



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

June 9, 2023

*Puede obtener información en Español acerca de esta junta llamando al (213)-978-1300.*

<b>ENVIRONMENTAL CASE NO.:</b>	ENV-2022-3634-EIR
<b>PROJECT NAME:</b>	Romaine & Sycamore
<b>PROJECT APPLICANT:</b>	ONNI 7000 Romaine LLC
<b>PROJECT ADDRESS:</b>	7000 W. Romaine Street, 930–956 N. Sycamore Avenue, and 931–953 N. Orange Drive, Los Angeles, California 90038
<b>COMMUNITY PLAN AREA:</b>	Hollywood
<b>COUNCIL DISTRICT:</b>	13 - Soto-Martinez
<b>PUBLIC COMMENT PERIOD:</b>	June 9, 2023 – July 10, 2023

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Romaine and Sycamore Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

#### PROJECT LOCATION AND EXISTING ON-SITE USES:

The 2.05-acre (89,396 square-foot) Project Site is located in the Hollywood Community Plan area of the City of Los Angeles (City). The Project Site is bounded by W. Romaine Street to the north; existing office and commercial development (i.e., Jeffrey Deitch Art Gallery, Ex Nihilo Salon, Pause West Hollywood Wellness Center, etc.) to the south; N. Orange Drive to the east; and N. Sycamore Avenue to the west. Regional access to the Project Site is provided by N. La Brea Avenue, Santa Monica Boulevard and Melrose Avenue, located approximately 0.07, 0.13, and 0.31 mile from the Project Site, respectively, and the Hollywood Freeway (US-101) located approximately two miles east of the Project Site. Local access to the Project Site is provided by W. Romaine Street, N. Sycamore Drive, and N. Orange Drive.

The Project Site is currently developed with the 66,904 square-foot Howard Hughes Headquarters Building, a City-designated Historic Cultural Monument, on the northern portion of the Site, which accommodates several office and commercial uses including, but not limited to, the Producers Film Center, Pacific Psychotherapy, and the offices of the Hollywood Media District. There are three accessory commercial buildings totaling 3,535 square feet along with a surface parking lot on the southern half of the Site. (See attached Project Location Map).

**PROJECT DESCRIPTION:**

The Project proposes a new commercial development on an 89,396-square-foot (2.05 acre) Project Site located in the Hollywood Community Plan Area of the City of Los Angeles (the Project). As shown below, the Project would include 200,990 square feet of new commercial development comprised of 194,597 square feet of office uses (including 5,200 square feet of amenities open only to employees) and 6,393 square feet of ground floor retail and/or restaurant uses, in a new 14-story, 196-foot tall (216 feet to the top of the elevator penthouse) building. The existing 66,904-square-foot historic Howard Hughes Headquarters Building would be retained on-site with no alterations or change in use, while three existing buildings comprising 3,535 square feet and a surface parking lot would be removed to accommodate the new building. Upon completion, 267,894 square feet of floor area would be located within the Project Site, including the existing floor area to remain, resulting in a maximum floor area ratio (FAR) of 3:1. The Project would provide approximately 809 vehicular parking spaces and 64 bicycle parking spaces within four subterranean parking levels and five above-ground levels. Construction of the Project would require a maximum depth of excavation of up to 73 feet, resulting in the export of approximately 149,946 cubic yards of soil.

**Existing Uses to be Removed**

Existing Uses	Sizes
Office	2,918 sf
Storage	617 sf
<b>Total Commercial</b>	<b>3,535 sf</b>

**Proposed Uses**

Proposed Uses	Maximum Sizes
<b>Existing Development to Remain</b>	
Office	66,904 sf
<b>Proposed New Development</b>	
Office	194,597 sf*
Retail/Restaurant	6,393 sf
<b>Total Commercial</b>	<b>267,894 sf</b>
<i>*The 194,597 sf of office uses will include 5,200 sf of amenities open only to employees</i>	

**REQUESTED ACTIONS:**

1. Pursuant to LAMC Section 12.32.F, a **Vesting Zone Change** for the 940 Sycamore parcel from MR1-1 to M1-2D to allow for office and retail uses;
2. Pursuant to LAMC Section 12.32.F, a **Height District Change** on the 940 Sycamore parcel from Height District 1 to Height District 2 to allow a 3:1 FAR;
3. Pursuant to LAMC Section 12.24-W.1, a **Main Conditional Use Permit (MCUP)** to allow the sale or dispensing of alcoholic beverages for on-site consumption within the ground floor commercial space;
4. Pursuant to LAMC Section 16.05, a **Site Plan Review** for the construction of up to 200,990 square feet of new nonresidential floor area;
5. Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** to create five or more commercial condominiums; and
6. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, haul route, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities, Mandatory Findings of Significance

