



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

June 9, 2022

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2020-1239-EIR
<b>STATE CLEARINGHOUSE NO.:</b>	2020120239
<b>PROJECT NAME:</b>	1000 Seward Project
<b>PROJECT APPLICANT:</b>	39 South, LLC
<b>PROJECT ADDRESS:</b>	1000 and 1006 North Seward Street; 1003, 1007, and 1013 North Hudson Avenue; and 6565 West Romaine Street, Los Angeles, California 90038
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13—O'Farrell
<b>PUBLIC COMMENT PERIOD:</b>	<b>June 9, 2022–July 25, 2022</b>

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the 1000 Seward Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

**PROJECT DESCRIPTION:** The Project includes demolition of two existing commercial buildings totaling 10,993 square feet and a surface parking lot, and the development of a 10-story commercial building on a 34,152 square-foot (0.78-acre) site located at 1000 and 1006 Seward Street; 1003, 1007, and 1013 Hudson Avenue; and 6565 Romaine Street (Project Site) in the Hollywood Community Plan Area of the City. The Project would include the development of new office, restaurant, and retail uses totaling 150,600 square feet. Specifically, the Project would develop 136,200 square feet of office uses, 12,200 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the tenth floor), and 2,200 square feet of retail uses. The proposed uses would be located within a single 10-story building (with an additional rooftop level for mechanical equipment and tenant terrace) with a maximum height of 133 feet to the top of the highest occupiable level and a maximum height of 155 feet to the top of the mechanical equipment level. In accordance with the Los Angeles Municipal Code (LAMC), the Project would provide 310 vehicular parking spaces and 58 bicycle parking spaces (36 long-term and 22 short-term) within four subterranean parking levels, one at-grade level, and three fully-enclosed and mechanically ventilated above grade parking levels.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** Based on the analyses provided in Section IV, Environmental Impact Analysis, of this Draft EIR, implementation of the Project would result in significant impacts that cannot be feasibly mitigated with respect to on- and off-site construction noise; on-site construction vibration (building damage and human annoyance); and off-site construction vibration (human annoyance). Furthermore, as evaluated in Section IV, Environmental Impact Analysis, the Project would also result in significant and unavoidable impacts related to cumulative off-site construction vibration (human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

**FILE REVIEW AND COMMENTS:**

Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies.

The DEIR is available online at the Department of City Planning’s website at <https://planning.lacity.org/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Hollywood Regional Branch Library, 1623 Ivar Avenue, Los Angeles, CA 90028
- 3) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038

If you are unable to access digital copies of the DEIR, the Department will attempt to make reasonable arrangements to mail and supply the materials. In addition, physical copies of the DEIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The DEIR and the documents referenced in the DEIR are available for public review **by appointment only**, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012. If you are unable to access project materials, or wish to schedule an appointment, please contact the project planner for the project, James Harris at (213) 978-1241 or [james.harris@lacity.org](mailto:james.harris@lacity.org).

If you wish to submit comments following review of the DEIR, please reference the Environmental Case No. above, and submit them in writing by **no later than 4:00 P.M. July 25, 2022.**

Please direct your comments to:

**Mail:** James Harris  
 City of Los Angeles, Department of City Planning  
 221 N. Figueroa Street Suite 1350  
 Los Angeles, CA 90012

**E-mail:** [james.harris@lacity.org](mailto:james.harris@lacity.org)

VINCENT P. BERTONI, AICP  
 Director of Planning



James Harris  
 Major Projects Section  
 Department of City Planning  
**(213) 978-1241**

***Puede obtener información en Español llamando al (213) 847-3656***