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CITY PLANNING**

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November 1, 2023

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**TECHNICAL MODIFICATIONS FOR THE 1000 SEWARD PROJECT; CF 23-1153**

On September 5, 2023, the City Planning Commission (CPC) certified the 1000 Seward Project Environmental Impact Report (ENV-2020-1239-EIR); and for the related Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR: 1) approved and recommended that the Mayor and City Council adopt 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; 2) approved and recommended that the City Council adopt a Vesting Zone and Height District Change from MR1-1 and R3-1 to (T)(Q)M1-2D; 3) approved a Main Conditional Use Permit for the sale or dispensing of alcoholic beverages for on-site and off-site sale and consumption within 11,152 square feet of restaurant uses (of which 6,100 square feet may be used for an entertainment use); 4) approved 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; 5) and adopted conditions of approval, and findings. No appeals were filed against the action of CPC.

The following corrections are to be incorporated:

**Revised Exhibit A**

The Letter of Determination (LOD) for Case No. CPC-2020-1237-GPA-VZC-HD-MCUP-SPR, dated September 5, 2023, referenced an Exhibit A that included an incorrect commercial floor area of 136,842 square feet. The correct commercial floor area is 136,984 square feet. This change does not change the total floor area ratio of 4.4:1 for the Project, nor the required vehicular or bicycle parking. Further, the Project's EIR used the correct commercial floor area to calculate the environmental impacts of the Project.

Staff recommends the Exhibit A be replaced in its entirety with a Revised Exhibit A, dated November 28, 2023, that shows the corrected commercial floor area of 136,984 square feet, matching the Project's environmental analysis in Case No. ENV-2020-1239-EIR.

Revised Conditions for Effectuating (T) Tentative Classification Removal

Staff recommends that the T Condition No. 1 be revised as follows, in order to be consistent with the Bureau of Engineering's request for street dedications and improvements. Deleted text is shown in ~~bold strikethrough~~ and added text is shown in **bold underline**.

1. Bureau of Engineering. Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.
  - a. Seward Street:  
~~Waiver of five-foot dedication along Seward Street.~~  
~~Waiver of three-foot widening along Seward Street.~~  
**Along Seward Street, maintain the existing 25-foot half right-of way that consists of a 15-foot roadway and a 10-foot sidewalk. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.**
  - b. Romaine Street:  
~~Limited depth dedication (-10' below grade)~~  
~~Waiver of one-foot widening along Romaine Street~~  
**Along Romaine Street, provide a five-foot sidewalk dedication to complete a 30-foot half right-of way, limited to a depth of 10 feet below finished sidewalk surface. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.**
  - c. Hudson Avenue:  
**Along Hudson Avenue, maintain the existing 30-foot half right-of way that consists of a 20-foot roadway and a 10-foot sidewalk. Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.**
  - d. Seward/Romaine Corner Cut:  
~~15' x 15' Limited height corner dedication from 0' to 40' above grade~~  
**At the intersection of Seward Street and Romaine Street adjoining the property, a 20-foot radius property line return or 15-foot by 15-foot corner cut will be dedicated and limited to a depth of 0 feet above finished sidewalk surface and limited to a height of 40 feet above finished sidewalk surface.**
  - e. Hudson/Romaine Corner Cut:  
~~15' x 15' Limited height corner dedication from center of earth (unlimited below grade) to 15' above grade~~  
**At the intersection of Hudson Avenue and Romaine Street adjoining the property, a 20-foot radius property line return or 15-foot by 15-foot corner cut will be dedicated and limited to a height of 15 feet above finished sidewalk surface.**

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

  
James Harris  
City Planner

VPB:MZ:MN  
Enclosures: Revised Exhibit A, dated November 28, 2023