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CITY ATTORNEY

REPORT NO. R 17 - 0 1 4 1
MAY 0 5 2017

REPORT RE:

DRAFT ORDINANCE ENACTING THE NOHO WEST SIGN DISTRICT

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 16-1280

Honorable Members:

As requested by the City Council, this Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality, which would create the NoHo West Sign District.

This draft ordinance would create a new signage supplemental use district (Sign District) for the NoHo West Project, which involves an integrated commercial, retail and residential development consisting of a mix of uses totaling approximately 1.3 million square feet, including the rehabilitation and expansion of a former Macy's building for approximately 256,000 square feet of office and retail uses; approximately 316,000 square feet of new commercial development; 642 rental housing units; and public and private recreational amenities. The Sign District would authorize new static and digital signage for the project.

A more detailed discussion of the draft ordinance is provided in the staff report prepared by the Department of City Planning.

Charter Findings

Pursuant to Charter Section 559, the Planning Commission approved the draft ordinance and recommended that the City Council adopt it. If the City Council chooses to adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings prepared by the Director of Planning attached to the file or by making its own findings.

CEQA Findings

The Council certified EIR No. ENV-2015-888-EIR (EIR), for the project on a prior discretionary approval for the project on September 9, 2016. The Council may find, pursuant to CEQA Guidelines Section 15162, that no subsequent EIR or subsequent mitigated negative declaration is required for the current discretionary approval where 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. The Council may find that no addendum is required if no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

Council Rule 38 Referral

Copies of the draft ordinance were sent, pursuant to Council Rule 38, to the Department of Building and Safety, the Fire Department, the Department of Transportation and the Department of Public Works with a request that all comments, if any, be presented directly to the City Council at the time this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kenneth Fong at (213) 978-8202. He or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DM:KTF:gl
Transmittal