

## II. Environmental Setting

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The proposed Project involves expansion of the existing Kaiser Permanente Los Angeles Medical Center (Medical Center) campus by replacing facilities and adding new buildings. Development of the Project would occur over the course of three phases at multiple properties within and near the Medical Center campus. The location of the Project, the existing conditions of the Project Site, the surrounding land uses, and the applicable land use designations of the Project Site are characterized in this chapter. A description of the proposed Project development is presented in Chapter III.

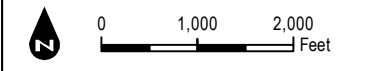
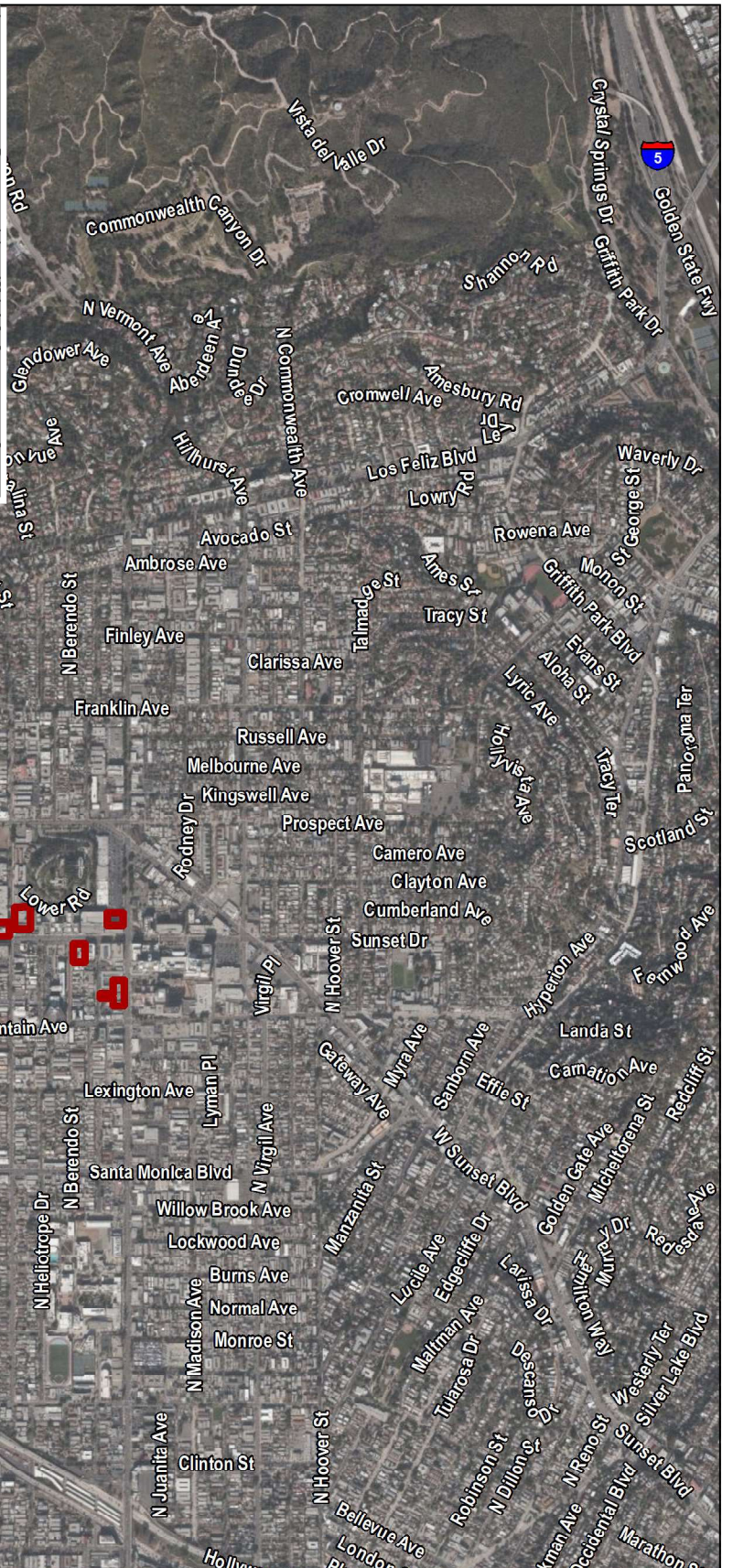
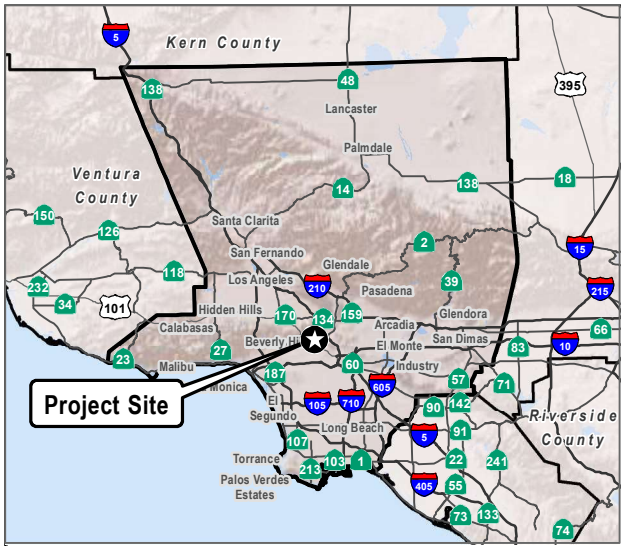
### 1. Project Location

The approximately 15.34-acre Medical Center campus is located along Sunset Boulevard between North Alexandria Avenue and North Vermont Avenue in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project area is generally located northeast of the Hollywood Freeway (US-101) and southwest of the Golden State Freeway (Interstate 5), as shown in **Figure II-1**, Regional and Vicinity Map.

