

Los Angeles Department of City Planning Virtual Scoping Meeting



FOX FUTURE Project

10201-10275 West Pico Boulevard

Case No. ENV-2023-1819-EIR

Wednesday, February 28, 2024



Agenda and Objectives

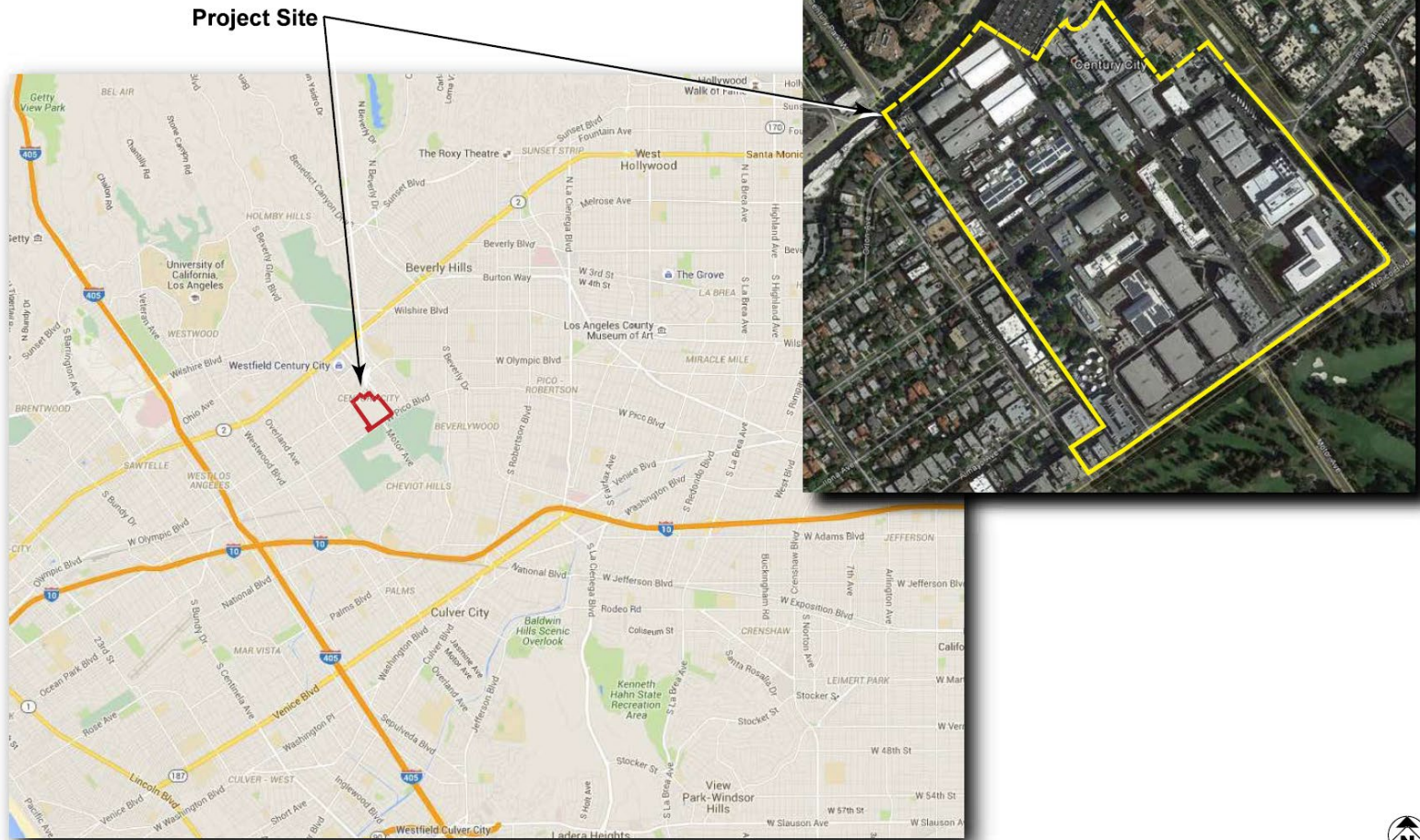
- Scoping Meeting Purpose
- Project Overview
- Overview of City's Review Process
- Draft EIR Scope and Contents and Requested Entitlements
- How to Submit Public Comments
- Questions & Answers

Note: No decision(s) on the Project will be made during the Scoping Meeting

Purpose of Scoping Meeting

- First step in Project's environmental review timeline with the City
- Provides an opportunity for the City to answer stakeholder questions on the scope and content of the environmental analysis
- Informs stakeholders of topics to be analyzed in a subsequent Draft Environmental Impact Report (Draft EIR) typically released 6+ months later
- Intended to gather information or knowledge of environmental conditions from stakeholders, including agencies and community members, which may not be well known or may have been omitted
- Not intended to solicit feedback on design, appropriateness of land use action, or whether a project should be approved or not
- The first of **multiple** opportunities for public input

