

BLACKHALL STUDIOS PROJECT

MASTER CASE 21-109

PROJECT SITE: NORTHEAST CORNER OF 13TH STREET AND ARCH STREET



PROJECT DESCRIPTION

The Project Applicant proposes to develop a full-service film and television studio campus (Blackhall Studios) on the Project Site that would consist of approximately 473,000 square feet of sound stages; approximately 561,500 square feet of workshops, warehouses, and support uses; approximately 221,000 square feet of production and administrative offices; and approximately 37,500 square feet of catering and other specialty services. In total, the proposed campus would have an overall building area of approximately 1,293,000 square feet. In the central portion of the site, the proposed Project includes nine buildings, containing 19 sound stages. A three-story office building and a five-level, 1,064-space parking structure are proposed in the southwestern corner of the Project Site. In addition, a two-story support building would extend along the remaining portion of the western boundary, south of Placerita Creek. Other ancillary and specialty use buildings, including a catering building and mechanical building with a substation, are located to the east and southeast of the main entrance. In addition to the parking structure, approximately 480 surface parking spaces would be provided throughout the main campus and an additional 1,155-space employee parking lot is proposed on the north side of Placerita Creek, accessed by an all-weather bridge. The Project also proposes to utilize the adjacent 11.4-acre MWD property along the site’s eastern boundary to provide approximately 700 vehicle parking spaces and 90 trailer parking spaces for production personnel and base camp parking.

Off-site street improvements include a new roadway configuration and improvements for 13th, Arch, and 12th Streets, as compared to the City’s roadway design for the Dockweiler Drive extension. The project’s proposed roadway design includes two new signalized intersections at 13th and Arch Streets and at 12th and Arch Streets. The proposal includes various land use entitlements including a General Plan amendment and zone change to amend the land use designation for a portion of the site and amendment to the Land Use Element related to allowable development potential for the area. Please refer to the Notice of Preparation for a complete project description.

COMMENTS

Name: _____ Address: _____

Email: _____ Yes, I would like to be contacted about any upcoming meetings about the project