In this document, the term Medical Center campus refers to the entirety of the medical facility owned by Kaiser Permanente (Kaiser), a portion of which will be redeveloped for the Project (Project Site). The Project Site is comprised of six building sites, identified herein as Sites 1 through 6. Upon Project approval, the entire Medical Center campus would be located within the Vermont/Western Transit Oriented District Specific Plan /Station Neighborhood Area Plan (SNAP) Subarea C. Currently, portions of Site 6 are outside of the SNAP, and the existing parking structure at 1549 Edgemont Street and parcel at 1559 North Edgemont Street are within Subarea B. The SNAP provides for the development of hospital or medical uses on a “Unified Hospital Development Site,” which are subject to certain development parameters and may be developed in Subarea C of the SNAP. Thus, the SNAP would be amended to include these additional properties so that the entire Medical Center campus would be located within Subarea C of the SNAP and within a Unified Hospital Development Site (**Figure II-2**, Unified Hospital Development Boundary). See Section II.3, Land Use and Zoning, for more details on the SNAP.

The existing Medical Center campus consists of a collection of medical buildings and parking structures, several of which are proposed for demolition as part of the Project. The Medical Center campus includes other structures that would remain in place (**Figure II-3**, Existing Site Plan and Proposed Demolition). The six building sites, which comprise the Project Site, are outlined in **Figure II-4**, Proposed Site Plan, as the “Proposed Project/Building Sites.”

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 Proposed Project/Building Sites

SOURCE: ESRI 2017; USGS 7.5-Minute Series Hollywood Quadrangle.

**FIGURE II-1**  
**Regional and Vicinity Map**

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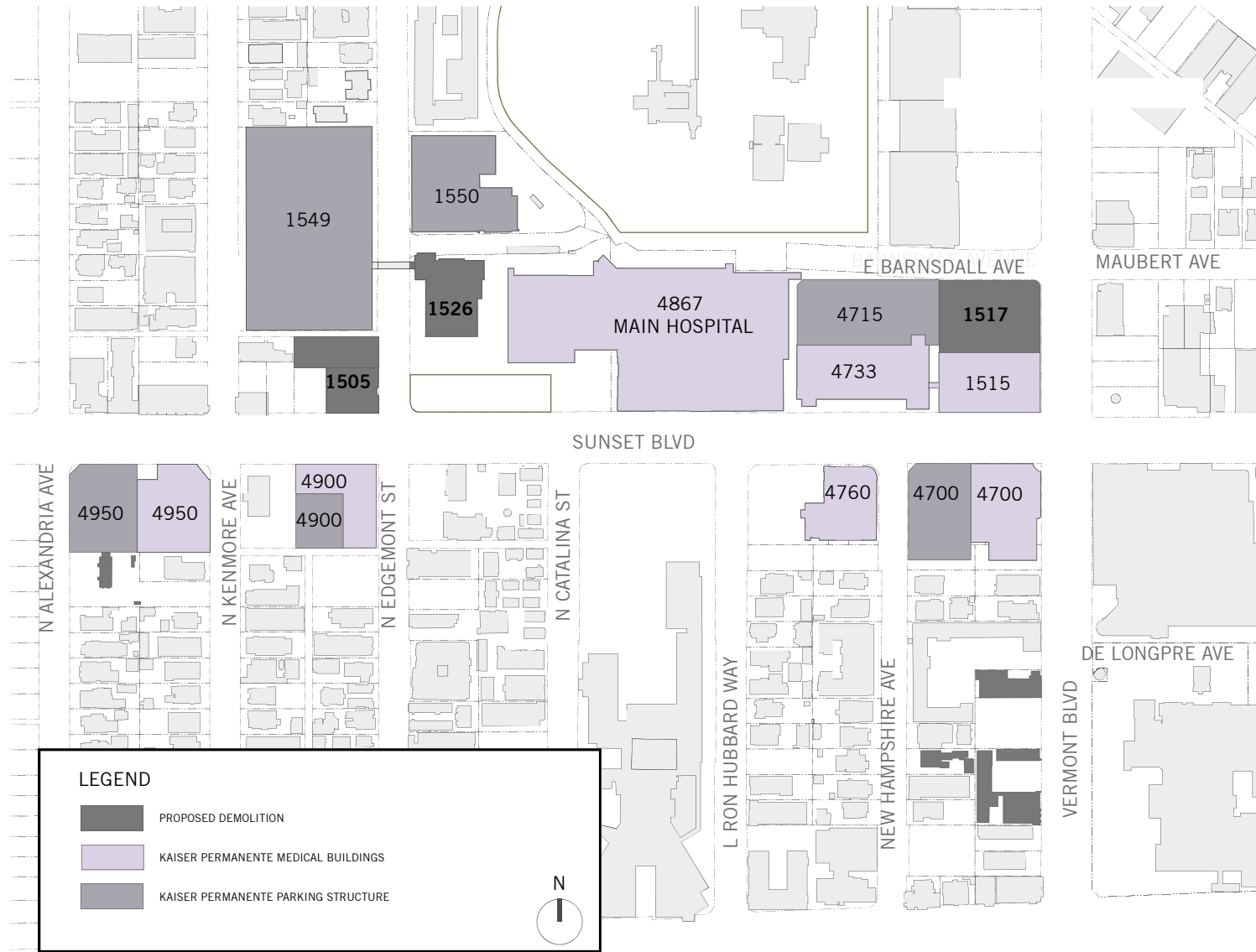