Project Location



Aerial View of Project Site



Existing Conditions - Studio



Main Gate from Pico Boulevard



Pico West Gate from Pico Boulevard



Tennessee Avenue Gate from Fox Hills Drive



Fox Studios entrance via Galaxy Way

Existing Conditions – Pico Properties



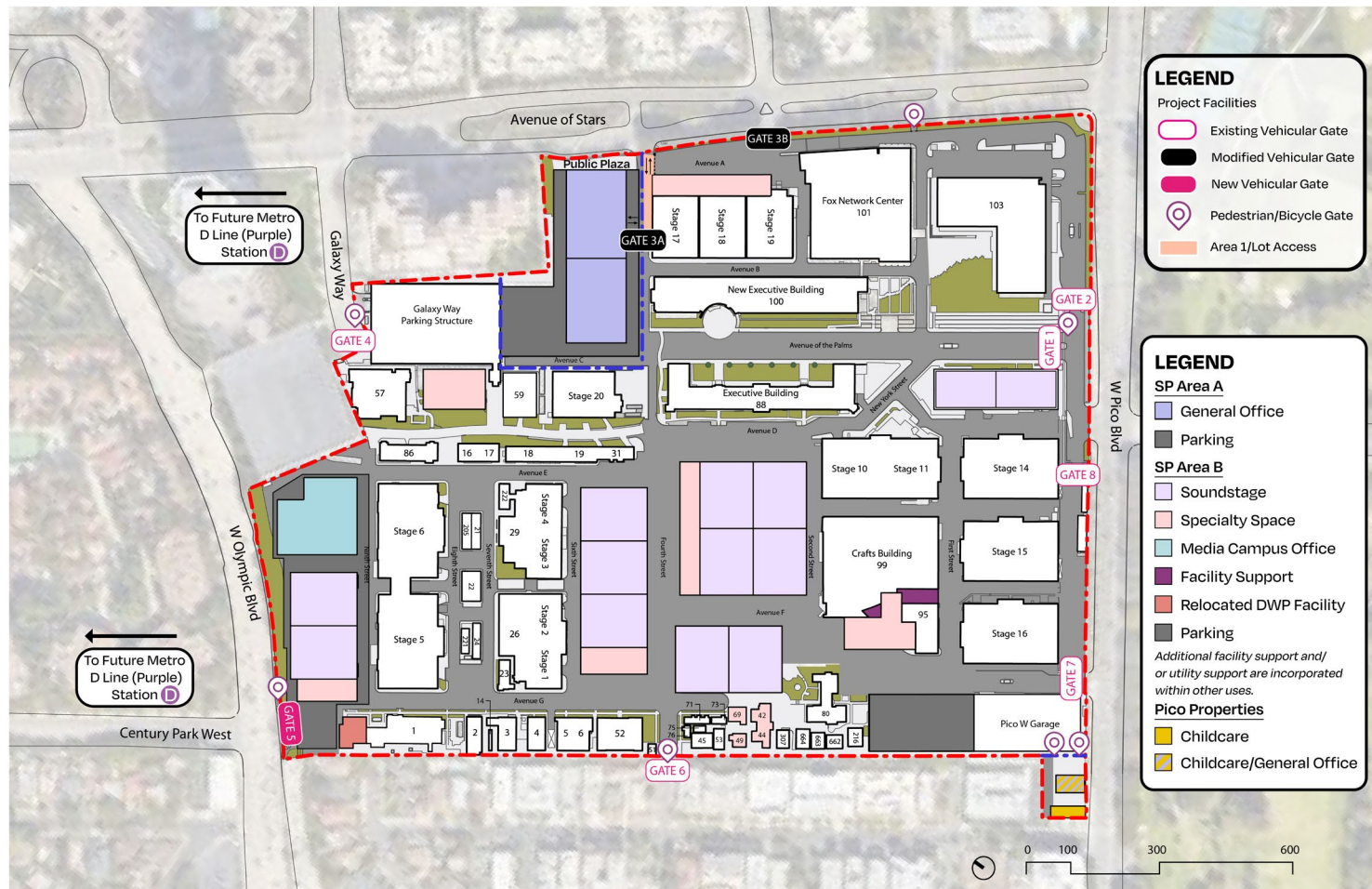
Pico Properties from Pico Boulevard



Pico Properties from Fox Hills Drive

Project Overview

	Century City South Specific Plan (sf)	Pico Properties (sf)	Project Total (sf)
Existing Floor Area	1,805,056	13,744	1,818,800
Demolition	(460,998)	(4,509)	(465,507)
New Construction	2,092,348	0	2,092,348
Total Floor Area	3,436,406	9,235	3,445,641