**FILE REVIEW AND COMMENTS:**

The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Room 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning.lacity.org/> by clicking on the following:

1. Development Services;
2. Environmental Review;
3. Published Documents;
4. Environmental Impact Records (EIR); and
5. Search for EIR Project Title "Romaine and Sycamore" or corresponding Case No. "ENV-2022-3634-EIR"

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by Monday, July 10, **no later than 4:30 p.m.**

Please direct your comments to:

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

**Email:** Erin.strelch@lacity.org

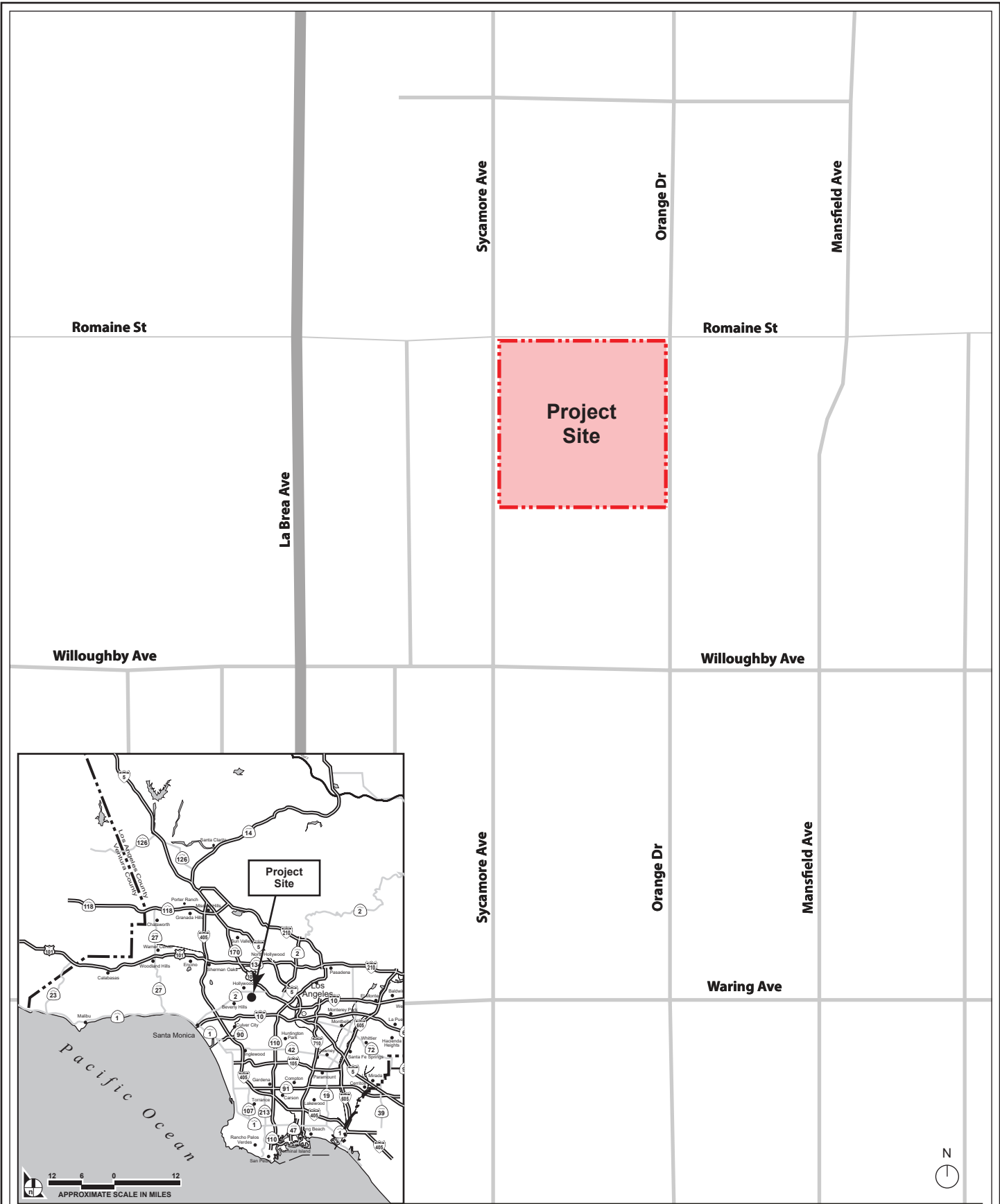
VINCENT P. BERTONI, AICP  
Director of Planning