SOURCE: Bing Maps 2017

FIGURE II-2

Unified Hospital Development Boundary

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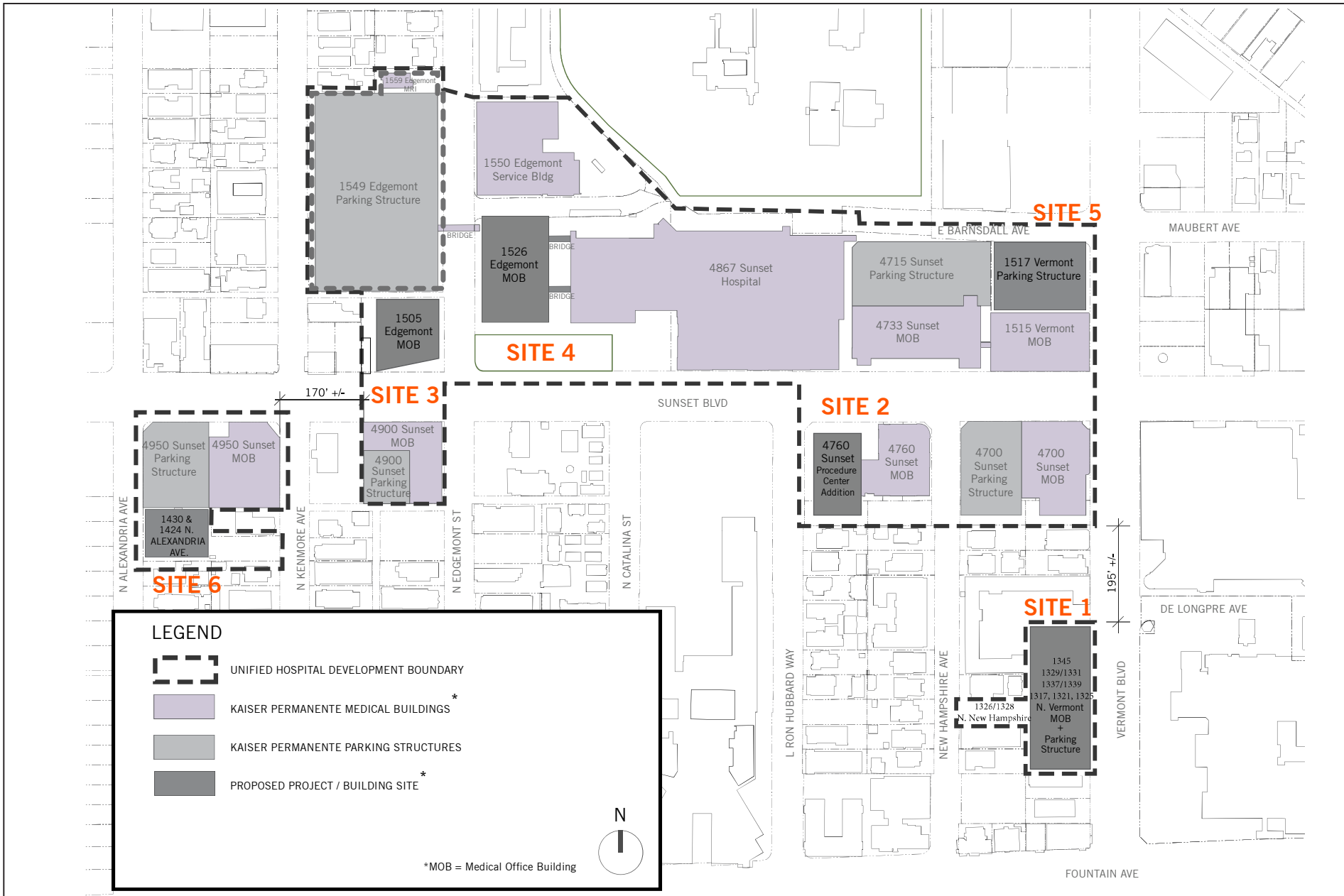


SOURCE: Perkins and Will, 2017

**FIGURE II-3**  
**Existing Site Plan and Proposed Demolition**

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SOURCE: Perkins and Will, 2020

**FIGURE II-4  
Proposed Site Plan**

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## 2. Existing On-Site Conditions and Surrounding Land Uses

**Figure II-5**, Project Site and Surrounding Land Uses, identifies the Unified Hospital Development Site, Kaiser Medical Buildings, Kaiser Parking, and Proposed Project/Building Sites within their surrounding context. The Medical Center campus provides medical and health care service to local and regional patients. It includes an emergency trauma center, inpatient care, outpatient treatment, and other medical facilities. Under current conditions, the Medical Center campus consists of a 460-bed hospital, approximately 635,200 square feet of medical office space, and parking structures.

Land uses generally surrounding the Unified Hospital Development Site include open space, specifically Barnsdall Art Park, to the north; commercial uses to the northeast along North Vermont Avenue; residential, commercial, and other medical uses to the east and southeast, including the Children’s Hospital of Los Angeles and the Hollywood Presbyterian Medical Center along Sunset Boulevard and North Vermont Avenue; residential, commercial, and religious institutional uses to the south, including the Church of Scientology of Los Angeles; and residential and commercial uses to the west.

The existing on-site conditions and surrounding land uses of Sites 1 through 6 are described below.

### a) Site 1

#### (1) Existing On-Site Conditions

Site 1 is located in the southeastern portion of the Unified Hospital Development Site, is approximately 45,700 square feet (approximately 1 acre) in size, and consists of four parcels with several associated addresses, as shown below. Kaiser has not developed Site 1, which currently supports non-hospital uses that are not associated with Kaiser’s current operations.

Site 1 contains four commercial structures situated along North Vermont Avenue and one residential duplex structure with a detached garage situated along North New Hampshire Avenue. The existing structures on Site 1 total 15,113 square feet. The current land use of each address is as follows:

- 1345 North Vermont Avenue (Assessor’s Parcel Number [APN] 5543-013-009) is approximately 0.15 acres in size, and developed with one 3,928-square foot commercial building with a 105-square-foot outbuilding. The commercial building is currently vacant and formerly operated as a restaurant.
- 1329/1331 North Vermont Avenue and 1337/1339 North Vermont Avenue (APN 5543-014-015) is approximately 0.30 acre in size, and developed with two gated surface

parking lots containing a combined total of 47 parking stalls. The site is used by Kaiser as storage. There are two existing driveways providing vehicular access to the surface lots from North Vermont Avenue.

