southeast corner. The proposed landscaping would also screen and cover one level of subterranean parking.

Access and Parking

Vehicular access to the proposed office building would be provided via the existing entry drive at Empire Avenue and a proposed Project entry at North Avon Street. However, parking for the new building would be accessible from all existing entrances.

Media Studios currently provides a total of 2,672 code-compliant parking spaces. The existing parking requirement totals 2,268 spaces, thus, an excess supply of 404 spaces exists. A total of 162 parking spaces are proposed in the P1 level below the proposed Phase 6 office building and the balance (319 spaces) would be accommodated utilizing the excess parking in the adjacent and interconnected four-level subterranean parking structure to the south and east. At the time of Project completion, there would be an excess of 69 parking stalls.

Grading

Some grading for the proposed Project has been completed, however additional grading would be required for the creation of one (1) level of subterranean parking. Project grading is estimated to involve approximately 5,500 cubic yards of cut and 20,900 cubic yards of fill (15,400 net cubic yards of fill). However, final grading plans would be approved by the City Engineer and the Building Official prior to Grading Permit issuance.

Phasing/Construction

All Project components would be constructed concurrently in one phase. Construction is anticipated to begin in 2024 and occur over approximately 24 months, with completion anticipated in May 2026.

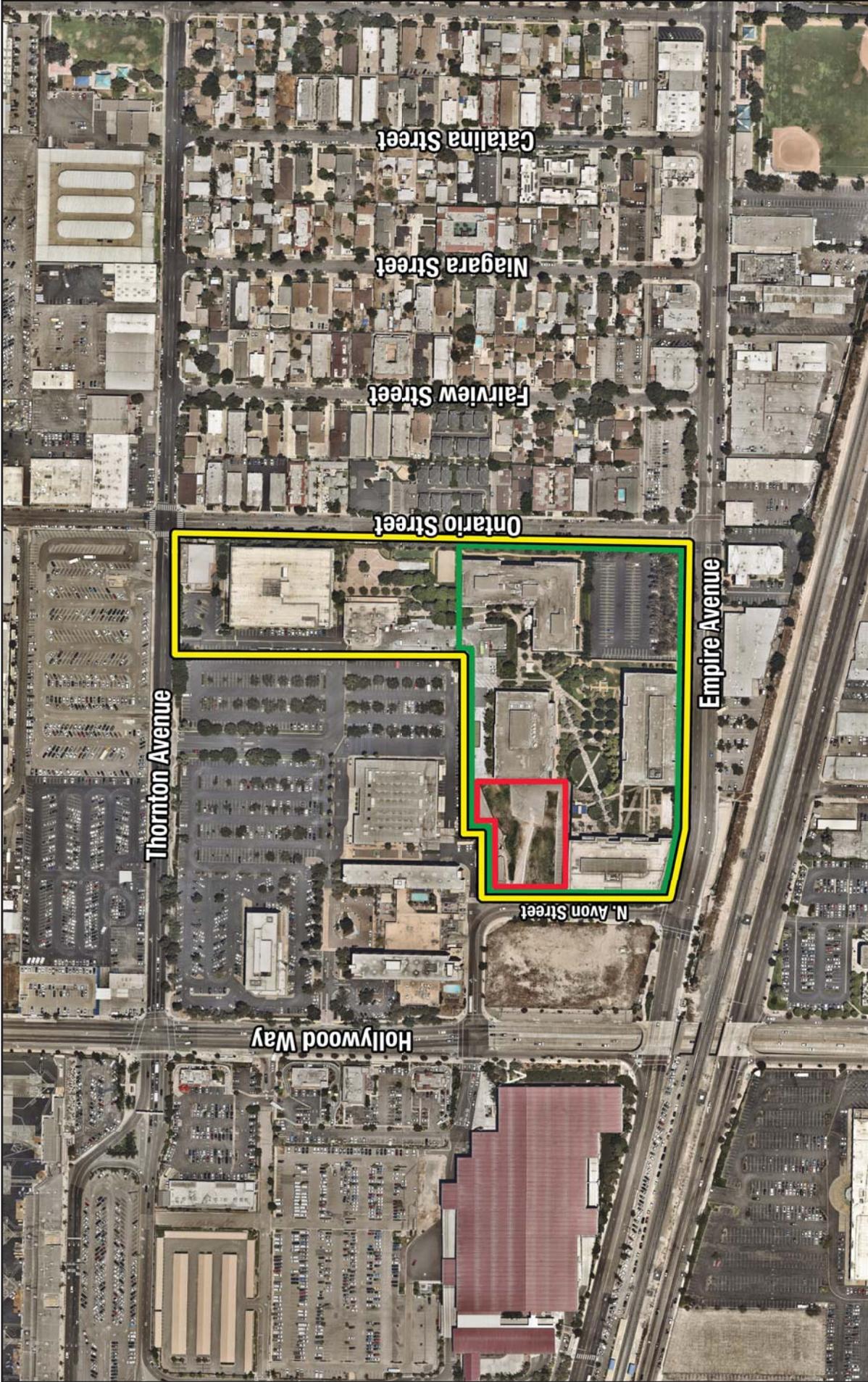
Agreements, Permits, and Approvals

The Project requires the following discretionary permits/approvals from the City:

- City Council certification of EIR and adoption of a Statement of Overriding Considerations, Environmental Project No. 16-4174: To certify the EIR.
- City Council approval of Amendment: To amend the Development Agreement for PD 89-7 to extend the term to May 10, 2028.

