



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

January 17, 2024

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3629

ENVIRONMENTAL CASE NO.:	ENV-2022-7064-EIR
PROJECT NAME:	6311 Romaine Project
PROJECT APPLICANT:	Romaine Street Owner, LLC
PROJECT ADDRESS:	6400–6416 West Santa Monica Boulevard, 901–1045 North Cahuenga Boulevard, 6113 West Willoughby Avenue, 6300 and 6311 West Romaine Street, and 906–1048 North Cole Avenue, Los Angeles, California 90038
COMMUNITY PLAN AREA:	Hollywood
COUNCIL DISTRICT:	13 - Soto-Martinez
PUBLIC COMMENT PERIOD:	January 17, 2024 - February 16, 2024
SCOPING MEETING:	Thursday, February 1, 2024, 5:30 P.M. - 7:30 P.M. See below for additional details.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 6311 Romaine 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.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located within the Hollywood Community Plan area of the City of Los Angeles. As shown in **Figure 1, Project Location Map**, the Project Site consists of the majority of two City blocks and is bounded by Santa Monica Boulevard to the north, Cahuenga Boulevard to the east, Willoughby Avenue to the south, and Cole Avenue to the west. The Project Site is bisected by Romaine Street, bifurcating the Project Site into the North Block and South Block.

The Project Site is currently developed with structures consisting of 189,843 square feet of existing floor area. The North Block is currently developed with the former Technicolor Motion Picture Corporation that consists of

15 buildings, and the South Block is currently developed with surface parking areas and a six-story parking garage that has a ground floor office use and a dance studio.

PROJECT DESCRIPTION: The 6311 Romaine Project (Project) proposes a mixed-use entertainment studio campus on an approximately 6.4-acre site (Project Site) and comprising the majority of two consecutive blocks bisected by Romaine Street into the North Block and South Block, and is bounded by Cahuenga Boulevard to the east and Cole Avenue to the west. The Project would construct 452,747 square feet of new soundstage buildings, production, office, retail, and restaurant uses, and renovate 108,197 square feet of existing production, office, and gymnasium uses, including the former Technicolor Motion Picture Corporation processing plant which is designated as Los Angeles Historic-Cultural Monument LA-1289, into office and production uses.

On the North Block, the Project proposes to develop a total floor area of 282,591 square feet, consisting of six existing structures to be renovated, one rooftop structure addition to the existing Building 4, one new seven-story office building, and a one-level subterranean garage and surface parking areas. On the South Block, the Project proposes to construct a total floor area of 278,353 square feet, consisting of two soundstage buildings, with each soundstage building containing two production studios, two new office buildings, and a two-level subterranean garage.

Upon completion, the Project would result in a total floor area of 560,944 square feet, for a project floor area ratio (FAR) of approximately 2:1, with a maximum building height of seven stories, or 103 feet. A total of 81,646 square feet of floor area consisting of existing office, industrial, retail, and dance studio uses, and a six-level above-ground parking structure and surface parking areas would be demolished.

The attached **Figure 2 and Figure 3** illustrate the conceptual development plans. The following table identifies the existing and proposed uses for the Project for environmental impact analysis purposes:

**Table 1
Summary of Existing and Proposed Floor Area**

Use	Existing (sf)	Demolition (sf)	Existing to Remain/Renovated (sf)	Proposed New Construction (sf)	Total Project Floor Area (sf) ^f
Office	126,413	47,599	105,087 ^{b, c}	342,298	447,385
Production ^a	3,110	0	3,110 ^d	98,447	101,557
Gymnasium	26,273	0	0	0	0
Restaurant	0	0	0	8,786	8,786
Retail	3,834	3,834	0	3,216	3,216
Industrial	20,241	20,241	0	0	0
Dance Studio	9,972	9,972	0	0	0
Total	189,843	81,646	108,197	452,747^d	560,944^e

sf = square feet

^a Production uses are inclusive of soundstage buildings and associated production uses.

