

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020060573

Project Title: District NoHo
Lead Agency: City of Los Angeles **Contact Person:** Jason McCre
Mailing Address: 221 N. Figueroa Street, Suite 1350 **Phone:** 213-847-3672
City: Los Angeles **Zip:** 90012 **County:** Los Angeles

Project Location: County: Los Angeles City/Nearest Community: North Hollywood
 Cross Streets: Chandler Blvd, Cumpston St, Lankershim Blvd, Bakman Ave, Weddington St, Fair Ave Zip Code: 91601
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 8.01 " N / 118 ° 22 ' 35.8 " W Total Acres: 15.9
 Assessor's Parcel No.: See attached Section: S1 Twp.: T2N Range: R16W Base: _____
 Within 2 Miles: State Hwy #: SR134, SR170, US101 Waterways: Los Angeles River, Tujunga Wash, Central Branch Tujunga Wash
 Airports: Hollywood Burbank Airport Railways: Metro B (Red) Line Schools: See attached

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1,527 Acres _____
 Office: Sq.ft. 580,374 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 105,125 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Tribal, Energy

Present Land Use/Zoning/General Plan Designation:

Zoning: C4-2D, C2-2D-CA, C4-2D-CA, CM-1VL, PF-1VL / General Plan: Community Commercial, Commercial Manufacturing, Public Facilities

Project Description: *(please use a separate page if necessary)*

The Project proposes a transit-oriented development of approximately 15.9 acres of land owned by the Los Angeles County Metropolitan Transportation Authority (Metro) at and including the terminus of Metro's B (Red) Line and G (Orange) Line (Project Site) as part of a joint development effort with Metro. The Project would revitalize and expand transit facilities and include approximately 1,523,528 square feet of residential uses comprised of 1,216 market rate units and 311 affordable residential units, up to 105,125 new square feet of retail/restaurant uses, and up to 580,374 new square feet of office space. In addition, the Project would provide approximately two acres of publicly accessible plaza areas. The proposed uses would be located within several buildings on multiple blocks ranging in height from one to 28 stories. The proposed uses would be supported by up to 3,313 vehicle parking spaces and up to 1,158 bicycle parking spaces. Up to 750 vehicle parking spaces for Metro uses, which may be located on-site, in off-site Metro lots, or some combination of on-site and off-site, as well as up to 166 Metro Bike Hub bicycle parking spaces, would also be included. The prominent component of the Project would be the creation of three public transit and event plazas with retail, food, and beverage uses that create a new public amenity and community gathering place for North Hollywood. Additionally, as part of the Project, certain surplus City rights-of-way are proposed to be merged into the Project Site which, if approved, would bring the total lot area to 16.07 acres. Overall, at buildout, the Project would remove 49,111 square feet of existing floor area and construct 2,209,027 square feet of new floor area, resulting in a net increase of 2,158,191 square feet of new floor area within the Project Site, with a Floor Area Ratio (FAR) of 3.16:1.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>NoHo Development Associates, LLC</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>2221 Rosecrans Avenue, Suite 200</u>
City/State/Zip: <u>El Segundo, CA 90245</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Stephanie Eyestone-Jones</u>	Phone: <u>310-363-4706</u>
Phone: <u>424-207-5333</u>	

Signature of Lead Agency Representative:  _____ Date: 4-6-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion & Environmental Document Transmittal District NoHo Additional Information

Assessor's Parcel Nos:

2350012221
2350012902
2350012920
2350012921
2350012922
2350012923
2350012924
2350012925
2350012926
2350012927
2350012928
2350012929
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2350012937
2350012938
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2350013920
2350016006
2350016905
2350016906
2350016907

Schools Within 2 Miles:

Lankershim Elementary School
East Valley High School
Sendak Elementary School
Luther Burbank Middle School
Toluca Lake Elementary School