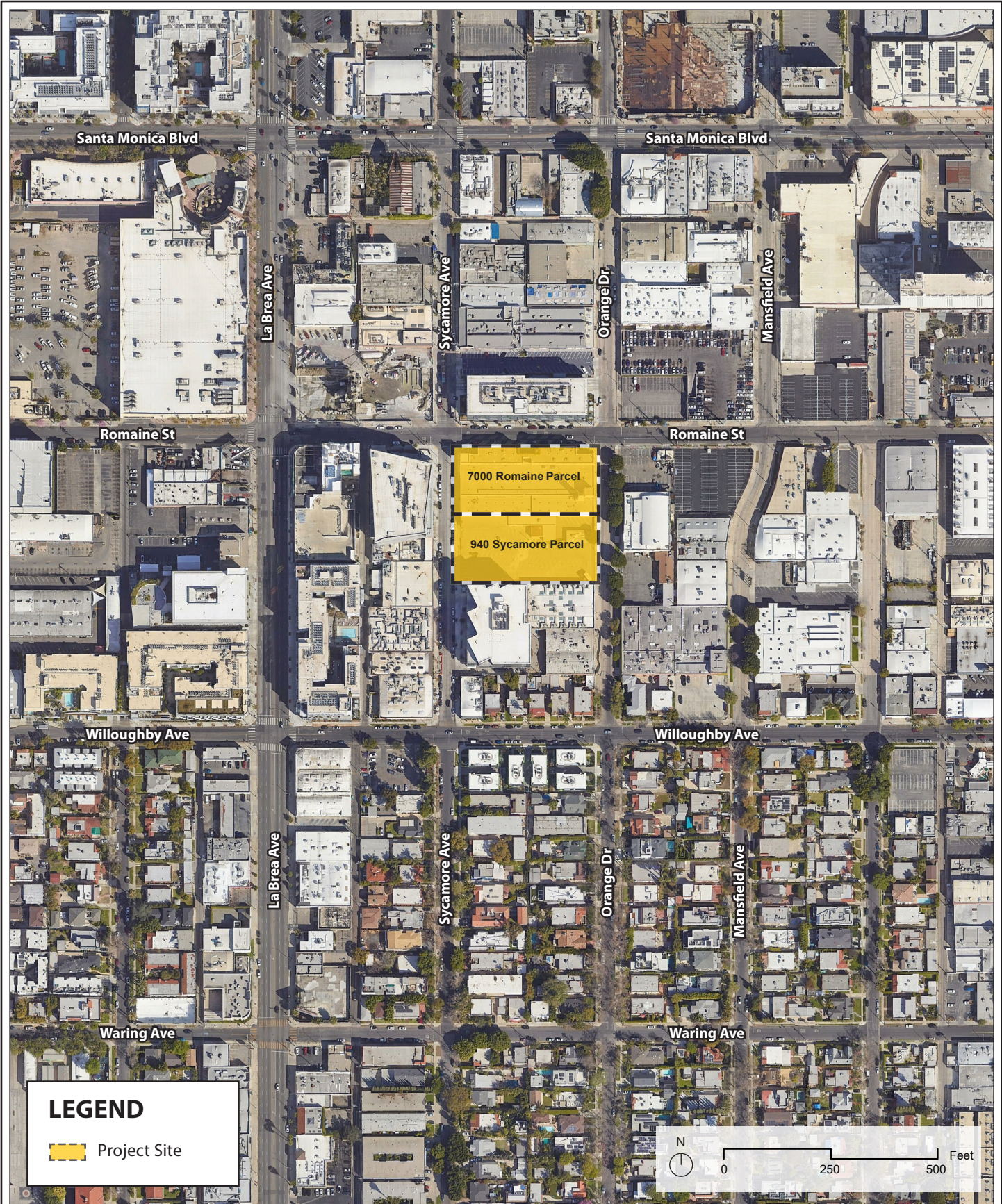
Erin Strelch  
Major Projects Section  
Department of City Planning  
(213) 847-3626

**Attachments:**

Project Location Map  
Aerial Photograph of the Project Site  
Ground Floor Plan  
Conceptual Rendering