- 1317, 1321, and 1325 North Vermont Avenue (APN 5543-014-014) consists of three lots, is approximately 0.45 acres in size, and developed with three commercial buildings, which were previously occupied by medical and dental office uses, with a combined floor area of 9,244 square feet. The site is used by Kaiser as storage.
- 1326/1328 North New Hampshire Avenue (APN 5543-014-003) is approximately 0.15 acres in size, and developed with a vacant, one-level 1,836-square-foot residential duplex with a detached garage. The residential duplex is accessed via a driveway off North New Hampshire Avenue, which leads to the detached garage towards the rear of the property.

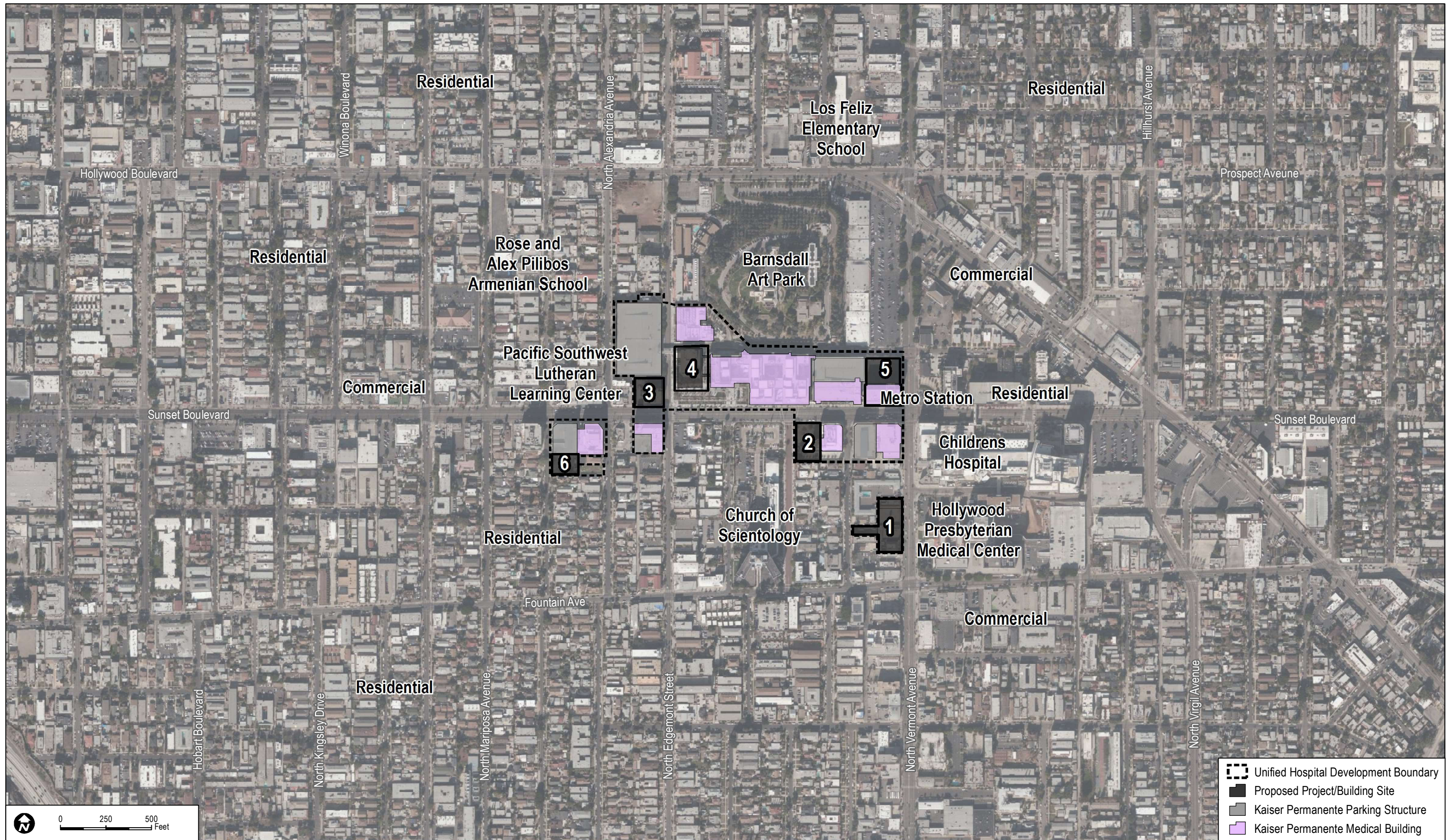
## (2) Surrounding Land Uses

Site 1 is bounded by commercial uses to the north (a Travelodge Motel), a four-lane roadway (North Vermont Avenue) and Hollywood Presbyterian Medical Center to the east, commercial uses to the south (Wendy's restaurant and various other retail, restaurant, and office uses), and a two-lane roadway (North New Hampshire Avenue) and residential properties to the west. Sidewalks, on-street parallel parking, and street trees border Site 1 along its North Vermont Avenue and North New Hampshire Avenue frontages. Onsite landscaping is sparse, consisting of several ornamental trees and shrubs scattered throughout the site.

### **b) Site 2**

#### (1) Existing On-Site Conditions

Site 2 is a 34,582-square-foot (0.8-acre) parcel located in the eastern portion of the Unified Hospital Development Site at 4760 Sunset Boulevard (APN 5543-015-021). It is currently developed with a surface parking lot supporting Kaiser facilities. The surface parking lot on Site 2 contains 39 parking stalls that would all be removed to accommodate a new Procedure Center addition and is accessed by an ingress/egress driveway located along L Ron Hubbard Way. A curb cut is located along North New Hampshire Avenue, but is not an operational driveway.



