

# Notice of Public Hearing

## & Availability of Final Environmental Impact Report

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր



311

Traducción

번역 • 翻译

Pagsasalin

Թարգմանություն



**Tuesday, June 13, 2023**

2:00 p.m.

The meeting's agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

*This public hearing will be conducted entirely virtually and will allow for remote public comment.*

### Options to Participate:

By phone: 213-338-8477 or 669-900-9128

When prompted, enter the Meeting ID:

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/88542461958>

Enter Meeting ID:88542461958 and Passcode: 364961

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to "raise your hand" virtually following staff calling the item.



## Project Address

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

**1000-1006 N. Seward Street, 6565 W. Romaine Street, and 1003-1013 N. Hudson Avenue; Los Angeles, CA 90028**

## Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

Demolition of a 2,551 square-foot restaurant, 8,442 square-foot production studio, surface parking lot and one non-protected on-site tree, and for the construction, use and maintenance of a nine-story, 150,458 square-foot office building on a 34,184 square-foot (0.785-acre) site.

## Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

The Project includes 136,842 square feet of office uses, 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use on the roof level) including an on-site exterior dining area, and 2,464 square feet of ground floor retail uses. The proposed uses would be located within a single nine-story building (with an additional rooftop level for mechanical equipment and an outdoor tenant terrace) with a maximum height of 155 feet and would include parking within four subterranean and two above-grade parking levels. The Project will export approximately 54,111 cubic yards of material.

## Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

**The Hearing Officer will take public testimony on behalf of the City Planning Commission regarding:**

### **ENV-2020-1239-EIR**

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the decision-maker shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2020-1239-EIR (SCH No. 2020120239) dated June 2022, and the Final EIR, dated May 2023 (1000 Seward Project EIR), as well as the whole of the administrative record;

### **CPC-2020-1237-GPA-VZC-HD-MCUP-SPR**

2. Pursuant to the Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a **General Plan Amendment** to the Hollywood Community Plan to change the land use designation from Medium Residential to Limited Manufacturing for the eastern portion of the site;

3. Pursuant to LAMC Section 12.32 Q, a **Vesting Zone** and **Height District Change** from MR1-1 and R3-1 to (T)(Q)M1-2D;

## Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

4. Pursuant to LAMC Section 12.24 W.1, a **Main Conditional Use Permit** for the sale or dispersing of a full-line of alcoholic beverages for on-site and off-site sale and consumption for 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use); and
5. Pursuant to LAMC 16.05, a **Site Plan Review**, for a development that results in an increase of 50,000 gross square feet or more of non-residential floor area.

### Note:

After the hearing, the Hearing Officer will prepare a recommendation report on the proposed project's Environmental Impact Report, the General Plan Amendment, Vesting Zone Change and Height District Change, Main Conditional Use Permit, and Site Plan Review requests, which will be considered by the decision maker, the **City Planning Commission, on July 13, 2023, after 8:30 a.m.**



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## Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

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## Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!

Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for this project. The EIR is comprised of two parts, the Draft EIR and Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 46-day public review period from June 9, 2022, to July 25, 2022. The Final EIR will be released on May 19, 2023, and includes a response to comments and text revisions to the Draft EIR based on input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

## Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

### Case Number(s):

CPC-2020-1237-GPA-VZC-HD-MCUP-SPR

### Environmental Case Number(s):

ENV-2020-1239-EIR

### Related Case Number(s):

N/A

### Overlay(s):

N/A

### Zone:

existing: MR1-1 and R3-1, proposed: (T)(Q)M1-2D

### Land Use Designation:

existing: Limited Manufacturing and Medium Residential, proposed: Limited Manufacturing

### Community Plan Area:

Hollywood

### Council District:

13 - Soto-Martinez

### Applicant:

1000 Seward, LLC

### Assigned Staff Contact Information:

James Harris, City Planner

James.Harris@lacity.org

213-978-1241

221 N Figueroa Street, Rm 1350

Los Angeles, CA 90012

### Representative:

Edgar Khalatian, Mayer Brown, LLP

**General Information** - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

### File Review -

Copies of the DEIR and FEIR will be available online at the Department of City Planning's website, starting May 19, 2023:

<https://planning.lacity.org/development-services/eir>.

Electronic viewing is also available at the following libraries:

- 1) Los Angeles Central Library, 630 West 5th Street, Los Angeles, CA 90071;
- 2) Frances Howard Goldwyn - Hollywood Regional Library, 1623 Ivar Avenue, Los Angeles, CA 90028; and
- 3) John C. Fremont Branch Library, 6121 Melrose Avenue, Los Angeles, CA 90038.

**Accommodations** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.