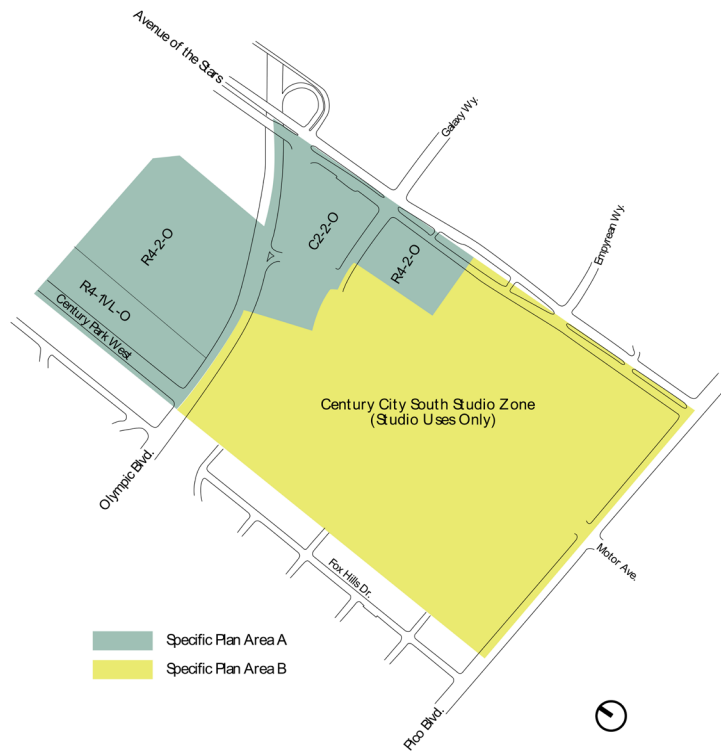
Proposed Zoning



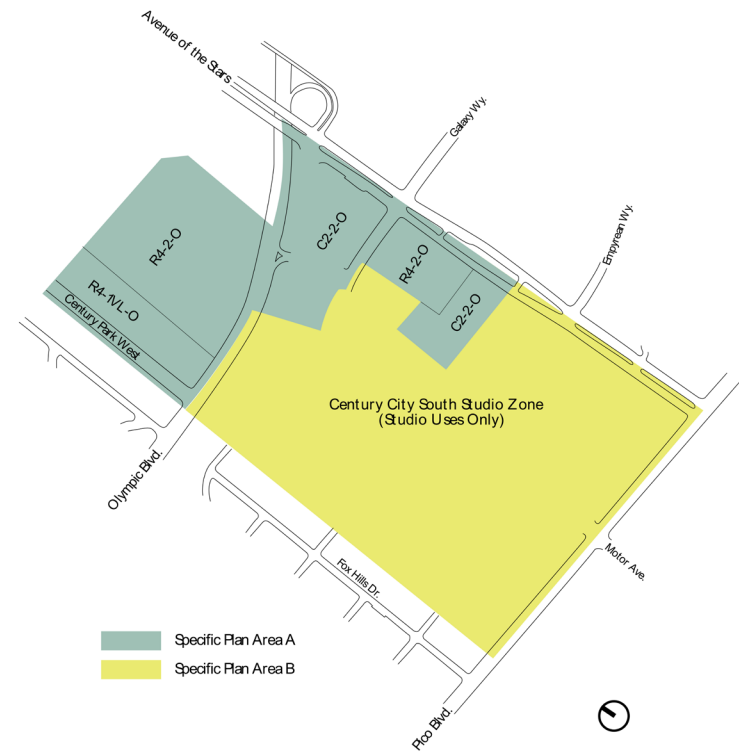
FIGURE 1 - PROPOSED LAND USE AND ZONING DESIGNATIONS

Specific Plan Amendment

