ENVIRONMENTAL IMPACT REPORT SCOPING MEETING: NORTH HOLLYWOOD, VAN NUYS & SEPULVEDA
JULY 25, 2018
SCOPING MEETING STATIONS

Station 1: Orange Line Transit Neighborhood Planning

Station 2: Environmental Impact Report Process

Station 3a: Van Nuys-Sepulveda Station Concepts

Station 3b: North Hollywood Station Concepts

Station 4: Comments
PURPOSE OF THIS MEETING

This meeting is required by the California Environmental Quality Act (CEQA) to:

- Present proposed concepts for new zoning in the Orange Line station areas
- Inform the public that an environmental impact report (EIR) is being prepared by the City of Los Angeles, Department of City Planning
- Gather public comment on existing conditions and environmental topics that should be analyzed in the EIR
WHAT IS AN EIR?

The EIR is an informational document that will inform public agency decision makers and the public of:

- A project’s significant environmental impacts
- Potential ways to minimize or avoid significant impacts
- Reasonable alternatives to the project that would reduce any significant impacts
PROVIDING COMMENTS TODAY

- Visit stations 2, 3a and 3b for information about the project and the EIR process
- Continue to station 4 to:
  - Leave written comments and/or provide verbal comments to the hearing reporter
- Comments can also be submitted online until 5:00 pm on August 15, 2018 at:
  www.latnp.org/orange-line/environmental-review/
Project Overview
TRANSIT NEIGHBORHOOD PLAN GOALS

- mobility
- walkability
- mix of uses
- public space
- jobs & housing
**CORRIDOR VISION**

**Van Nuys & Sepulveda Station Area**

**VISION:**
Regional Gateway - Civic Center & Jobs Hub

Enhance the vibrancy of the Civic Center and Van Nuys corridor with day and evening activity; protect existing employment uses in the industrial corridor and accommodate new production and service types; encourage mixed-use development to activate the Sepulveda station area; and promote a variety of housing types.

**North Hollywood Station Area**

**VISION:**
Creative Industry & Performing Arts Hub

Reinforce Noho’s character as a regional arts destination and creative jobs hub, with theaters, restaurants, office space and varied housing types; encourage public amenities including pedestrian-friendly streetscapes, a mix of retail and services, and open space.

*Orange Line TNP Stations*

- Orange Line
- Red Line
- Orange Line TNP Station
TRANSIT NEIGHBORHOOD PLANS
PLANNING PROCESS

Transit Neighborhood Plans
PLANNING PROCESS & HOW TO GET INVOLVED

1. **Research & Development**
   - Department of City Planning reviews existing plans, maps, & data.
   - Planners conduct field visits & survey existing land uses.

2. **Public Workshops**
   - Planners solicit opinions & ideas from the public in a series of workshops & events.

3. **Environmental Scoping**
   - Planners & consultants seek public input regarding potential environmental impacts of the plan to prepare an Environmental Impact Report (EIR).

4. **Draft Plan**
   - Planners use public input & background research to draft a plan.

5. **Open House & Public Hearing**
   - Draft plan is presented to the public & a public hearing is held to gather public comments.

6. **Proposed Plan**
   - The proposed plan is reviewed based on background research & public comments & then made available online.

7. **Decision Making**
   - Proposed plan passes through several commissions, committees & City Council, with opportunities for public input & final critiques.

8. **Adopted Plan**
   - 15-member City Council approves the plan.
   - Mayor signs the plan.
   - Plan is adopted.

Get involved!
Opportunity for Public Input.
PUBLIC PARTICIPATION AND INPUT

Previous Public Engagement

**BY THE NUMBERS:**
- 16,000+ flyers distributed
- 250+ meeting attendees
- 650+ stakeholders receiving regular updates

**OUTREACH TIMELINE:**
- Winter 2016: Council Office Briefings
- Spring 2016: Neighborhood Council Meetings
- June 2016: Community Workshops, Open House Style
- November 2017: Community Workshops, Initial Concepts
- Ongoing 2016-2018: Focus Groups
- Summer 2018: Neighborhood Council Meetings

**WHO WE'VE TALKED TO:**

What We’ve Heard

**KEY THEMES:**

**Housing**
- Desire for additional housing and a greater variety of housing options.
- Need for affordable housing and senior housing.
- Want more opportunities for smaller and more affordable for-sale homes for first-time homebuyers.

**Land Use**
- People prioritized developing commercial space, community space, and educational space around the stations.

**Urban Design**
- Support the idea of design regulations that would make new development more pedestrian-friendly and walkable; regulations should not be overly rigid, and should allow for a variety of architectural styles and building types.
- There should be development incentives for smaller parcels to encourage “fine grained urbanism,” as opposed to large-scale developments that assemble multiple parcels.

**Open Space**
- Desire for more open space throughout the station areas for recreation
- Want to see shade trees and outdoor seating. Need better tree species (roots, shade, droppings) that provide a good canopy.

