



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

March 6, 2025

Puede obtener información en Español acerca de esta junta llamando al 213-847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2022-8775-EIR
PROJECT NAME:	Alameda Crossing
PROJECT APPLICANT:	1614 E 7th Street LLC
PROJECT ADDRESS:	1614 E 7th Street (1600-1620 and 1621 East 7th Place; 1524-1732 East 7th Street; 712-726 and 735 South Lawrence Street; 713-735 South Decatur Street; and 725 South Channing Street), Los Angeles, California 90021
COMMUNITY PLAN AREA:	Central City North
COUNCIL DISTRICT:	14—Ysabel Jurado
PUBLIC COMMENT PERIOD:	March 6, 2025–April 7, 2025
PUBLIC SCOPING MEETINGS:	March 13, 2025; 5:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Alameda Crossing 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 the 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 currently comprised of approximately 8.3 acres, bounded by 7th Street to the north, Decatur Street to the east, Alameda Street to the west, and 7th Place and other adjoining properties to the south. The Project Site is currently developed with a transit facility with offices, and surface parking which all had previously served as a Greyhound bus station and maintenance facility. The existing buildings comprise a total of 136,438 square feet (sf). The Project Site is relatively flat with limited ornamental landscaping, and no protected trees on-site.

PROJECT DESCRIPTION: The Alameda Crossing Project (Project) would develop a 364,027 sf entertainment studio campus comprised of four buildings on an approximately nine-acre site¹, and consisting of 174,356 square feet of sound stage uses, 132,657 square feet of ancillary office uses, and 57,014 square feet of accessory uses (such as mill, production support, commissary, and cafe). Building heights would range from 64 feet for the sound stage uses to a maximum of 132 feet for a single office building. The Project also proposes to merge the adjacent Channing Street, Lawrence Street, and 7th Place public rights-of-way into the Project Site. Two existing buildings totaling 136,438 sf would be demolished.

The following table identifies the existing and proposed uses for the Project:

Summary of Existing and Proposed Floor Area^a

Land Use	Floor Area
Existing (All to Be Removed)	
Industrial	106,238 sf
Office	30,200 sf
<i>Total Existing Floor Area to Be Removed</i>	<i>136,438 sf</i>
New Construction	
Soundstages	174,356 sf
Office	132,657 sf
Production Support	27,492 sf
Mill Space	17,555 sf
Café	622 sf
Commissary	6,103 sf
Covered Open Space	5,242 sf
Total Floor Area Upon Completion	364,027 sf^b
<p><i>sf = square feet</i></p> <p>^a <i>Square footage is calculated pursuant to the Los Angeles Municipal Code (LAMC) definition of floor area for the purpose of calculating FAR. In accordance with LAMC Section 12.03, floor area is defined as “[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.”</i></p> <p>^b <i>The Project includes approximately 48,500 square feet of ancillary basecamp area; however, which is not considered floor area per LAMC Section 12.03.</i></p> <p><i>Source: Eyestone Environmental, 2024.</i></p>	

¹ The Project Site’s existing lot area is 361,461 square feet (8.3 acres); however, the Project would involve street dedications, mergers, and vacations, which would increase the Project Site area to approximately 9.485 acres.

REQUESTED ACTIONS:

1. Pursuant to LAMC Section 12.32 S, the establishment of a Sign District (-SN Supplemental Use District) for the Project Site;
2. Pursuant to LAMC Section 12.24 T and 12.24 U.14, a Vesting Conditional Use for a Major Development Project which creates or adds 100,000 sf or more of floor area of non-residential or non-warehouse uses in the M3 Zone;
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development that results in an increase of 50,000 sf or more non-residential floor area and/or generates more than 1,000 average daily trips;
4. Pursuant to LAMC Section 17.15 and 17.03, a Vesting Tentative Tract Map for the merger and re-subdivision of the site, and the merger of portions of the Channing Street, Lawrence Street, and 7th Place rights-of-way, into one ground lot and four airspace lots; and a Haul Route for 17,000 cubic yards of soil export and 96,750 cubic yards of import; and
5. Other discretionary and ministerial permits that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, off-site or right-of-way encroachment permits, on-site and off-site tree removal permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, 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 (Paleontological), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (fire protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water, Wastewater, and Energy Infrastructure).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in an online virtual format 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. The City encourages all interested individuals and organizations to attend this meeting. After the Public Scoping Meeting has ended, a copy of the recorded meeting will be available online. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for LAMC entitlement requests will be scheduled after the completion of the EIR. The date, time, and virtual location of the Public Scoping Meeting is as follows:

