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CITY OF SANTA CLARITA  
COMMUNITY DEVELOPMENT DEPARTMENT  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING

**APPLICATION:** Master Case 21-109; General Plan Amendment 21-002, Zone Change 21-001, Tentative Tract Map 21-002, Conditional Use Permit 21-010, Development Review 21-012, Minor Use Permit 21-016, Ridgeline Alteration Permit 21-001, Hillside Development Review 21-001, Oak Tree Permit 421-001, Architectural Design Review 21-016, Environmental Impact Report 21-002

**PROJECT APPLICANT:** LA Railroad 93, LLC

**PROJECT LOCATION:** Northeast Corner of Railroad Avenue and 13<sup>th</sup> Street. Assessor Parcel Numbers 2834-001-007; 2834-001-012 to -015; 2834-002-046; 2834-003-044; 2834-004-045; 2834-005-041; 2834-006-041; 2834-007-045; 2834-008-039; 2834-010-043; 2834-011-021; 2834-012-023; 2834-013-041; 2834-014-043; 2834-015-021; 2834-016-041; 2834-017-021; 2834-020-111; 2834-020-114; 2834-021-134; 2834-022-067.

**PROJECT DESCRIPTION:** The applicant is requesting entitlements for the development of the Shadowbox Studios Project, an approximately 1.3 million square foot full-service film and television studio campus on an approximately 93-acre site. The project would involve construction of 19 soundstages, a three-story office building, a four-story (five parking levels) parking structure, a two-story warehouse support building, and three catering buildings, as well as the construction of an all-weather bridge across Placerita Creek that would connect to a surface parking lot on the north side of the creek. The project also proposes to utilize the adjacent 11.4-acre Metropolitan Water District (MWD) property along the eastern boundary of the project site, south of Placerita Creek, to provide additional vehicle and trailer parking spaces. A plant nursery is also proposed along the entire length of this parking area and adjacent to the alley behind the residences along Alderbrook Drive. Use of the MWD property is subject to approval by MWD and is not required to support the operation of the studio campus. The development of the proposed project would require several off-site improvements, which include railroad crossing improvements at 13<sup>th</sup> Street, and improvements of the roadway alignments on 13<sup>th</sup> Street, Arch Street, Dockweiler Road, 12<sup>th</sup> Street, and Placerita Canyon Road. The Project would require approximately 400,000 cubic yards of cut/fill to be balanced across the site, removal or encroachment of 13 oak trees, and alteration along the base of a significant ridgeline.

The City of Santa Clarita Planning Commission will conduct the first public hearing on this matter on the following date, during which the project will be introduced and described:

**DATE:** Tuesday, April 18, 2023  
**TIME:** At or after 6:00 p.m.  
**LOCATION:** City Hall, Council Chambers  
23920 Valencia Blvd., First Floor  
Santa Clarita, CA 91355

No formal action relative to this project will occur at this hearing. The Planning Commission will open the public hearing, receive testimony, and continue the public hearing to a future date.

**ENVIRONMENTAL REVIEW:** A Draft Environmental Impact Report (DEIR) is currently being prepared to identify the project's potential environmental impacts and will be available for public review in April 2023. A Notice of Availability will be posted and advertised to the public upon release of the DEIR. An initial presentation of the DEIR will occur at the April 18, 2023, Planning Commission hearing.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, it must be submitted to the Community Development Department by Friday, April 7, 2023.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: [www.santa-clarita.com/planning](http://www.santa-clarita.com/planning). Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Erika Iverson, [eiverson@santa-clarita.com](mailto:eiverson@santa-clarita.com).

Patrick Leclair  
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