Century City South Specific Plan

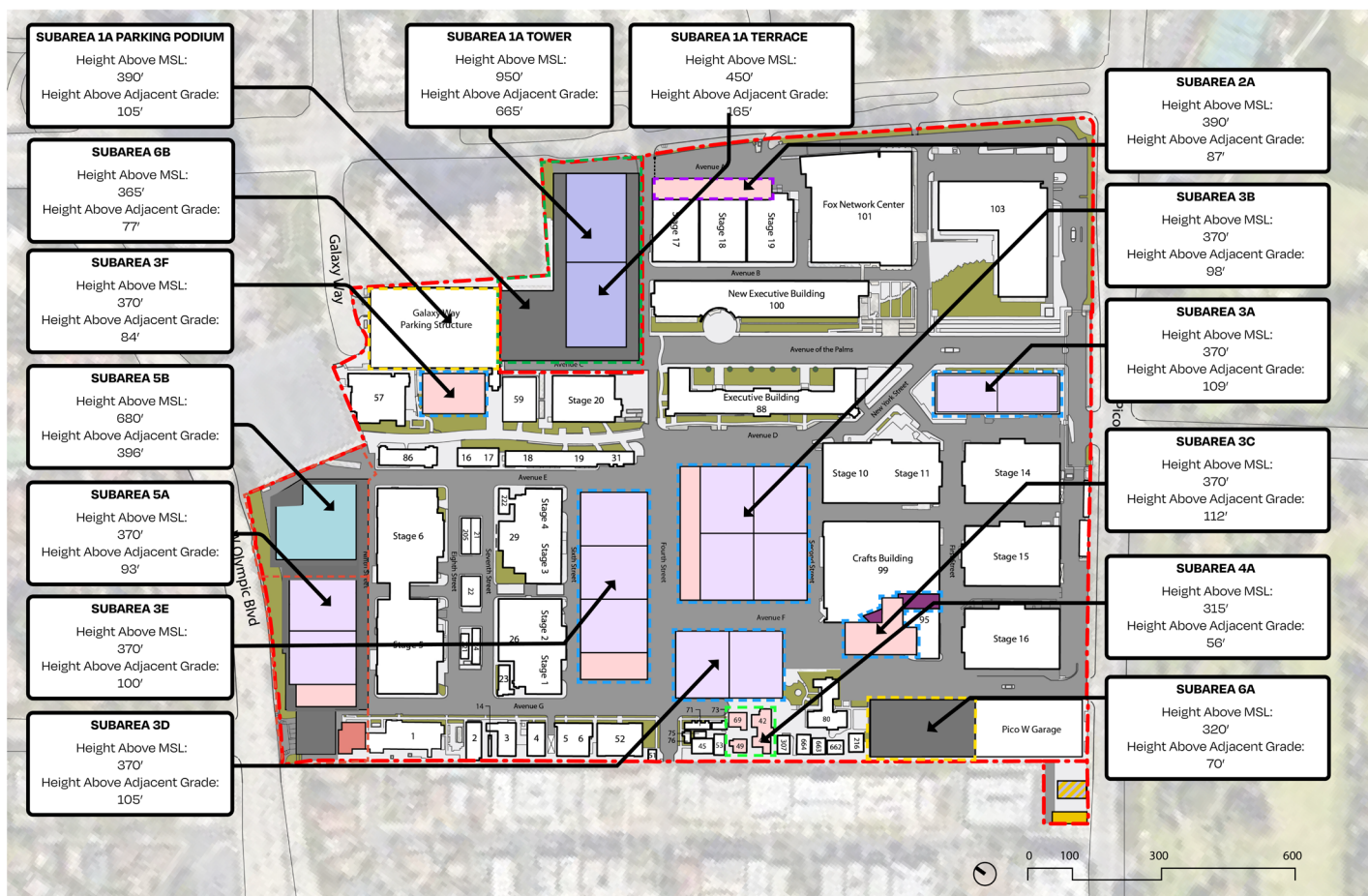


Existing Specific Plan Areas

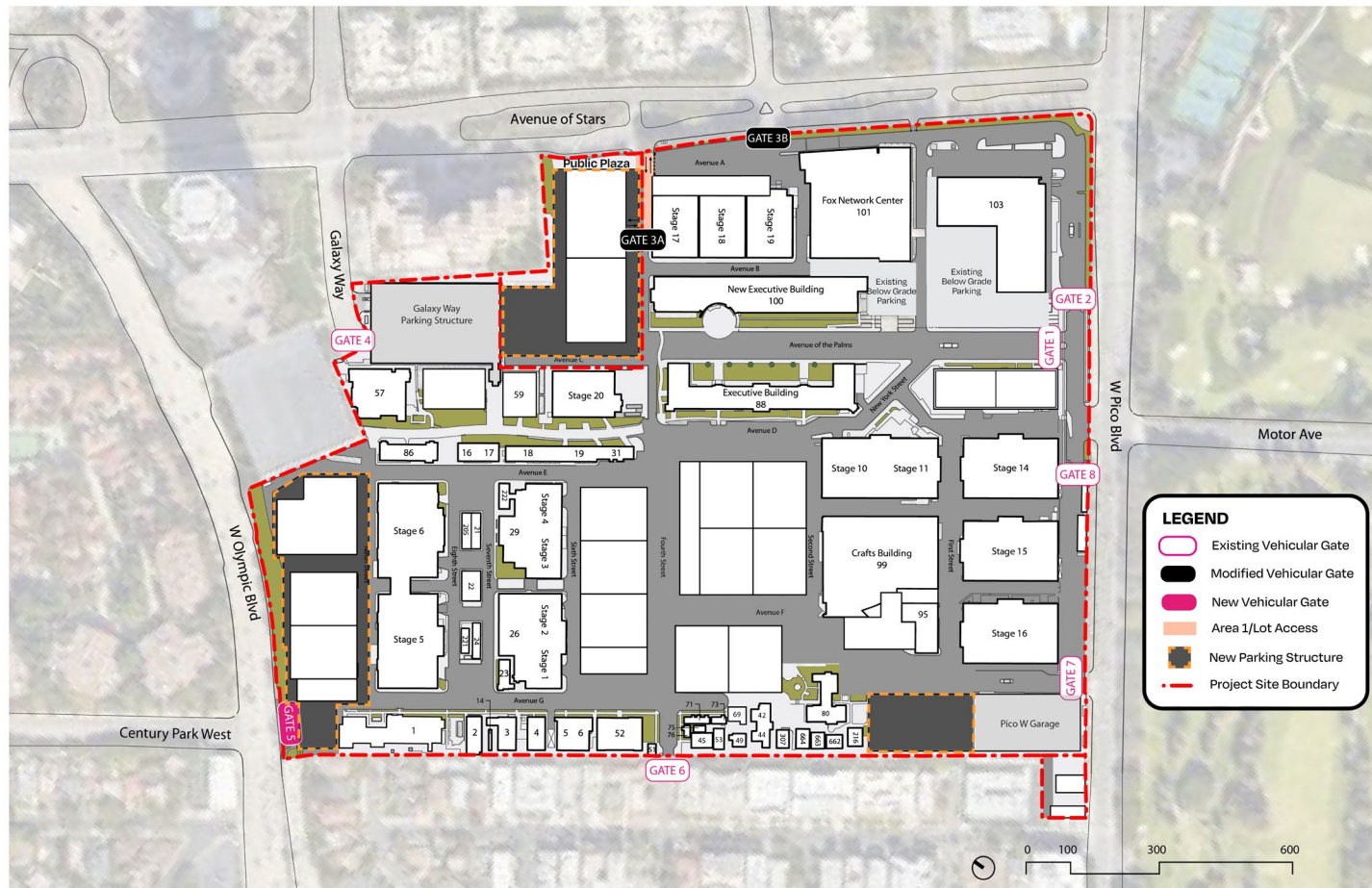


Proposed Specific Plan Areas

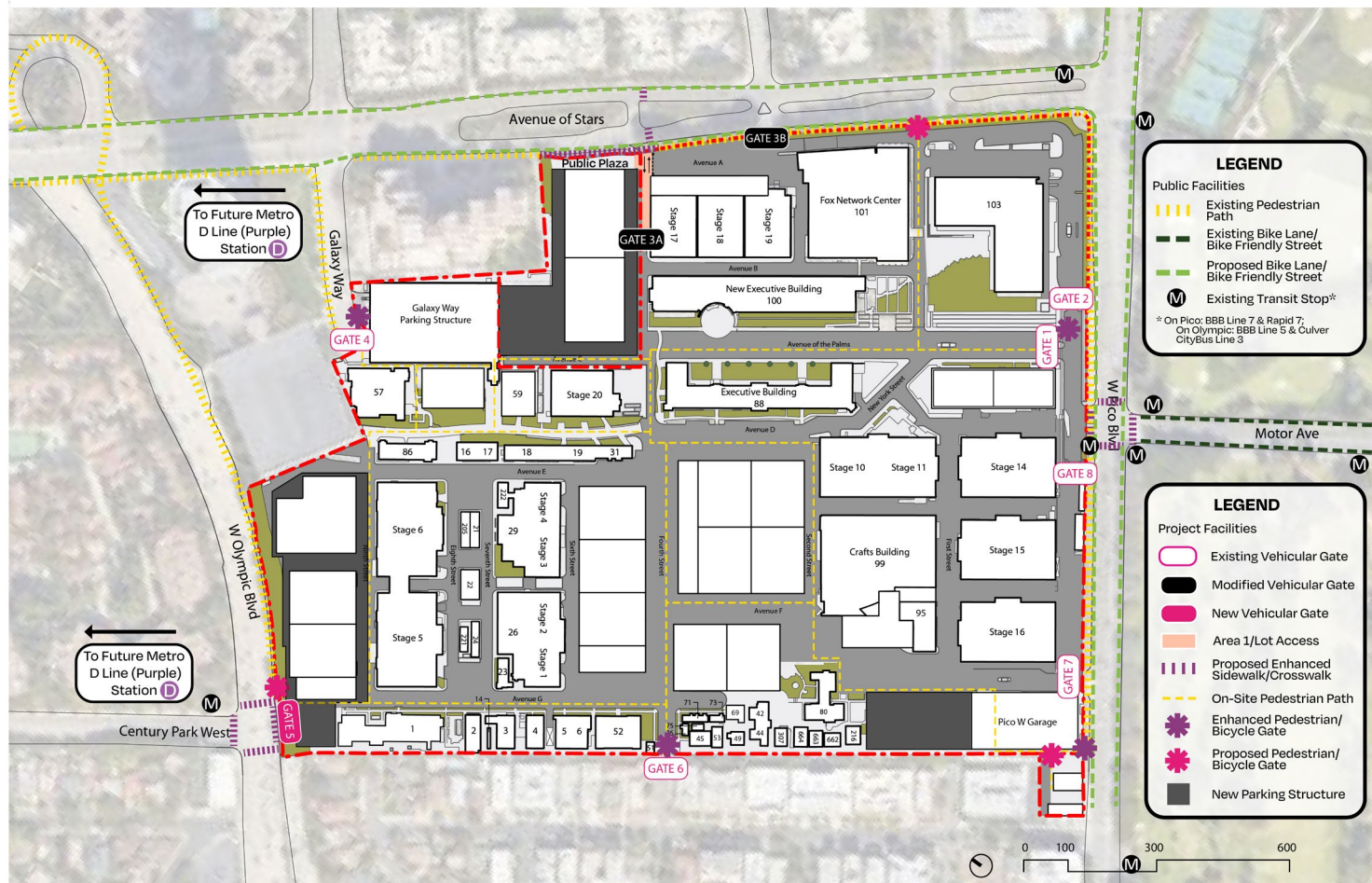
