

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

December 14, 2007

**NOTICE OF PREPARATION**  
**ENVIRONMENTAL IMPACT REPORT**

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION  
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[www.planning.lacity.org](http://www.planning.lacity.org)

**CASE NO: ENV-2007-5091-EIR**

**PROJECT NAME: Pantages Office Tower**

**PROJECT LOCATION/ADDRESS: 6225-6249 Hollywood Boulevard, Los Angeles, CA 90028**

**COMMUNITY PLANNING AREA: Hollywood**

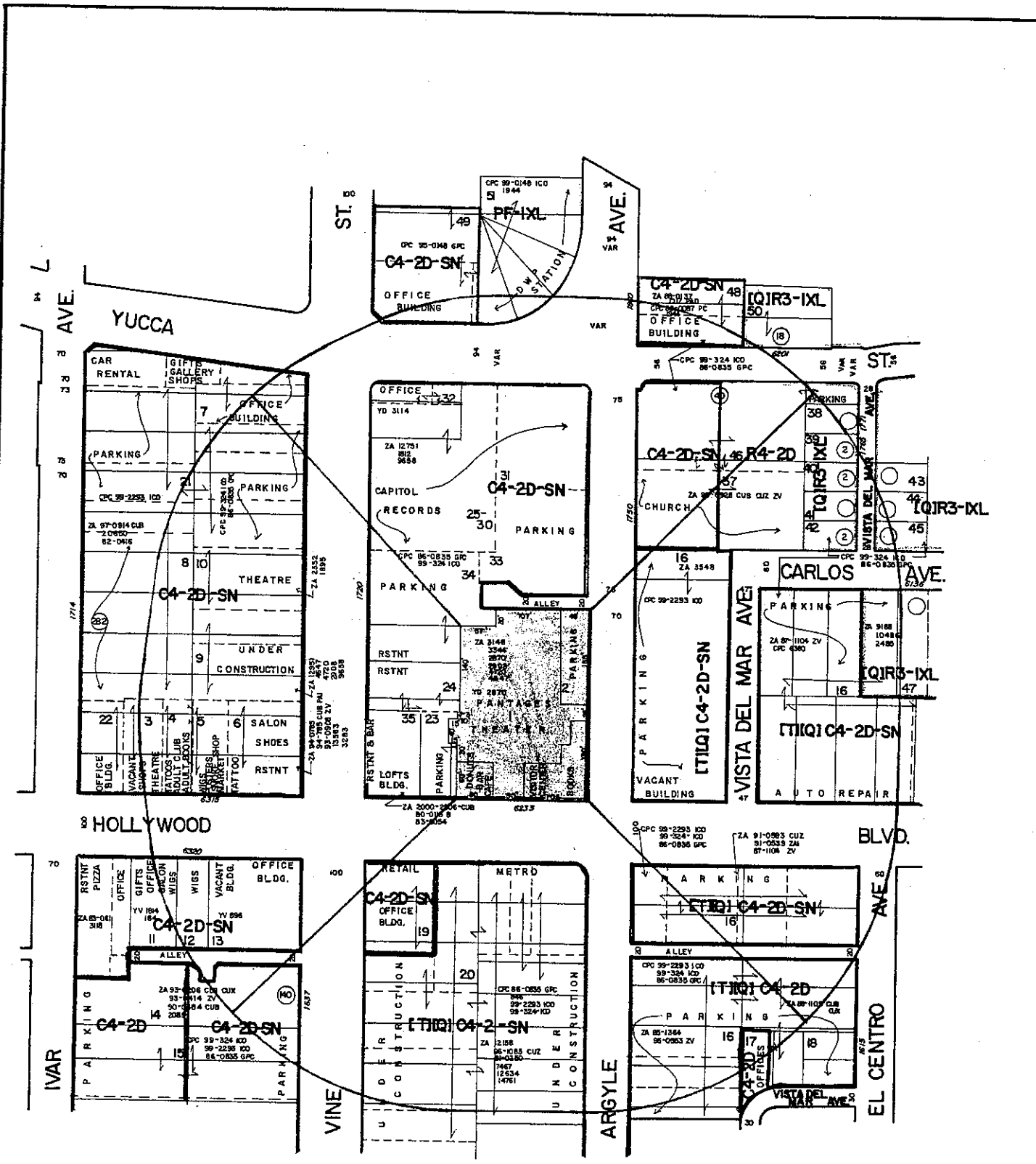
**COUNCIL DISTRICT: 13- Eric Garcetti**

**DUE DATE FOR PUBLIC COMMENTS: January 14, 2008**

The City of Los Angeles, Department of City Planning will be the Lead Agency and will require the preparation of an environmental impact report ("EIR") for the project identified herein (the "project"). The Department of City Planning requests your comments as to the scope and content of the EIR.

The Project Description, location, and the potential environmental effects are set forth below. The environmental file is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012

**PROJECT DESCRIPTION:** The 57,891 square-foot project site is currently occupied by the Pantages Theater. The Pantages Theater, constructed in 1930 by architect B. Marcus Priteca, and fully restored by the Nederlander Organization in 2000, is a prime example of the opulent Art Deco style. The existing two-story building, which includes a 2,691-seat theater, lobby area and