Date: March 13, 2025

Time: 5:30 P.M.

Virtual Location: Visit <https://planning-lacity-org.zoom.us/j/81334031538> and enter Meeting ID: 81334031538 and Passcode: 519059 or by phone dial US: +1 213 338 8477 or +1 669 900 9128, and enter Webinar ID: 81334031538 followed by #. If asked for Participant ID, enter #.

FILE REVIEW AND COMMENTS: A copy of this notice, the Initial Study prepared for the Project, and appendices may be viewed with the environmental file or online at <https://planning.lacity.gov/project-review/environmental-review/published-documents>

The environmental file is 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.

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 above, and submit them in writing by **April 7, 2025, no later than 4:30 P.M.**

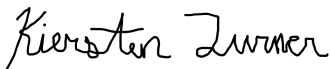
Please direct your written comments to:

Mail: Kiersten Turner
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Room 1350
Los Angeles, CA 90012

E-mail: kiersten.turner@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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other 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



Kiersten Turner, Planning Assistant
Department of City Planning
(213) 756-1731

Attachments:
Project Location Map
Conceptual Site Plan
Zoom Instructions

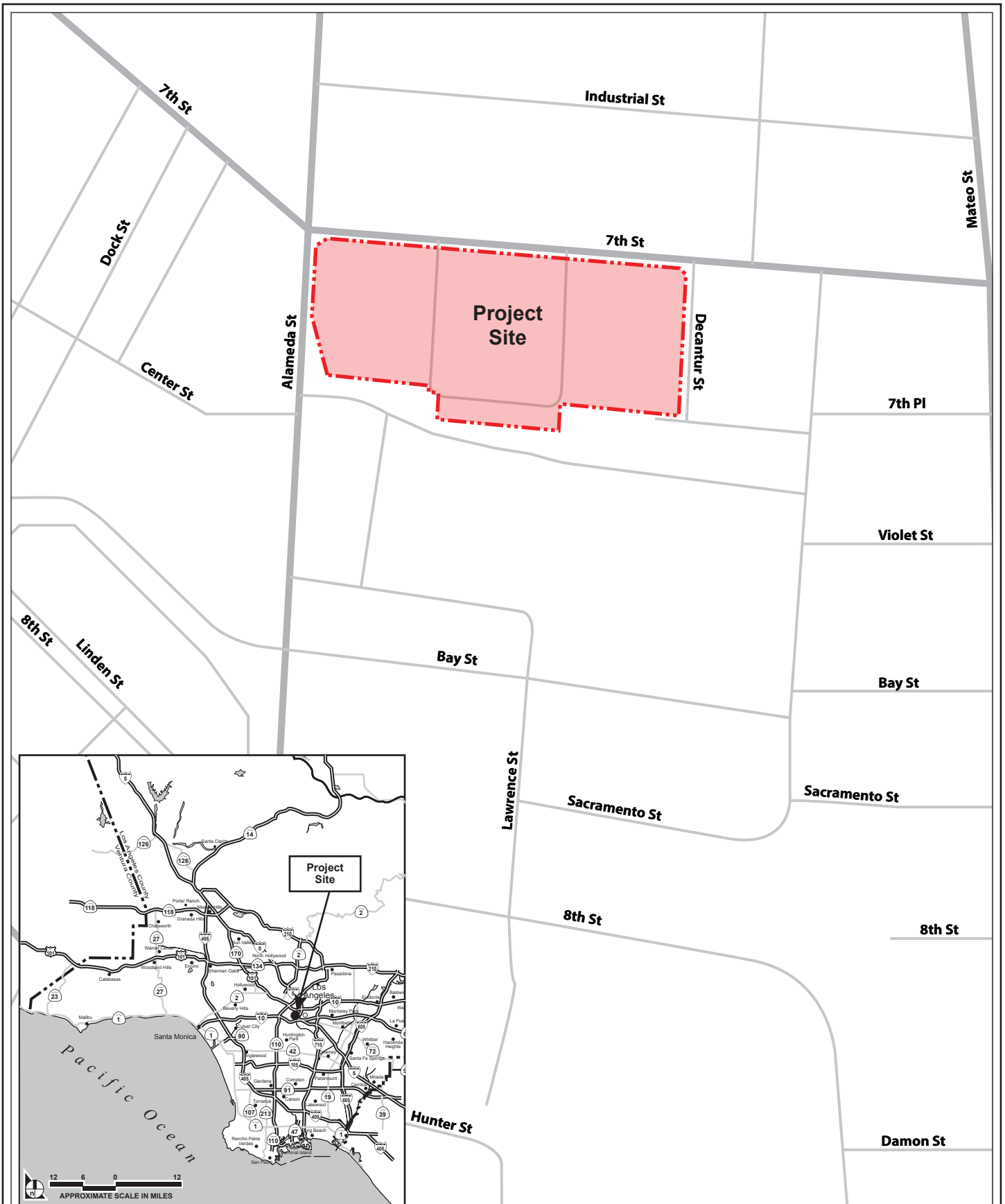


Figure 1
Project Location Map

Source: Eyestone Environmental, 2024.

