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**NOTICE OF INTENT TO ADOPT  
AN INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

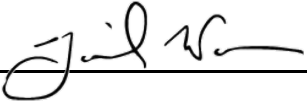
**Project Title:** Melrose and Seward Project, ENV-2021-2909-MND

**Project Location:** 6101 – 6117 West Melrose Avenue, 713 – 735 North Stewart Street

**Project Description:** The Project will demolish an existing, one-story commercial building and surface parking lot, and construct a five-story office-retail building encompassing a total floor area of 67,889 square feet on Lots 21 through 23 of the project site. The project site encompasses an area of 45,136 square feet between Lots 18 through 23. With the addition of the existing 17,134 square feet of building floor area that account for two, two-story commercial buildings on Lots 18 – 20, the Project proposes a Floor Area Ratio (FAR) of 1.88 to 1. The Project will include 67,242 square feet of office space between the first and fifth floors, and 647 square feet of retail space on the ground floor. The Project will reach a maximum height of approximately 69 feet. The Project requests a Zone Change and Height District Change from C4-1XL and CM-1VL to CM-2. The request allows the project to have no limitations on height and a FAR of up to 6 to 1. The Project requests a Zoning Administrator's Determination to allow the Project to exceed the 25-foot Transitional Height requirement otherwise allowed for buildings located within 49 feet of RW1 or more restrictive Zones. The Project also requests a Waiver of Dedication and/or Improvement to waive all dedication and street widening requirements along West Melrose Avenue and North Seward Street. The Project will provide 168 vehicular parking spaces and 26 bicycle parking spaces (17 long-term and 9 short-term) on the ground floor and two subterranean levels. Regarding the anticipated haul route for the Project, loaded haul trucks would exit the project site at West Melrose Avenue and travel east to North Normandie Avenue where they would connect with U.S. Highway 101. Construction would require approximately 29,400 cubic yards of total soil excavation and export.

**Schedule:** The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration for 30 days beginning March 17, 2022, and ending on April 15, 2022. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing to be scheduled.

Copies of the Initial Study/Mitigated Negative Declaration and all documents referenced in the Initial Study/Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. You may contact David Woon at [David.Woon@lacity.org](mailto:David.Woon@lacity.org) or (213) 978-1368 to access case file materials. Also, any comments regarding the Initial Study/Mitigated Negative Declaration can be directed to David Woon.

Signature:  \_\_\_\_\_ Date: 3/9/22