second level offices, is designated as Los Angeles Historic-Cultural Monument No. 193 and is located within the Hollywood Boulevard Commercial Entertainment District (US-85000704). The original design for the building included an additional ten floors of office use, but as a result of the Great Depression, the office tower was never constructed. The proposed project will achieve the original vision for the building by adding ten stories of office use above the lobby and office area of the existing building. The design of the project will reflect the intent of the original drawings for the Art Deco office tower, which were approved by the City of Los Angeles in 1929. The proposed 200,000 square foot office tower will rise above the existing 45,219 square foot building. The project fully preserves the Pantages Theater. The total floor area of the project and the Pantages Theater will be approximately 4.5 times the buildable area of the project site. The project site is zoned C4-2D-SN and the project proposes a zone change to [T][Q]C4-2D-SN, and also



# 500' RADIUS MAP



Quality Mapping Service  
Planning Consultants

14549 Archwood St., Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351

DRAWN BY: CARLOS C.

THOMAS BROTHERS

Page: 593 Grid: F4

LEGAL

LOT: 6-9

TRACT: 10149  
M.B. 163-17 19

CONTACT: JEFFER MANGLES

C.D.: 13

C.T.: 1910.00

P.A.: 107-HOLLYWOOD

USES: FIELD

CASE NO.:

SCALE: 1" = 100'

D.M.: 148-5A189

PHONE: 310-712-6847

DATE: 10-12-07

Updated:

