

# Notice of Public Hearing

## & Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聴證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



**Wednesday July 26, 2023**

**10:00 a.m.**

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

*This public hearing will be conducted entirely virtually and will allow for remote public comment.*

### Options to Participate:

By phone: (213) 338-8477 or (669) 900-9128

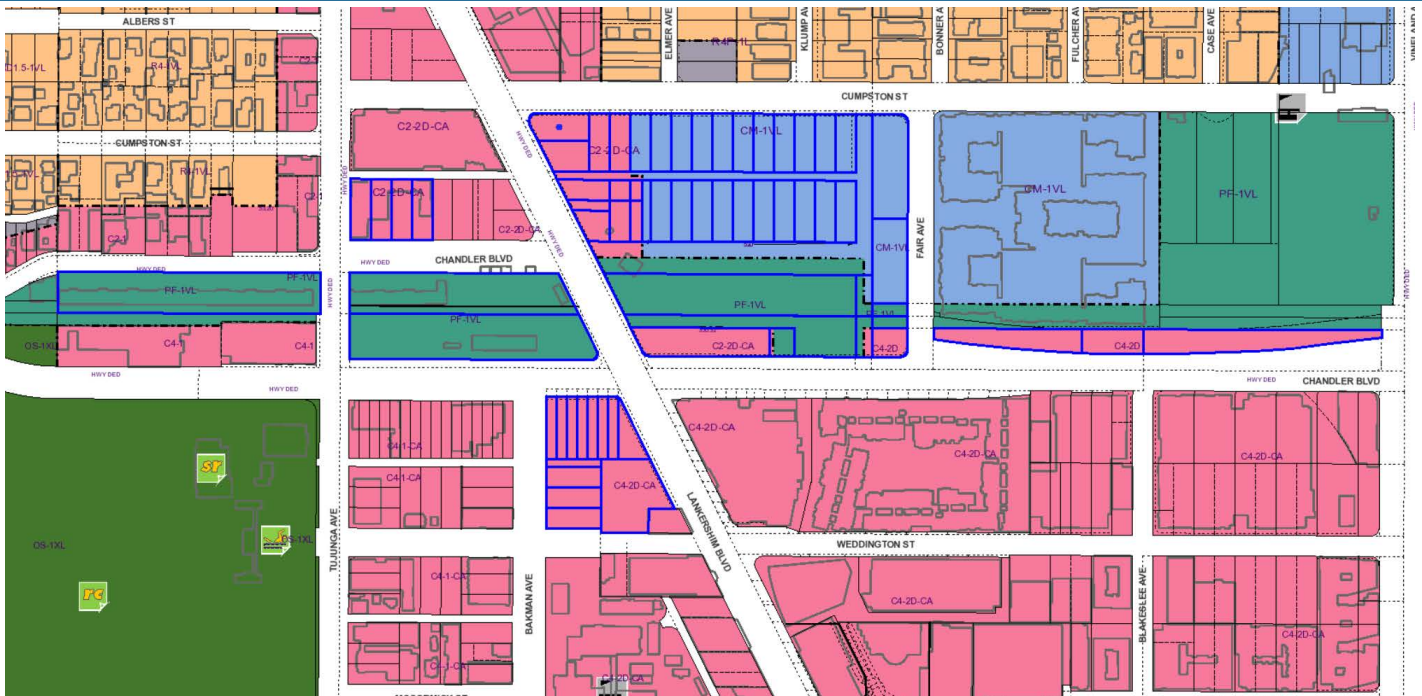
When prompted, enter the Meeting ID: 845 1022 5464

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/84510225464>

Enter Meeting ID: 845 1022 5464 and Passcode: 163085

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.



## Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

District NoHo Project: 11163-11347 and 11264-11280 W. Chandler Boulevard; 11204 -11270 W. Cumpston Street; 5300-5320 N. Bakman Avenue; and 5311-5373 and 5356-5430 N. Lankershim Boulevard, Los Angeles, California 91601. The District NoHo EIR also includes sites at 11041-11046 and 11440 W. Chandler Boulevard.

