



District NoHo Project

Environmental Case: ENV-2019-7241-EIR
State Clearinghouse No. 2020060573

Project Location: 11100, 11264–11280, 11320, 11163–11277, 11331–11347, and 11440 Chandler Boulevard; 11204–11270 Cumpston Street; 5300–5320 Bakman Avenue; and 5311–5373 and 5340–5356 Lankershim Boulevard, Los Angeles, California 91601

Community Plan Area: North Hollywood–Valley Village

Council District: 2—Krekorian

Project Description: The Project proposes a transit-oriented development on 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 include improvements to 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. 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 Project would include three publicly accessible plazas totaling approximately two acres, with access to the Metro B (Red) Line. 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 industrial/warehouses uses and construct 2,209,027 square feet of new floor area, resulting in a net increase of 2,158,191 square feet of floor area within the Project Site, with a Floor Area Ratio (FAR) of 3.16:1.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Eyestone Environmental

APPLICANT:

NoHo Development Associates, LLC

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