SOURCE: Perkins and Will, 2017; Bing Maps 2017

FIGURE II-5

Project Site and Surrounding Land Uses

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## (2) Surrounding Land Uses

Site 2 is bounded by Sunset Boulevard and the main Kaiser Permanente Hospital building to the north, an existing Kaiser medical office building (MOB) and North New Hampshire Avenue to the east, residential uses to the south, and a parking lot for the Church of Scientology of Los Angeles and L Ron Hubbard Way to the west. The adjacent MOB to the east of Site 2 is 63,383 square feet in size and three stories (60 feet) in height. The MOB has frontage along Sunset Boulevard and North New Hampshire Avenue, with the main pedestrian entrance situated along Sunset Boulevard, along a paved entryway that is set back from the sidewalk.

Site 2 is bordered by sidewalks along Sunset Boulevard to the north and L Ron Hubbard Way to the west. Street trees are planted along the sidewalks on two sides of the site, and ornamental trees and shrubs are situated in planters throughout the surface parking lot. The parking area along the southern boundary of Site 2 is separated from the residential properties to the south by a row of trees and a block wall with vine plantings.

### **c) Site 3**

#### (1) Existing On-Site Conditions

Site 3 is a 24,964-square-foot (0.6-acre) parcel located in the western portion of the Unified Hospital Site at 1505 North Edgemont Street (APN 5543-007-025). It is developed with a Kaiser MOB and a small surface parking area/parking structure. Site 3 is separated from the Kaiser parking structure to the north by a chain-link fence and an alley and is separated from the commercial uses to the west by a mechanical/equipment building. The existing MOB is positioned along the southern and eastern boundaries of Site 3 and has frontage along Sunset Boulevard and North Edgemont Street, with the main pedestrian entrance situated along North Edgemont Street. The existing MOB is 79,356 square feet in size and seven stories (103 feet) in height. Surface parking is located along the north side of the MOB, with additional parking located in a structure beneath the surface parking area. The parking area supports 47 parking stalls and is 15,077 square feet in size. There is an existing driveway along North Edgemont Street, which provides ingress/egress for the parking area. There is a second driveway along Sunset Boulevard with ingress/egress for the parking garage; however, this driveway is gated. The site itself is devoid of landscaping.

#### (2) Surrounding Land Uses

Site 3 is bounded by a Kaiser parking structure to the north, North Edgemont Street to the east, Sunset Boulevard to the south, and commercial uses to the west (specifically, Los Burritos and Lamphu Thai Food restaurants). Site 3 is bordered with sidewalks along

Sunset Boulevard and North Edgemont Street. There are three palm trees and a bus stop shelter along the site's Sunset Boulevard frontage.

#### **d) Site 4**

##### **(1) Existing On-Site Conditions**

Site 4 is located in the western portion of the Unified Hospital Development Site and is composed of two parcels: one with no associated address (APN 5543-020-014) and 1526 North Edgemont Street (APN 5543-010-017), totaling 123,588 square feet (2.8 acres). Site 4 is developed with an existing MOB that is 120,557 square feet in size and eight stories or 105 feet in height. The MOB is separated from the service building to the north by an alleyway and is separated from the hospital building to the east by an alleyway, landscaping, and a walkway. There are no parking areas on Site 4. Rather, the MOB is connected to a Kaiser parking structure on the west side of North Edgemont Street via a pedestrian crosswalk and a pedestrian bridge spanning North Edgemont Street, both of which facilitate safe pedestrian movement between the parking structure and the MOB. The MOB can also be accessed via a pedestrian ramp and staircase from North Edgemont Street or via a walkway extending between the MOB and the hospital drop-off area to the south.

##### **(2) Surrounding Land Uses**

Site 4 is bounded by a Kaiser service building to the north, the main Kaiser hospital building to the east, hospital drop-off and surface parking to the south, and North Edgemont Street to the west. Site 4 is bordered by a sidewalk and street trees along North Edgemont Street. On-site landscape planters with trees and shrubs are situated along the site's boundaries.

#### **e) Site 5**

##### **(1) Existing On-Site Conditions**

Site 5 is a 25,582-square-foot (0.6-acre) parcel located in the northeastern corner of the Unified Hospital Development Site at 1517 North Vermont Avenue (APN 5543-012-002). It is developed with a two- to three-level parking structure with MOB space inside. The existing parking structure at Site 5 is 114,736 square feet in size and contains 186 parking stalls. The existing MOB space located inside the parking structure is 19,199 square feet in size. The parking structure at Site 5 is connected to the adjacent MOB on its south side and to the adjacent parking structure on its west side. Vehicular ingress/egress for the parking structure at Site 5 is currently provided via a driveway for the adjacent seven-level parking structure immediately west of Site 5. This parking structure can also be



accessed on Sunset Boulevard via an at-grade driveway on the western end of the existing MOB at 1515 North Vermont Avenue. The site itself is generally devoid of landscaping, with the exception of vine plantings along a portion of the parking structure's wall (at the corner of North Vermont Avenue and East Barnsdall Avenue).

## (2) Surrounding Land Uses

Site 5 is bounded by East Barnsdall Avenue to the north, North Vermont Avenue to the east, a Kaiser MOB to the south (at 1515 North Vermont Avenue), and a Kaiser parking structure to the west (the 4715 Parking Structure). Site 5 is bordered with sidewalks and street trees along East Barnsdall Avenue and North Vermont Avenue.

## f) Site 6

### (1) Existing Land Uses

Site 6 is located in the southwestern corner of the Unified Hospital Development Site and is currently developed with surface parking and a single-level temporary construction trailer, and a vacant lot. The site is 69,121 square feet (1.59 acres) in size and consists of one parcel at 4950 West Sunset Boulevard (APN 5543-022-015). Ingress/egress to the site is provided via a driveway along North Alexandria Avenue, which also provides access to the parking structure to the north. The surface parking lot provides seven parking spaces.