Proposed Building Heights



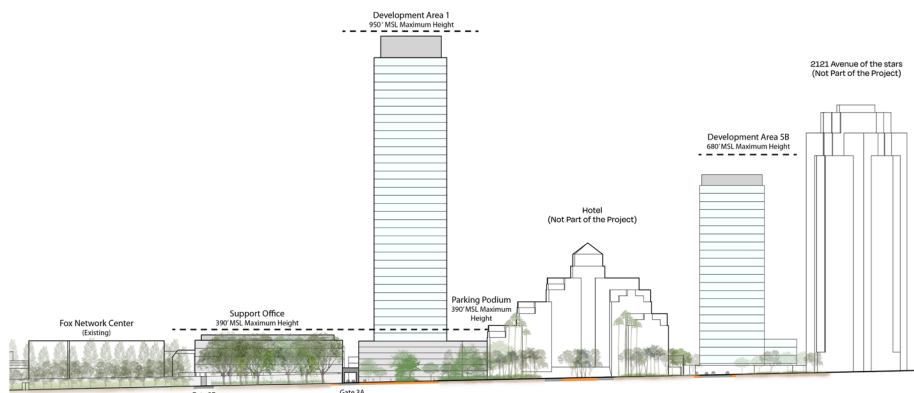
Parking + Vehicle Access



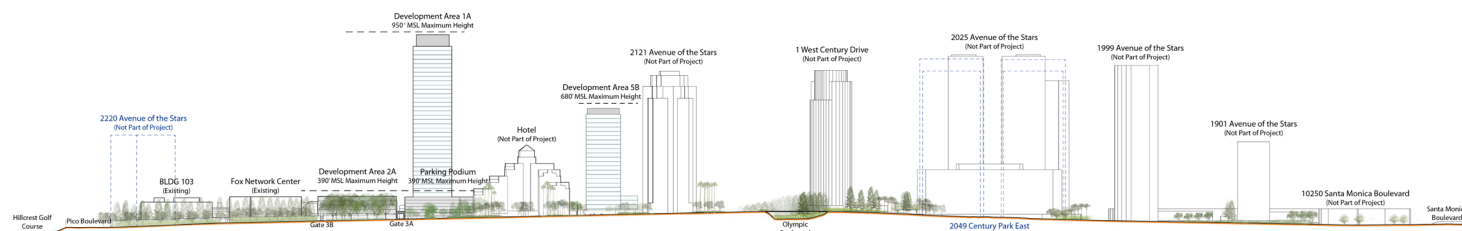
Pedestrian + Bicycle Access



