



## 1000 Seward Project

Environmental Case: ENV-2020-1239-EIR  
State Clearinghouse No. 2020120239

**Project Location:** 1000 and 1006 North Seward Street; 1003, 1007, and 1013 North Hudson Avenue; and 6565 West Romaine Street, Los Angeles, California 90038

**Community Plan Area:** Hollywood

**Council District:** 13—O'Farrell

**Project Description:** The 1000 Seward 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), 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 an outdoor entertainment/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. Upon completion of either option, the Project would result in 150,600 square feet of floor area within the Project Site with a floor area ratio (FAR) of 4.4:1.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

39 South, LLC

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