**Mobility**
- Desire for improved pedestrian, bicycle, and transit connectivity and safety throughout the community, including bike lanes, pedestrian scramble crosswalks, wider sidewalks, and active lanes.
- It should be easier and more pleasant to walk to destinations. Some neighborhoods lack sidewalks, which should be improved.
EIR Process
Development of the EIR is expected to take about a year and a half, from scoping to final publication.
EIR IMPACT CATEGORIES

- Aesthetics
- Greenhouse Gas Emissions
- Noise
- Agricultural & Biological Resources
- Hazards & Hazardous Materials
- Population, Housing & Employment
- Air Quality
- Hydrology & Water Quality
- Public Services & Recreation
- Cultural & Tribal Cultural Resources
- Land Use & Planning
- Transportation & Circulation
- Geology & Soils
- Mineral Resources
- Utilities & Service Systems
Although there are two distinct study areas, they will both be analyzed in a single EIR document.
The EIR will examine the potential impacts of the Transit Neighborhood Plans within a larger area known as the study area.
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Station Area Concepts
The Orange Line Transit Neighborhood planning effort will assign new zones to select parcels of land.

These zones are being developed through re:code LA, which is a comprehensive update of the city’s zoning code.

Each zone will include five modules: form district, frontage, development standards, use district and residential density.
**Goals**

- Allow densities that support the area’s identity as a regional center by removing development restrictions in the Community Redevelopment Agency Plan.
- Retain existing design standards outlined in the Community Redevelopment Agency Design for Development Plan by implementing pedestrian-friendly design and site planning regulations.
- Preserve the character of the NoHo Arts District by encouraging creative and performing arts-oriented uses in commercial areas while allowing mixed-use development.
- Preserve industrial areas for job generating uses and improve circulation for pedestrians and drivers throughout these areas.
- Enhance and expand multifamily residential by requiring pedestrian-friendly design and incentivizing provision of affordable housing.

**Strategies (\(* bonus FAR for public benefits)\)**

**Commercial Mixed-Use A**
- FAR: 3/6*
- Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

**Commercial Mixed-Use B**
- FAR: 3/4*
- Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

**Commercial Mixed-Use C**
- FAR: 2.5/3.75*
- Max. Height: Restricted by FAR
- Density (sq ft/unit): 400/200*

**Industrial A**
- FAR: 2.5/4
- Max. Height: Restricted by FAR
- Density (sq ft/unit): N/A

**Residential A**
- FAR: 3/4.5*
- Max. Height: 67’
- Density (sq ft/unit): Restricted by Form

**Residential B**
- FAR: 3/4.5*
- Max. Height: 45/67*
- Density (sq ft/unit): 800/470*

**Residential Amenity**
- FAR: 3/4.5*
- Max. Height: 75’
- Density (sq ft/unit): 200

**Industrial B**
- FAR: 2
- Max. Height: Restricted by FAR
- Density (sq ft/unit): N/A
**Goals**

- Enhance the vibrancy of the Civic Center and regional commercial area by allowing for density that supports mixed uses, restaurants, and retail beyond the standard weekday.
- Preserve jobs in industrial areas while allowing flexibility to accommodate new and emerging industries by maintaining current intensity and allowing creative new uses in these zones.
- Connect the stations to employment hubs by encouraging properties located along the bike path to incorporate active uses and orient themselves toward the transit right-of-way.
- Enhance and expand multifamily residential by providing incentives for affordable housing near transit hubs.
- Allow limited neighborhood-serving uses (childcare, etc.) to encourage walkability along the Burbank, Victory, Cedros, Kester, and Hazeltine corridors.

**Strategies** (*bonus FAR for public benefits*)

**Commercial Mixed-Use A**
- FAR: 3/4*
- Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

**Commercial Mixed-Use B**
- FAR: 2/4*
- Max. Height: Restricted by FAR
- Density (sq ft/unit): Restricted by Form

**Industrial A**
- FAR: 2.5/4*
- Max. Height: Restricted by FAR

**Industrial A***
- FAR: 2.5/4*
- Max. Height: Restricted by FAR
- *Restrictions: Same form allowed as Industrial A, but no heavy industrial uses

**Residential A**
- FAR: 3/4*
- Max. Height: 65'
- Density (sq ft/unit): Restricted by Form

**Residential B**
- FAR: 3/3.5*
- Max. Height: 56'
- Density (sq ft/unit): 400

**Residential C**
- FAR: 3/3.5*
- Max. Height: 45'
- Density (sq ft/unit): 800

**Residential Flexibility**
- FAR: 3/4.5*
- Max. Height: 65'
- Density (sq ft/unit): Restricted by Form

**Residential Restricted Density**
- FAR: 3
- Max. Height: 45'
- Density (sq ft/unit): 1500

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[Diagram showing the zoning and planning concepts for Van Nuys & Sepulveda areas]
Please proceed to Station 2
Thank you!