Elevation – Avenue of the Stars



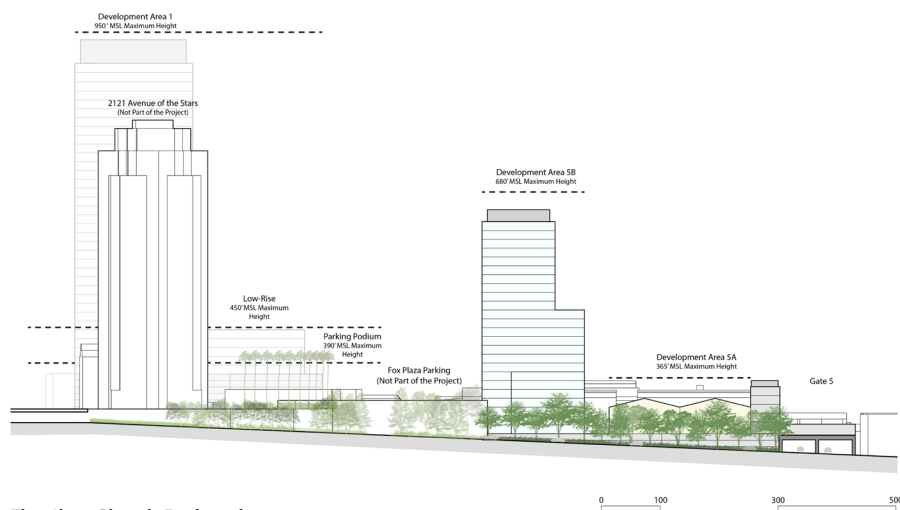
Elevation - Avenue of the Stars



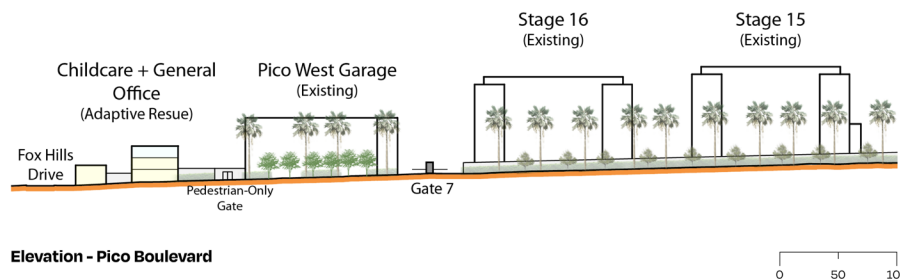
Extended Elevation - Avenue of the Stars