### (2) Surrounding Land Uses

Site 6 is bounded by a Kaiser parking structure to the north, Kenmore Avenue and a multi-family residential building to the east, residential uses to the south, and North Alexandria Avenue to the west. Site 6 is bordered by a sidewalk and street trees along North Alexandria Avenue. Landscaping planters with ornamental trees and shrubs line the site to the east, south, and west. The site is separated from the adjacent residential uses by a block wall with vine plantings. Several ornamental trees and shrubs are present within the site itself; however, the site is primarily paved, and vegetation is sparse.

## 3. Land Use and Zoning

### a) Applicable Land Use Plans

The Project Site is subject to the City's General Plan and Framework Element, the Hollywood Community Plan, and the SNAP. The SNAP implements the goals and policies of the Hollywood Community Plan and the General Plan, including the Framework Element and the Mobility Element (Mobility Plan 2035), through land use regulations and designation of subareas.<sup>1</sup> Regional plans that are applicable to the Project Site include

<sup>1</sup> Subarea refers to one of the six subareas in the Specific Plan. Each subarea has a specific designation and associated land use regulations.

the Southern California Association of Governments' 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

## b) Existing Land Use Designations and Zoning

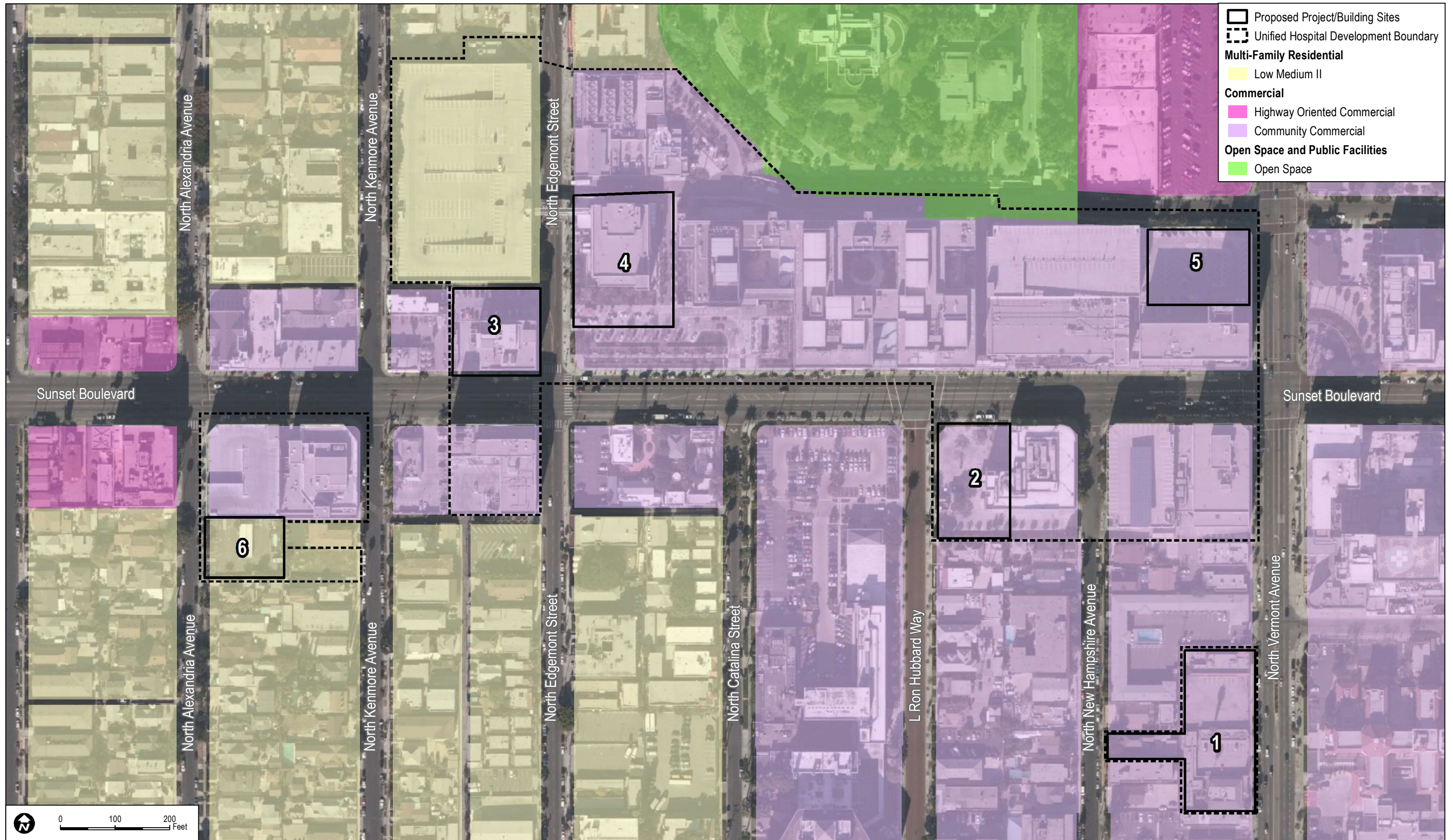
The Project Site is primarily designated Community Commercial by the Hollywood Community Plan and zoned C2-CSA1 (Commercial – Centers Study Area, Height District 1) with the following exceptions: the western portion of Site 1 (1328 North New Hampshire Avenue) is designated Community Commercial by the Hollywood Community Plan and is zoned R4-1 (Multiple Dwelling Zone, Height District 1); the northern portion of Site 4 is zoned PB-1 (Parking Building); and the entirety of Site 6 is designated Low Medium II Residential by the Hollywood Community Plan and is zoned RD2-1XL (Restricted Density Multiple Dwelling Zone, Height District 1XL). The land use and zoning designations of the six sites are shown in **Figure II-6**, Land Use Designations and **Figure II-7**, Zoning, respectively.

