



Environmental Review

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



FINAL ENVIRONMENTAL IMPACT REPORT ***NORTH HOLLYWOOD-VALLEY VILLAGE COMMUNITY PLAN AREA***

This document together with the Draft EIR and its appendices comprise the Final EIR as required under the California Environmental Quality Act

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 allow for connections to existing bus routes and potential extension of DASH, 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

May 2009

EAF NO.: ENV-2007-4063-EIR

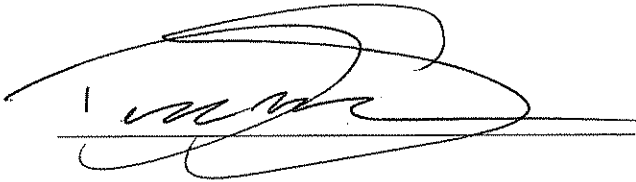
SCH NO.: 2007121170

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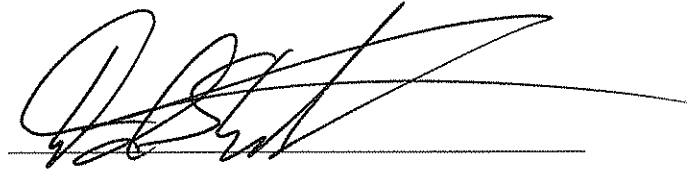
RECOMMENDATION FOR EIR CERTIFICATION

Pursuant to California Code of Regulations, Title 14, Section 15090, this EIR has been completed in compliance with the California Environmental Quality Act and current State and City Guidelines and based on information available may be accepted and considered prior to making a final decision on the project. The decision-maker or making body must certify that it has reviewed and considered the information contained in this Environmental Impact Report prior to making such decision.

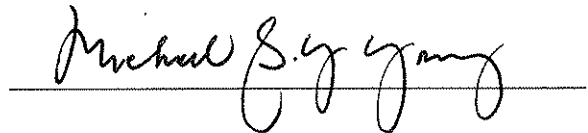
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Appendix : Water Supply Assessment
 (The appendices to the Water Supply Assessment itself are on file and available for public review at the City Planning Department, City Hall, 200 N. Spring, Room 750, Los Angeles.)

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