Other public agencies whose approval is required include, but are not limited to:

- California Department of Transportation;
- South Coast Air Quality Management District; and
- Regional Water Quality Control Board.



Source: Google Maps, 2017.

- Media Studios
- PD 89-7
- PD 89-7 Phase 6

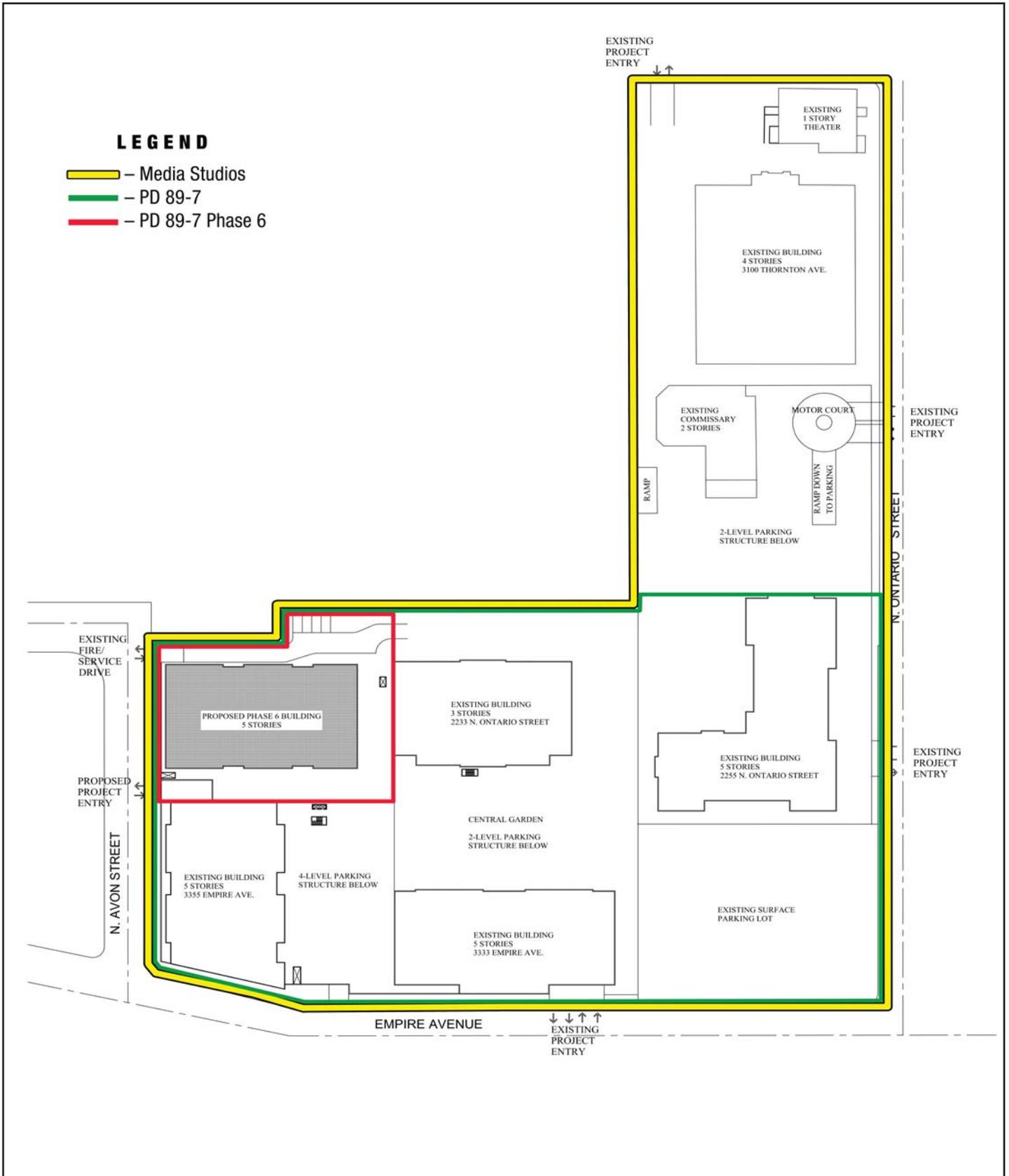


NOT TO SCALE

Michael Baker
INTERNATIONAL

09/18 JN 163182

MEDIA STUDIOS PROJECT
Project Location



Source: Dave Thomsen Enterprises, LP; August 14, 2012.

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MEDIA STUDIOS PROJECT
Media Studios

Exhibit 3