Pursuant to Section 3 of the SNAP, wherever the SNAP contains provisions which require or permit greater or lesser controls on development, the Specific Plan SNAP shall prevail and supersede the applicable provisions of the Los Angeles Municipal Code (LAMC). The SNAP is divided into six Subareas as shown in **Figure II-8**. The Subareas are designated as follow: Subarea A (Neighborhood Conservation); Subarea B (Mixed Use Boulevard); Subarea C (Community Center); Subarea D (Light Industrial/Commercial); Subarea E (Public Facility); and Subarea F (Large Scale Highway Oriented Commercial). All of the parcels proposed for redevelopment, with the exception of portions on Site 6, are currently designated as Subarea C, which permits development of Hospital and Medical Uses<sup>2</sup> on a “Unified Hospital Development Site” like those proposed for the Project. Additionally, APN 5543-007-028 (1549 North Edgemont Street and 1559 North Edgemont Street) is currently designated as Subarea B, which permits residential uses in the R3 Zone per LAMC Section 12.10, and commercial uses permitted in the C1.5 Zone per LAMC Section 12.13.5. APN 5543-022-013 (1429 North Kenmore Avenue) and a portion of APN 5543-022-015 (4950 Sunset Boulevard) are not currently located within the boundaries of the SNAP.

As part of the Project, Kaiser is seek an amendment to the SNAP which will, among other revisions, (1) re-designate APN 5543-007-028 (1549 and 1559 North Edgemont Street) from Subarea B to Subarea C and (2) adjust the boundaries of SNAP Subarea C to include APN 5543-022-013 and a portion of APN 5543-022-015. See Chapter III, Project Description, Section 5, Necessary Approvals, of this Draft Environmental Impact Report (EIR) for more information regarding the proposed Project entitlements and approvals.

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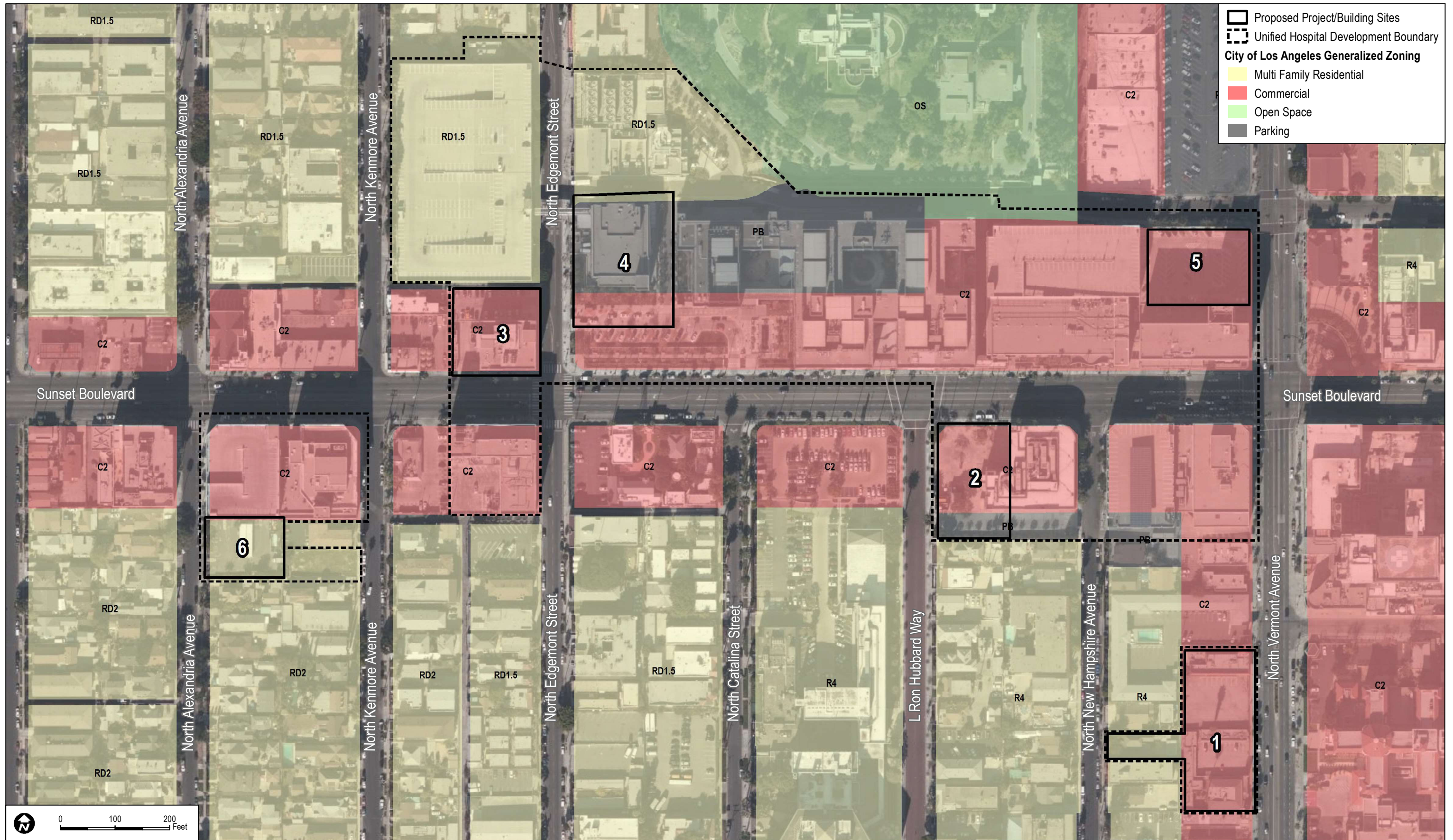
<sup>2</sup> Hospital and medical office uses, medical clinics, medical service facilities and ancillary medical-related uses with respect to such primary uses, including drug stores, medical laboratories and teaching or research facilities.