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The District NoHo Project (Project) proposes a multi-phased, mixed-use development, to include up to: 1,527 residential units (including 1,216 market-rate units and 311 affordable units), 105,125 square feet (sf) of retail/restaurant uses, and 580,374 sf of office space, on a 16-acre site. The proposed uses would be located within several buildings ranging in height from one to 28 stories, with up to four subterranean parking levels. Approximately two acres of publicly accessible open space in

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

three plazas would be provided. Overall, the Project would remove 49,111 sf of industrial/warehouses uses and construct 2,209,027 square feet of new floor area, resulting in a Floor Area Ratio of 3.16:1. A Sign District would be implemented to allow for a comprehensive signage program, and would include digital displays, supergraphics, and off-site advertising.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

### ENV-2019-7241-EIR:

1. Pursuant to Sections 21081.6 and 21082.1(c) of the California Public Resources Code, the Advisory Agency shall consider the information contained in the **Environmental Impact Report** (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2019-7241-EIR (SCH No. 2020060573) dated, April 7, 2022, and the Final EIR, dated June 30, 2023, (District NoHo Project EIR), as well as the whole of the administrative record.

### VTT-82868:

2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.03 and 17.15, a **Vesting Tentative Tract** map for an approximately 13-acre portion of the site, for the merger and resubdivision of 50 lots and public right-of-way areas for 11 ground space lots and 33 air space lots, and a Haul Route for the export of approximately 587,300 cubic yards of soil.

## Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will take testimony on behalf of the City Planning Commission for the following:

### **ENV-2019-7241-EIR:**

1. Pursuant to Sections 21081.6 and 21082.1(c) of the California Public Resources Code, the decision-maker shall consider the information contained in the **Environmental Impact Report** (EIR) prepared for this project, which includes the Draft EIR, No. ENV-2019-7241-EIR (SCH No. 2020060573) dated, April 7, 2022, and the Final EIR, dated June 30, 2023, (District NoHo Project EIR), as well as the whole of the administrative record.

### **CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL:**

2. Pursuant to Charter Section 555 and LAMC Section 11.5.6, a **General Plan Amendment** to the North Hollywood-Valley Village Community Plan to (a) add a Regional Center land use designation and change the land use designation for the Project Site to Regional Center, and (b) add a Footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and to include the District NoHo Specific Plan (DNSP) zone as a corresponding zone of the Regional Center land use designation;
3. Pursuant to LAMC Section 12.32, a **Vesting Zone Change** and **Height District Change** from C2-2D-CA, CM-1VL, C4-2D, C4-2D-CA and PF-1VL to the District NoHo Specific Plan (DNSP) zone; and a corresponding **Code Amendment** to add the DNSP zone to Section 12.04 and a new section 12.16.10 of the LAMC;
4. Pursuant to LAMC Section 12.32, the establishment of a **Specific Plan** to regulate development within the Project Site;
5. Pursuant to LAMC Section 13.11, establishment of a **Sign District** (-SN Supplemental Use District) to regulate signage within the Project Site;
6. Pursuant to LAMC Section 12.32 R, a **Building Line Removal** along Tujunga Avenue.

### **CPC-2019-7240-DA:**

7. Pursuant to California Government Code Sections 65864-65869.5, a **Development Agreement** between the Applicant and the City of Los Angeles;

After the hearing, the Hearing Officer will prepare a report, including a recommendation, on the proposed requests, which will be considered by the decision-maker, the **City Planning Commission, on September 28, 2023, at 8:30 am.**





## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

## Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for the proposed District NoHo Project (Project). An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA (California Environmental Quality Act), for a 45-day public review period from April 7, 2022 to May 23, 2022. The Final EIR was released on June 30, 2023 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file and provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

VTT-82868, CPC-2019-7240-DA  
CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL

### Related Case Number(s):

none

### Zone:

C2-2D-CA, CM-1VL, C4-2D, C4-2D-CA, PF-1VL

### Land Use Designation:

Community Commercial, Commercial  
Manufacturing, Public Facilities

### Council District:

2 - Krekorian

### Applicant:

Greg Ames  
NoHo Development Associates

### Representative:

Matt Dzurec  
Armbruster, Goldsmith & Delvac LLP

### Environmental Case Number(s):

ENV-2019-7241-EIR

### Overlay(s):

Commercial and Artcraft District (portions of  
Project Site)

### Community Plan Area:

North Hollywood - Valley Village

### Assigned Staff Contact Information:

Jason McCrea, City Planner  
jason.mccrea@lacity.org  
213-847-3672  
221 North Figueroa Street Suite 1350  
Los Angeles, CA 90012

**General Information** - Visit our website at [planning4la.org/hearings](https://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

### File Review -

Copies of the DEIR and FEIR will be available online at the Department of City Planning's website, starting June 28, 2023: <https://planning.lacity.org/development-services/eir>.

Electronic viewing is also available at the following libraries:

- 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

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.