Elevation – Pico + Olympic

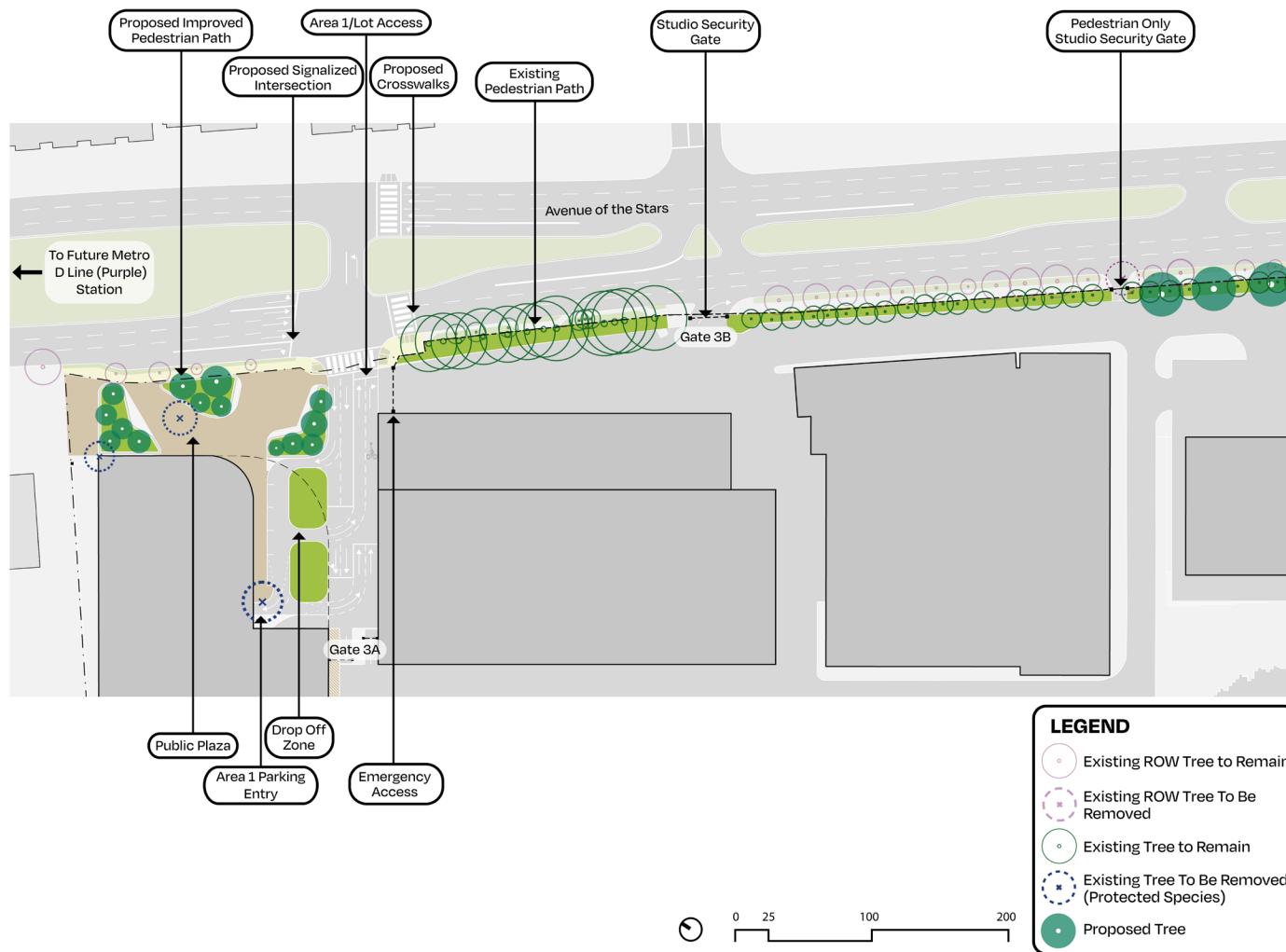


Elevation - Olympic Boulevard



Elevation - Pico Boulevard

Avenue of the Stars – Gate 3A



Olympic Boulevard – Gate 5



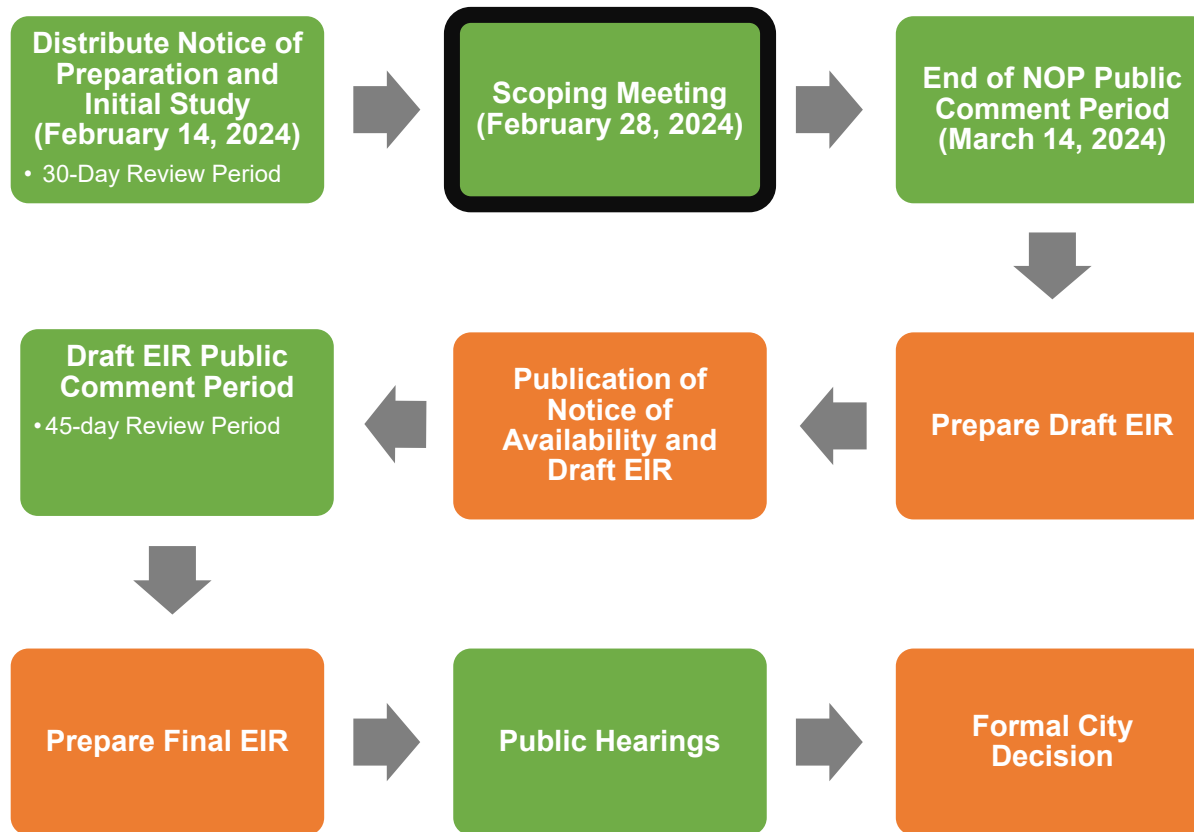
Conceptual Site Plan - Rendered



Conceptual Rendering



Project Timeline



Proposed Draft EIR Scope

Impacts Found To Be Less Than Significant

- Agriculture and Forestry Resources
- Biological Resources
- Geology and Soils
- Mineral Resources
- Hydrology and Water Quality
- Population and Housing
- Public Services (Schools, Parks, & Libraries)
- Recreation
- Wildfire

Impacts To Be Further Analyzed in the Draft EIR

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Public Services (Fire and Police)
- Transportation
- Tribal Cultural Resources
- Utilities (water supply, wastewater, and solid waste)

Requested Actions

1. **General Plan Amendment** to change the land use designation for a portion of the Project Site from Limited Industrial to Regional Commercial;
2. **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. **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. **Main Conditional Use Permit** for the on-site sale and consumption of alcoholic beverages;
5. **Project Compliance** for development within the Century City South Specific Plan;
6. **Development Agreement** between the Applicant and the City of Los Angeles;
7. **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.