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NET AC: 1.32±



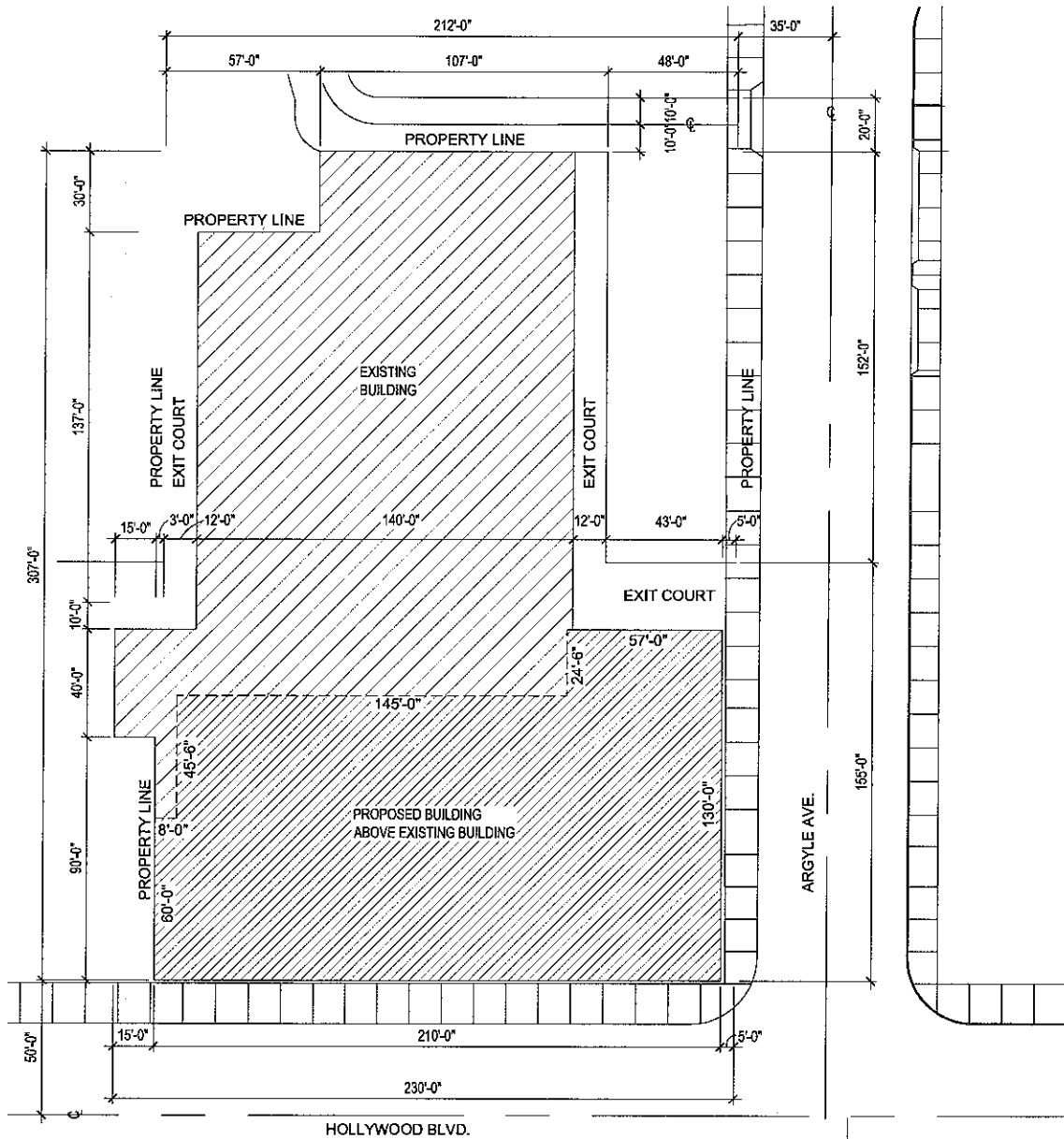
07-308  
QMS

**ADDRESS / LEGAL INFORMATION**

ZONING: C4-2D-SN  
 212374 LOS ANGELES STATE ENTERPRISE ZONE  
 212331 HOLLYWOOD SIGNAGE SUPPLEMENTAL USE DISTRICT (CRA AREA)  
 212277 HOLLYWOOD REDEVELOPMENT PROJECT  
 211352 HOLLYWOOD REDEVELOPMENT PROJECT  
 211117 MTA PROJECT  
 211802 HILLSIDE GRADING ORDINANCE EXEMPTED AREA

PIN NUMBER: 148-SA189 69  
 SITE AREA: 57,890 SF  
 ASSESSORS PARCEL NUMBER: 5546030001  
 TRACT: TR 101-49  
 MAP REFERENCE: MB 163-17/19  
 BLOCK: NONE  
 LOT: 7  
 MAP SHEET: 148-5A189  
 PROPOSED BUILDING AREA: 200,000 SF