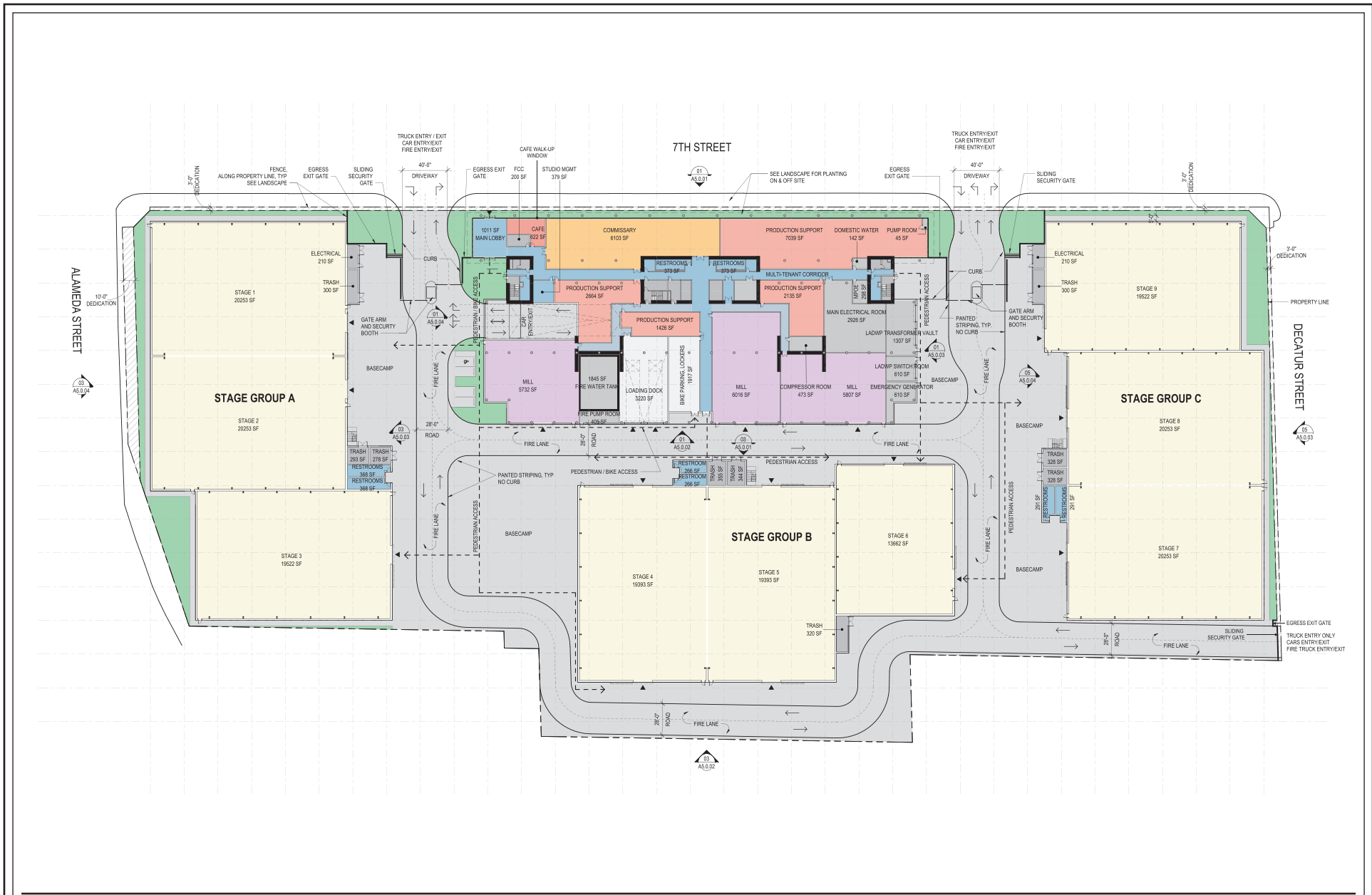


Figure 2
Conceptual Site Plan

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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RE: Zoom Meeting Instructions for (Alameda Crossing Project) Scoping Meeting – 1614 E 7th Street (1600-1620 and 1621 East 7th Place; 1524-1732 East 7th Street; 712-726 and 735 South Lawrence Street; 713-735 South Decatur Street; and 725 South Channing Street), Los Angeles, California 90021 (Case No. ENV-2022-8775-EIR)

How to participate in the Virtual Public Scoping Meeting

Thank you for participating in the Virtual Public Scoping Meeting. In this meeting you will learn more about the Alameda Crossing Project (ENV-2022-8775-EIR) and have an opportunity to ask questions about the Project as well as provide input as to what environmental topics the Environmental Impact Report of the Project should study. For this Virtual Public Scoping Meeting we will be using Zoom as our virtual platform. To participate you will need access to a computer, tablet, smartphone, or telephone. Please follow the instructions below to participate.

English Language Instructions:

1. To join the Scoping Meeting via your computer, smartphone, or tablet, use the link on the Notice of Preparation or go to zoom.us and enter the Webinar ID 813 3403 1538 and Passcode 519059.
2. Or, join the meeting via phone dial: US: +1 669 900 9128 or +1 213 338 8477, and when prompted, enter the Webinar ID 813 3403 1538 followed by #. When prompted for a participant ID, please press #.
3. After the presentation has ended, raise your hand via the “raise hand” button on the Zoom platform (or press *9 on your phone). City Staff will call out each person wishing to speak and will unmute you for the duration of your comment or question. If you require translation, please indicate so after you are called on to speak, Translation staff will assist you in both commenting and translating responses from City Staff and members of the Applicant Team.
4. Public Comment may be provided during the Scoping meeting or submitted after the Scoping Meeting to City Planning Staff through regular mail or e-mail. Please follow the instructions provided on the Notice of Preparation. Comments will be accepted in any language and will be translated and added to the record for the Project.

Note: If you experience any technical difficulties during the meeting: Click the hand raise button (if using a computer) or press *9 if using a telephone.