How to Submit Public Comment

- Through mail:

Attn: Rey Fukuda
City of Los Angeles
Department of City Planning
221 N Figueroa St, Ste 1350
Los Angeles, CA 90012

Reference:

FOX FUTURE Project
Case No. ENV-2023-1819-EIR

- Through email:

rey.fukuda@lacity.org

- All written comments must be submitted by: **March 14, 2024, 4:00 p.m.**
- For more information about the Project please visit:
<https://planning.lacity.org/development-services/eir/fox-future-project>

*Submitting a question or comment during the following Q & A portion of the meeting **DOES NOT** constitute a formal written comment to be included as part of the NOP comment period.*

An aerial photograph of a city skyline under a clear blue sky. In the foreground, there are several modern, multi-story buildings with flat roofs, some featuring colorful murals. A dense line of green trees runs along the bottom right. In the background, a tall, slender skyscraper stands out among other high-rise buildings. The text 'Q&A' is overlaid in the center in a large, white, sans-serif font.

Q&A

Meeting Participation

- Via Zoom: Use the “**raise hand**” icon and Staff will say your name (as listed on Zoom) and unmute you when it is your turn in the queue to speak.
- Via telephone: Press *9 to “**raise hand**” and Staff will say the last 4 digits of your phone number when it is your turn in the queue to speak, press *6 *when prompted* to unmute yourself