^b 26,273 square feet of existing gymnasium uses would be renovated to offices uses at Project buildout.

^c 126,413 square feet of existing office uses – 47,599 square feet of existing office uses to be demolished + 26,273 square feet of existing gymnasium uses to be renovated and converted to office uses = 105,087 square feet of total existing office uses to remain and be renovated/converted.

^d 3,110 square feet of existing production uses would remain/be renovated at Project buildout.

^e Total is one square foot higher due to rounding.

^f Total is proposed new construction plus the existing uses to remain/renovated.

Source: RIOS, 2023.

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.32 F, a **Zone Change and a Height District Change** from MR1-1-SN to M1-2D-SN, allowing a maximum FAR of 3:1.
2. Pursuant to LAMC Section 12.24 W.19, a **Class 2 Conditional Use Permit** for FAR averaging in a unified development in the M Zone.
3. Pursuant to LAMC 12.24 W.1, a **Class 2 Main Conditional Use Permit** to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within four restaurants, office buildings, production studios, and outdoor areas.
4. Pursuant to LAMC Section 13B.4.2, a **Project Compliance** for signage within the Hollywood Supplemental Signage Use District (HSSUD).
5. Pursuant to LAMC Section 16.05, a **Project Review** to permit the development of a project which creates or results in an increase of 50,000 gross square feet or more of nonresidential floor area.
6. Pursuant to LAMC Section 17.15, a **Vesting Tentative Tract Map** No. 83971 for the merger and re-subdivision of the Project Site into two ground lots and 11 airspace lots; and a haul route for 220,000 cubic yards (cy) of material.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study prepared for the Project, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning (potential conflicts with land use plans, etc.); Noise; Public Services (police protection, fire protection); Transportation; Tribal Cultural Resources; and Utilities and Service Systems (water supply, wastewater, and energy infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online format using Zoom, to share information regarding the Project and the environmental review process. City staff, environmental consultants, and Project representatives will be available during this meeting which will begin with a presentation. After the Public Scoping Meeting has ended, a copy of the presentation will be posted to the Department's website at <https://planning.lacity.org/development-services/eir>. The City encourages all interested individuals and organizations to attend this meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting are as follows:

Date: February 1, 2024

Time: 5:30 P.M. - 7:30 P.M.

Virtual Location: Visit: <https://planning-lacity-org.zoom.us/j/88172975635> or by phone dial US: +1 669 900 9128 or +1 213 338 8477, and enter Webinar ID: 881 7297 5635.

FILE REVIEW AND COMMENTS: 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/development-services/eir>.

The environmental file also may be available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

Digital copies are also available for review at the following library locations:

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

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 Number provided above, and submit them in writing by **Friday, February 16, 2024 no later than 4:00 p.m.**

Please direct your comments to:

Mail: Tamar Gharibian
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: Tamar.Gharibian@lacity.org

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. Services such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral 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.

VINCENT P. BERTONI, AICP
Director of Planning



Tamar Gharibian
Major Projects
Department of City Planning
(213) 978-1797

Attachments:

- Figure 1 Project Location Map
- Figure 2 Conceptual Site Plan – North Block
- Figure 3 Conceptual Site Plan – South Block