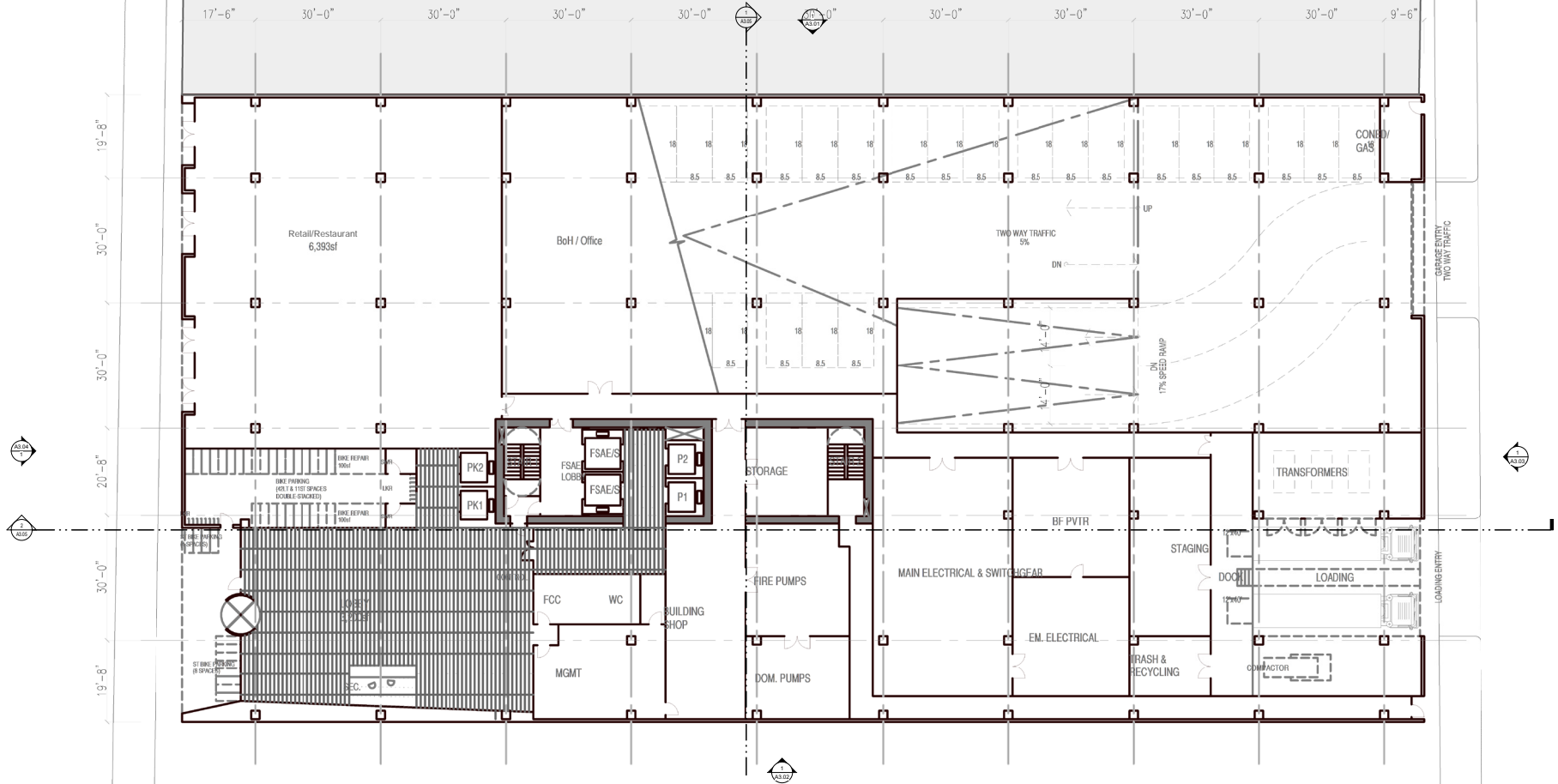
**Figure 1**  
Project Location Map



**Figure 2**  
Aerial Photo of the Project Site and Vicinity

Source: Google Maps, 2023; Eyestone Environmental, 2023.

EXISTING TO REMAIN  
7000 ROMAINE ST, LOS ANGELES



**Figure 3**  
Floor Plan – Ground Floor  
(940 Sycamore Parcel)



**Figure 4**  
Conceptual Rendering