

FINDINGS

1. Pursuant to State Government Code Section 65868, a development agreement shall be entered into by mutual consent of the parties. An application for a Development Agreement was filed on December 5, 2019, establishing the Applicant's consent to enter into a Development Agreement.
2. The City of Los Angeles ("City") has adopted rules and regulations establishing procedures and requirements for consideration of development agreements under Citywide Development Agreement Procedures (CF 85-2313-S3). In addition, on November 19, 1992, the City Planning Commission adopted new guidelines for the processing of development agreement applications (CPC No. 86-404 MSC).
3. In accordance with LAMC Section 12.24 D and California Government Code Section 65867, notification within a 500-foot radius of the Project Site was mailed out on June 30, 2023 to all occupants and property owners, Neighborhood Council and others as identified in the mailing affidavit located in the administrative record. Further, notice of the public hearing was also published in the Daily Journal on June 30, 2023; verification of which is provided in the administrative record. Finally, posting for the site was completed on July 14, 2023.
4. Pursuant to Section 65867.5 of the Government Code, the Development Agreement is consistent with the objectives, policies, and programs specified in the City of Los Angeles General Plan, including the North Hollywood – Valley Village Community Plan adopted by City Council on May 14, 1996. Orderly development of the Project Site is further governed by Department of City Planning Case Nos. VTT-82868 and CPC-2019-7239-GPAJ-VZCJ-HD-SP-SN-BL, wherein the City recommends approval of a General Plan Amendment, Zone Change, Height District Change, Code Amendment, Specific Plan, Sign District, and Building Line Removal for a project that would result in an increase of up to 1,527 residential units (including 1,161 market-rate units and 366 affordable units), 105,125 sf of retail/restaurant uses, and 580,374 sf of office space, for a total of 2,209,027 sf of new floor area. The Development Agreement will be considered for adoption by resolution by the City Council.
5. This Development Agreement is administrative and technical in nature and will have no impact on the project under the EIR prepared for the project, the District NoHo Project EIR, ENV-2019-7241-EIR (SCH No. 2020060573). Moreover, the provisions of the Development Agreement do not grant the Project or the Project Applicant any exceptions, variances, or otherwise allows the applicant to deviate from the required development regulations of the Code. The intent of the Development Agreement is to recognize the life of the entitlements to a specified term in exchange for the provision of public benefits. The proposed Development Agreement will not be detrimental to the public health, safety, and general welfare. Approval of the Development Agreement will promote the expeditious delivery of public benefit monies directly from the Applicant to the identified parties for the provision of the provision of on-site affordable housing, an Art Gallery, "First Look" leasing for commercial tenants, a Class IV Bike Lane, Public Art in excess of LAMC requirements, Community Events and Programming, and Historical Plaques.

The Development Agreement complies in form and substance with all applicable City and State regulations governing development agreements.

Based upon the above Findings, the proposed Development Agreement is deemed consistent with public necessity, convenience, general welfare, and good zoning practice.

CEQA FINDINGS

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the District NoHo Project by preparing an environmental impact report (EIR) ENV-2019-7241-EIR (SCH No. 2020060573). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The District Noho Project EIR, consisting of the Draft EIR and Final EIR, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the District NoHo Project (Project), located at 11041-11046, 11163-11347, 11264-11280, and 11440 West Chandler Boulevard; 11204 -11270 West Cumpston Street; 5300-5320 North Bakman Avenue; and 5311-5373 and 5356-5430 North Lankershim Boulevard (Project Site). The Project as analyzed in the EIR includes a new mixed-use multi-phased development on a 16-acre site located in the North Hollywood–Valley Village Community Plan Area of the City (Project Site). The Project proposes up to 1,523,528 square feet of residential uses comprised of 1,161 market-rate and 366 affordable units (representing over 20 percent of the total proposed residential units), along with up to 685,499 square feet of retail, restaurant, and office uses. The Project would also include three public plazas totaling approximately two acres. The Project would also include improvements to transit facilities at the Metro (LA County Metropolitan Transportation Authority) North Hollywood Station. The proposed uses would be supported by vehicle and bicycle parking spaces distributed throughout the Project Site. In addition, up to 274 vehicle parking spaces for Metro uses in both on- and off-site locations and up to 128 Metro Bike Hub bicycle parking spaces would be provided. The Project includes the establishment of a Specific Plan to regulate and use and development at the site, including certain street improvements. In addition, the Project includes a Sign District to regulate new signage throughout the site, including both on- and off-site advertising, static wall-mounted signs and murals, ground-mounted signage, and digital displays.

The Draft EIR was circulated for a 46-day public comment period beginning on April 7, 2022, and ending on May 23, 2022. A Notice of Completion and Availability (NOC/NOA) was distributed on April 7, 2022 to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. Additionally, due to the circumstances created by the COVID-19 pandemic, copies of the Draft EIR were made available to the public on CD-ROM or in hard copy upon request to the Department of City Planning at the contact information listed on the NOC/NOA. Copies were also made available at three libraries: Los Angeles Central Library, North Hollywood Regional Library, Valley Plaza Branch Library. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on April 7, 2022.

The Final EIR was then distributed on June 30, 2023. A Joint Hearing Notice included notice of availability of the Final EIR and was distributed to owners and occupants within a 500-foot radius of the Project Site, interested Parties, State agencies, and was posted on site 10 days in advance of the public hearing on July 26, 2023. Copies were also distributed to three libraries: Los Angeles Central Library, North Hollywood Regional Library, Valley Plaza Branch Library. In a Letter of Determination dated August 22, 2023, the City's Deputy Advisory Agency (DAA) certified the EIR; adopted the environmental findings prepared for the Project as well as a statement of overriding considerations and a mitigation monitoring program (MMP); and approved the Project's Vesting Tentative Tract Map (VTTM). No appeals for the Project were received. A Notice of Determination was filed on September 6, 2023 with the Los Angeles County Clerk.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the above changes or factors has arisen since the approval of the Project. There are no substantial changes to the Project, and it is substantially the same as the approved project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Initial Study, Draft EIR and Final EIR are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The Draft and Final EIR are also available at the following three Library Branches:

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

MITIGATION MONITORING PROGRAM

All mitigation measures in the previously adopted Mitigation Monitoring Program, are imposed on the project through Environmental Standards of the Specific Plan to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation. Appendix B, Environmental Standards (the Mitigation Monitoring Program) is incorporated into the District NoHo Specific Plan, and is required of all development processed under the Specific Plan.