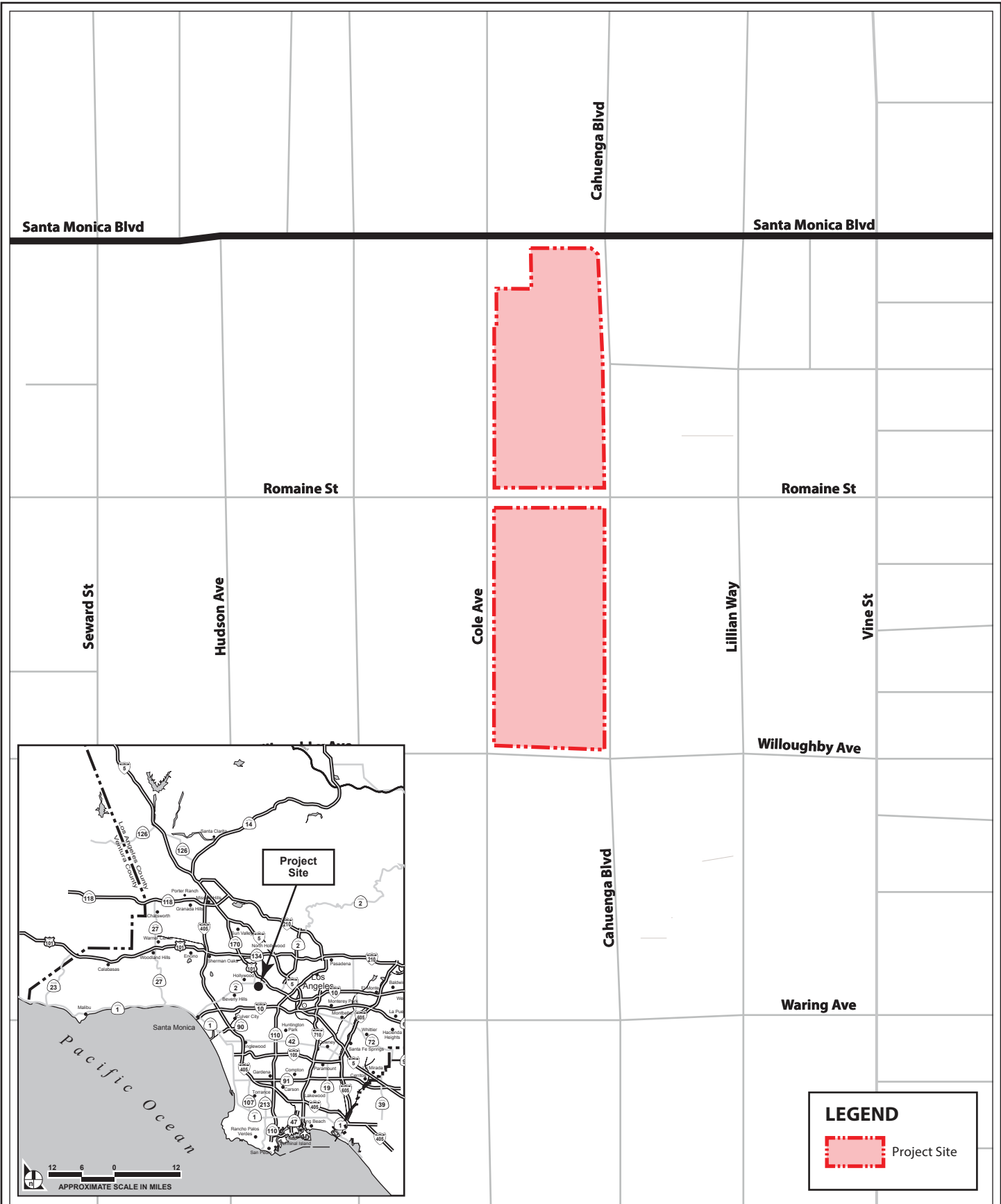