GENERAL PLAN LAND USE: REGIONAL CENTER COMMERCIAL  
 ADDRESS: 6225 - 6249 W. HOLLYWOOD BLVD.  
 HOLLYWOOD, CA 90028

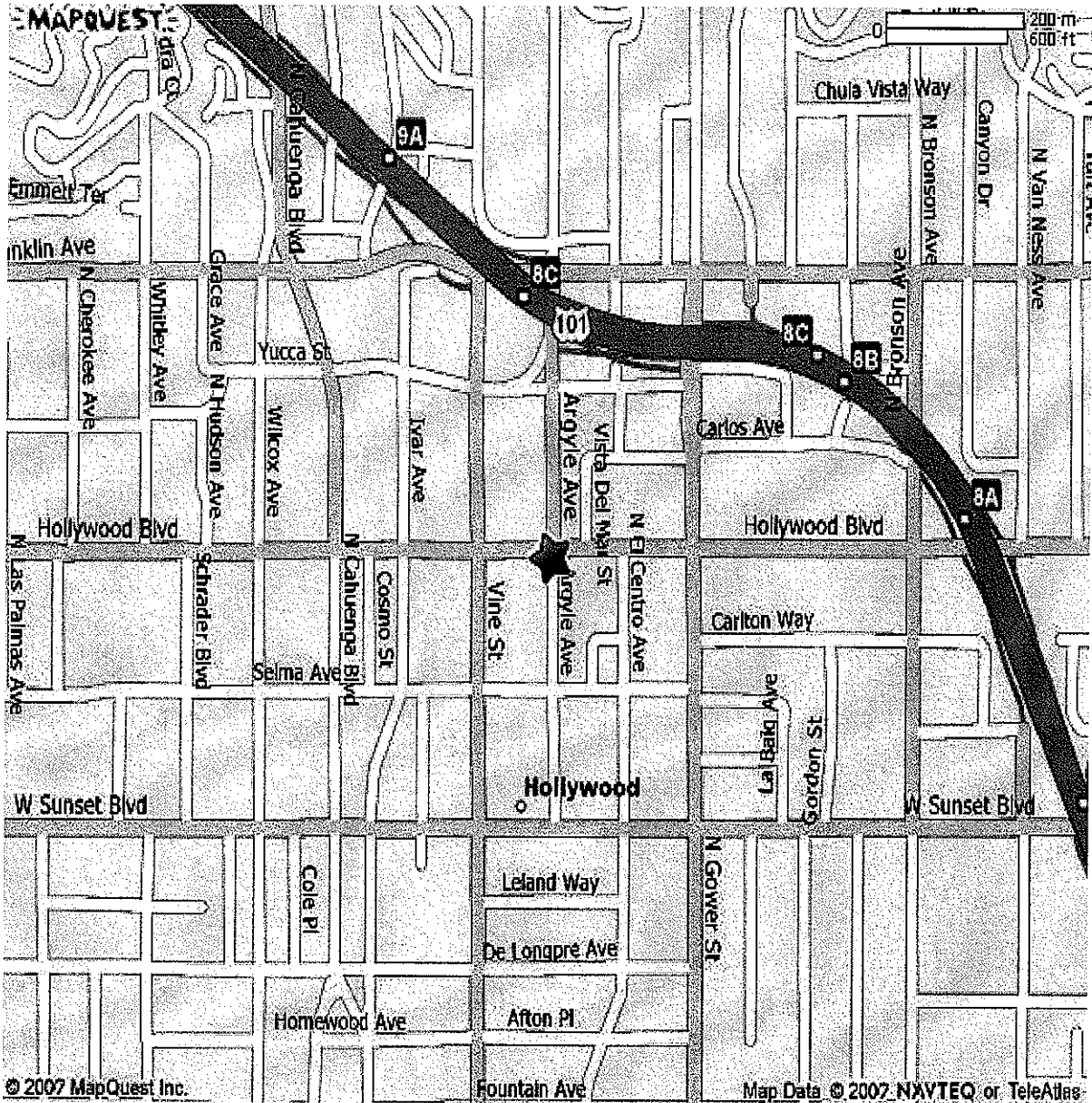


**PROPOSED OFFICE BUILDING**  
**6225 - 6249 W. HOLLYWOOD BLVD.**



PLOT PLAN

# Vicinity Map



Address: 6225-6249 Hollywood Blvd. and 1719-1725 N. Argyle Ave.

QMS # 07-306