



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

April 7, 2022

ENVIRONMENTAL CASE NO.:	ENV-2019-7241-EIR
STATE CLEARINGHOUSE NO.:	2020060573
PROJECT NAME:	District NoHo Project
PROJECT APPLICANT:	NoHo Development Associates, LLC
PROJECT ADDRESS:	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
PUBLIC COMMENT PERIOD:	April 7, 2022–May 23, 2022

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the District NoHo Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

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.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable Project-level impacts related to Air Quality (NOx emissions during operation), historic resources, on-site construction noise, off-site construction noise, on-site construction vibration (pursuant to the threshold for human annoyance), and off-site construction vibration (pursuant to the threshold for human annoyance). Implementation of the Project would also result in significant cumulative impacts that cannot be feasibly mitigated related to Air Quality (NOx emissions during operation), on-site construction noise, off-site construction noise, on-site construction vibration (pursuant to the threshold for human annoyance), and off-site construction vibration (pursuant to the threshold for human annoyance), as well as concurrent construction and operational NOx emissions. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

The Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft EIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) North Hollywood Regional Library, 5211 Tujunga Avenue, North Hollywood, CA 91601
- 3) Valley Plaza Branch Library, 12311 Vanowen Street, North Hollywood, CA 91605

If you are unable to access digital copies of the Draft EIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, Jason McCrea at (213) 847-3672 or jason.mccrea@lacity.org.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. on May 23, 2022.**

Please direct your comments to:

Mail: Jason McCrea
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221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

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Puede obtener información en Español llamando al (213) 847-3637