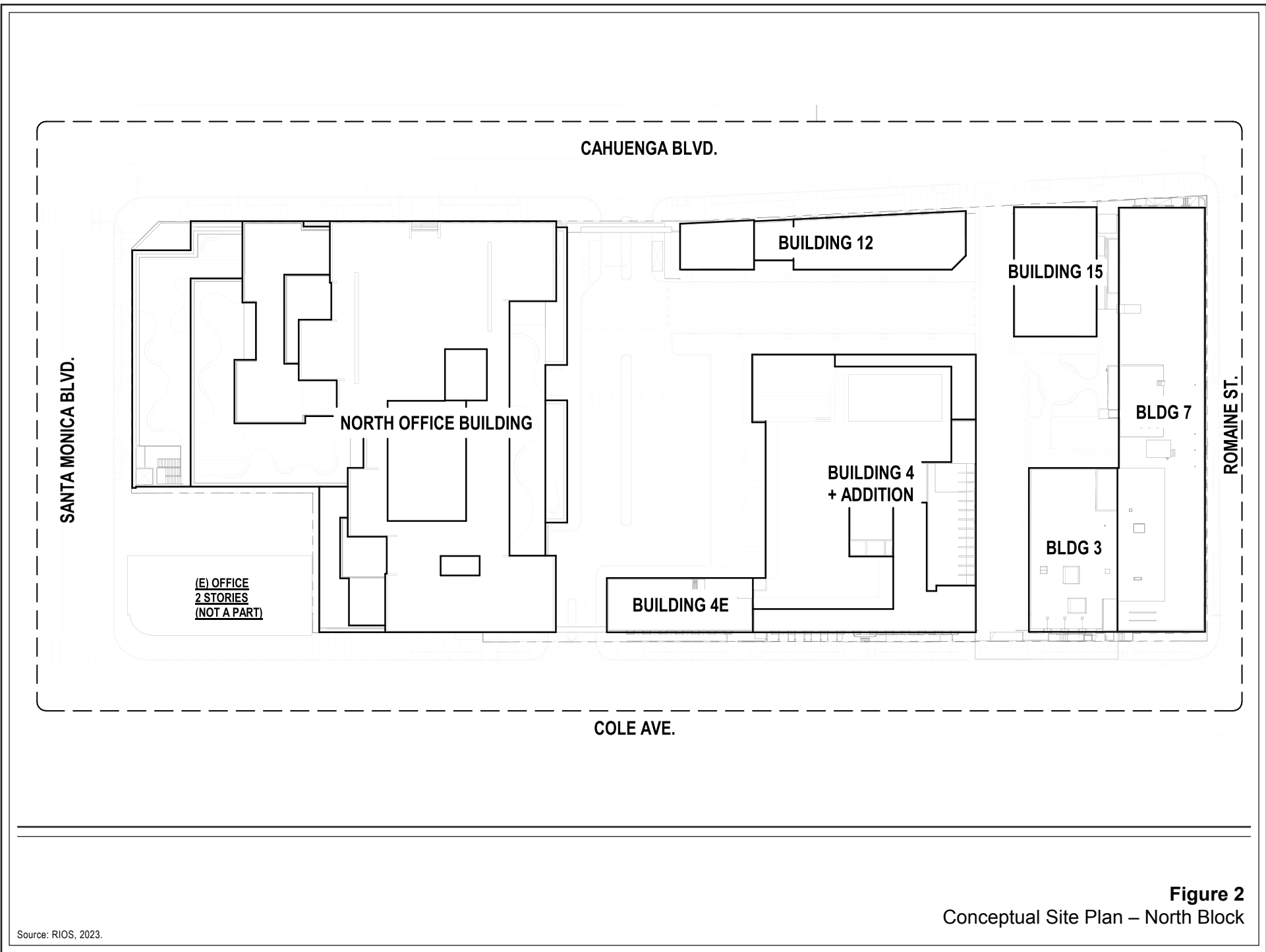


