



Environmental Review

City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012

DRAFT ENVIRONMENTAL IMPACT REPORT

NORTH HOLLYWOOD-VALLEY VILLAGE COMMUNITY PLAN AREA

The Plaza at The Glen Mixed Use Project

ENV 2007-4063-EIR

State Clearinghouse No. 2007121170

Council District 2

Project Address: 13003 - 13075 Victory Boulevard (excluding 13005)

Project Description: The proposed project would develop the site with a 1,300,000 net (or rentable) square foot (up to 1,500,000 gross square feet) urban community that provides employment, services, entertainment, lodging and housing, while integrating transit, and urban amenities into a single mixed-use development. Specifically, the project would provide 150 multi-family residential units, a 230 room hotel, approximately 550,000 net square feet of office space (of which 100,000 net square feet would be medical office), a 2,700 seat theater complex, a 45,000 net square foot gym and 285,000 net square feet of shopping center which is broken down as follows; 140,000 net square feet of retail, 100,000 net square feet of restaurant space, and a 45,000 net square-foot market. Development would range from a minimum of one-story to a maximum of seven stories in order to spread density around the site and maintain lower profiles around site edges, specifically adjacent to residential uses to the north and northeast. The project is intended to create a “village” like setting that includes using low-rise rooftop spaces for pedestrian plazas, amenities and circulation, and a trolley that runs through the middle of the project. A transit plaza would also be developed over the Tujunga Wash between Victory Boulevard and Ethel Avenue and extending about 250 feet north of the current Ethel Avenue bridge. The transit plaza would cover the Wash as well as portions of the recently-planted Greenway adjacent to the Wash. The transit plaza would have the intention of connecting to an extension of an existing DASH route and Orange Line Busway, providing direct transit access to the San Fernando Valley and greater Los Angeles area as well as to an existing MTA bus route connecting the project to Warner Center and the City of Burbank Business District. Subterranean parking for 3,312 vehicles is proposed, requiring excavation of approximately 592,000 cubic yards of material to create 3-4 levels of subterranean parking. As with the current site, access would be from Victory Boulevard at Ethel Avenue. A second access would be provided off Victory Boulevard at the eastern property boundary.

APPLICANT:

Dasher /Lawless, Inc

PREPARED BY:

Environmental Review Section
Los Angeles City Planning Department

March 2009

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Technical Appendices (Under Separate Cover)

- A. Notice of Preparation, Scoping Meeting Summary and Responses to NOP
- B. Tree Inventory Report, James Dean, A.S.L.A., ISA. August 25, 2007.
- C. Air Quality and Noise Technical Study, Terry A. Hayes Associates, August 2008
- D. Records Search for Plaza at the Glen Project, South Central Coastal Information Center, January 24, 2008.

Paleontological Records Search for Plaza at the Glen Project, Natural History Museum of Los Angeles County, February 11, 2008.
- E. Soil Engineering Investigation, C.Y. Geotech., Inc. August 31, 2007

Phase 1 Environmental Site Assessment, Dominion Due Diligence Group, June 20, 2007.
- F. Preliminary Hydrology and SUSMP Analysis, Development Resource Consultants, June 2008
- G. Traffic Impact Analysis-Plaza at the Glen Project, Overland Traffic Consultants, Inc. July 30, 2008.

LADOT Letter dated October 6, 2008

Letters from Overland Traffic Consultants (September 24, 2008 and October 2, 2008) responding to LADOT Comments

Shared Parking Analysis, Overland Traffic Consultants, Inc. July 2008
- H. Utility Report-Plaza at the Glen Project, Development Resources Consultants, September 2008.

MWD and LADWP Plans and Programs to Secure Future Water Supplies.

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