Figure 1
 Project Location Map

Source: Eyestone Environmental, 2023; ArcGIS, 2023.



CAHUENGA BLVD.

SANTA MONICA BLVD.

NORTH OFFICE BUILDING

(E) OFFICE
2 STORIES
(NOT A PART)

BUILDING 12

BUILDING 15

BLDG 7

ROMAINE ST.

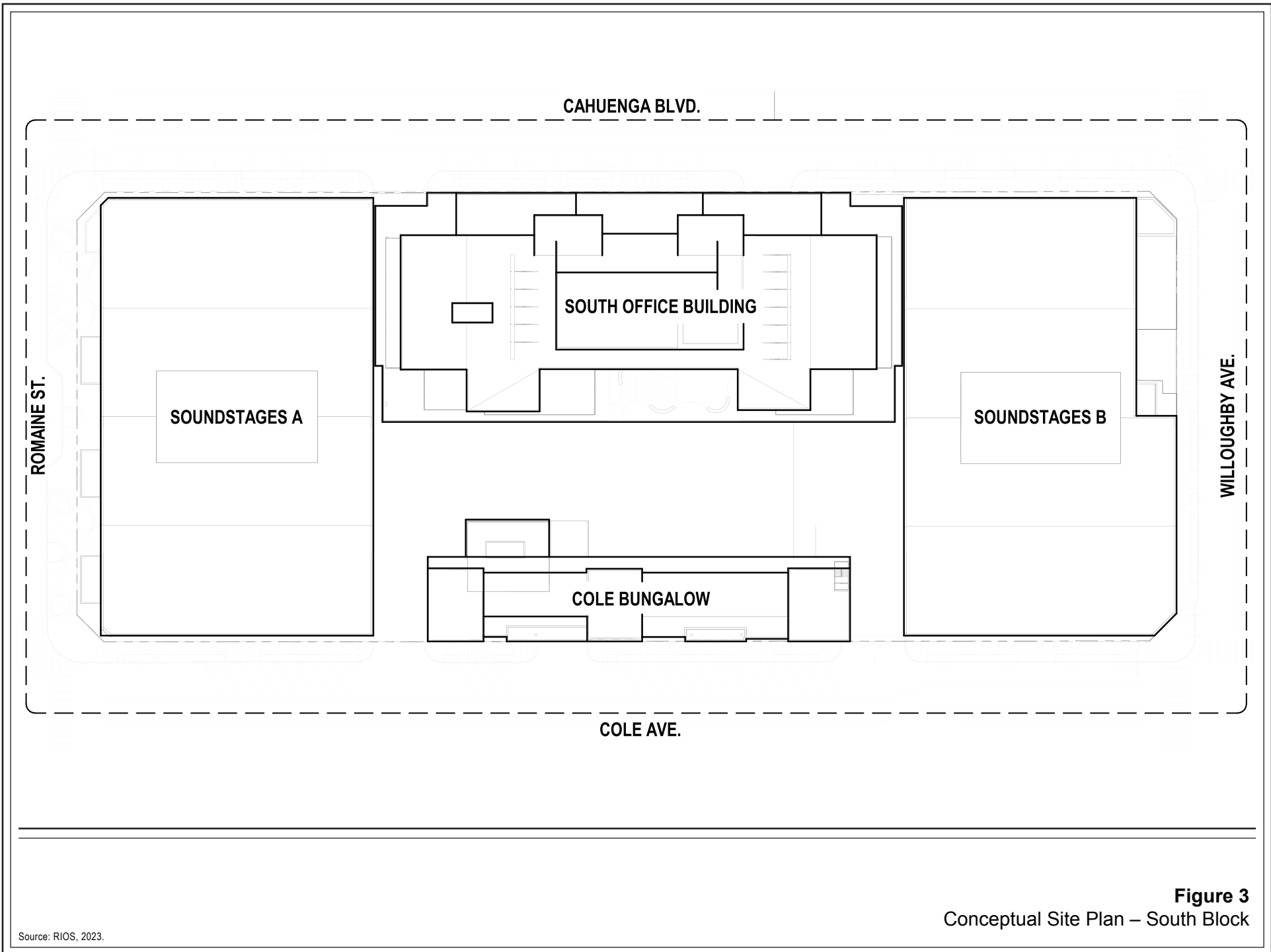
BUILDING 4
+ ADDITION

BLDG 3

BUILDING 4E

COLE AVE.

Figure 2
Conceptual Site Plan – North Block



CAHUENGA BLVD.

ROMAINE ST.

SOUNDSTAGES A

SOUTH OFFICE BUILDING

SOUNDSTAGES B

WILLOUGHBY AVE.

COLE BUNGALOW

COLE AVE.

Figure 3
Conceptual Site Plan – South Block

Source: RIOS, 2023.