SOURCE: Perkins and Will, 2017; Bing Maps 2017

FIGURE II-6  
Land Use Designations

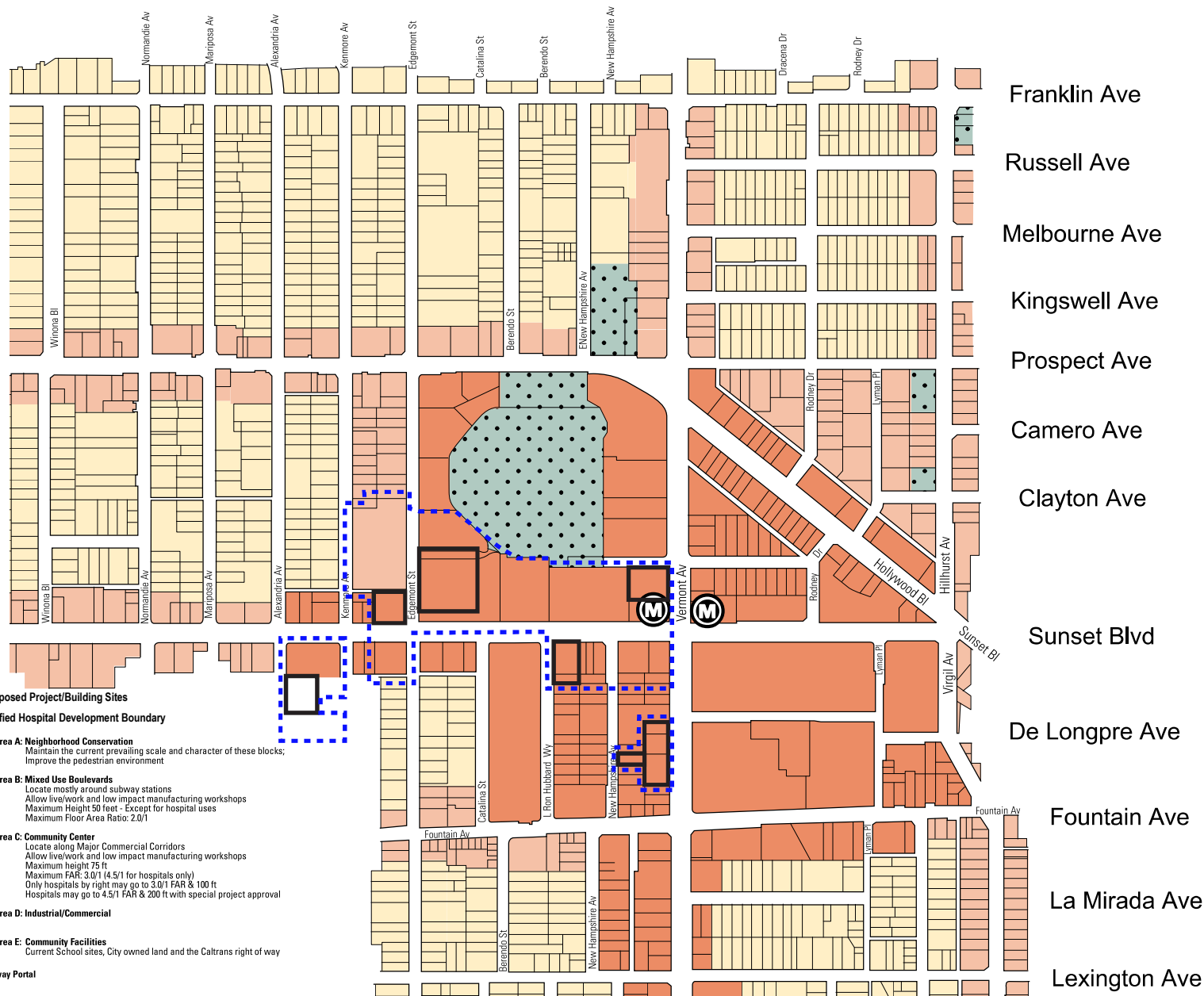
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SOURCE: Perkins and Will, 2017; Bing Maps 2017

FIGURE II-7  
Zoning

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SOURCE: Vermont/Western Transit Oriented District Specific Plan, 2001

FIGURE II-8  
 Vermont/Western Transit Oriented District Specific Plan Area (Station Neighborhood Area Plan)

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Figure II-8, Vermont/Western Transit Oriented District Specific Plan Area (Station Neighborhood Area Plan), identifies the Unified Hospital Development Site.

The current zoning, Community Plan designation, and SNAP subarea designation for each site are detailed in **Table II-1** below.

**TABLE II-1  
EXISTING LAND USE DESIGNATIONS AND ZONING**

Site	Address/ APN	Zone/Height District	Hollywood Community Plan	SNAP Subarea
<b>Proposed Project/Building Sites</b>				
1	1345 North Vermont Avenue (APN 5543-013-009)	C2-CSA1		
	1326 and 1328 North New Hampshire Avenue (APN 5543-014-003)	R4-1		
	1325 North Vermont Avenue (APN 5543-014-014)	C2-CSA1	Community Commercial	Subarea C
	1337 and 1339 North Vermont Avenue (APN 5543-014-015)	C2-CSA1		
2	1428 North L Ron Hubbard Way (APN 5543-015-004)	PB-1		
	1429 North New Hampshire Avenue (APN 5543-015-014)	PB-1	Community Commercial	Subarea C
	4760 West Sunset Boulevard (APN 5543-015-021)	C2-CSA1		
3	1505 North Edgemont Street (APN 5543-007-025)	C2-CSA1	Community Commercial	Subarea C
4	No address associated (APN 5543-010-014)	RD1.5-1XL	Community Commercial	Subarea C

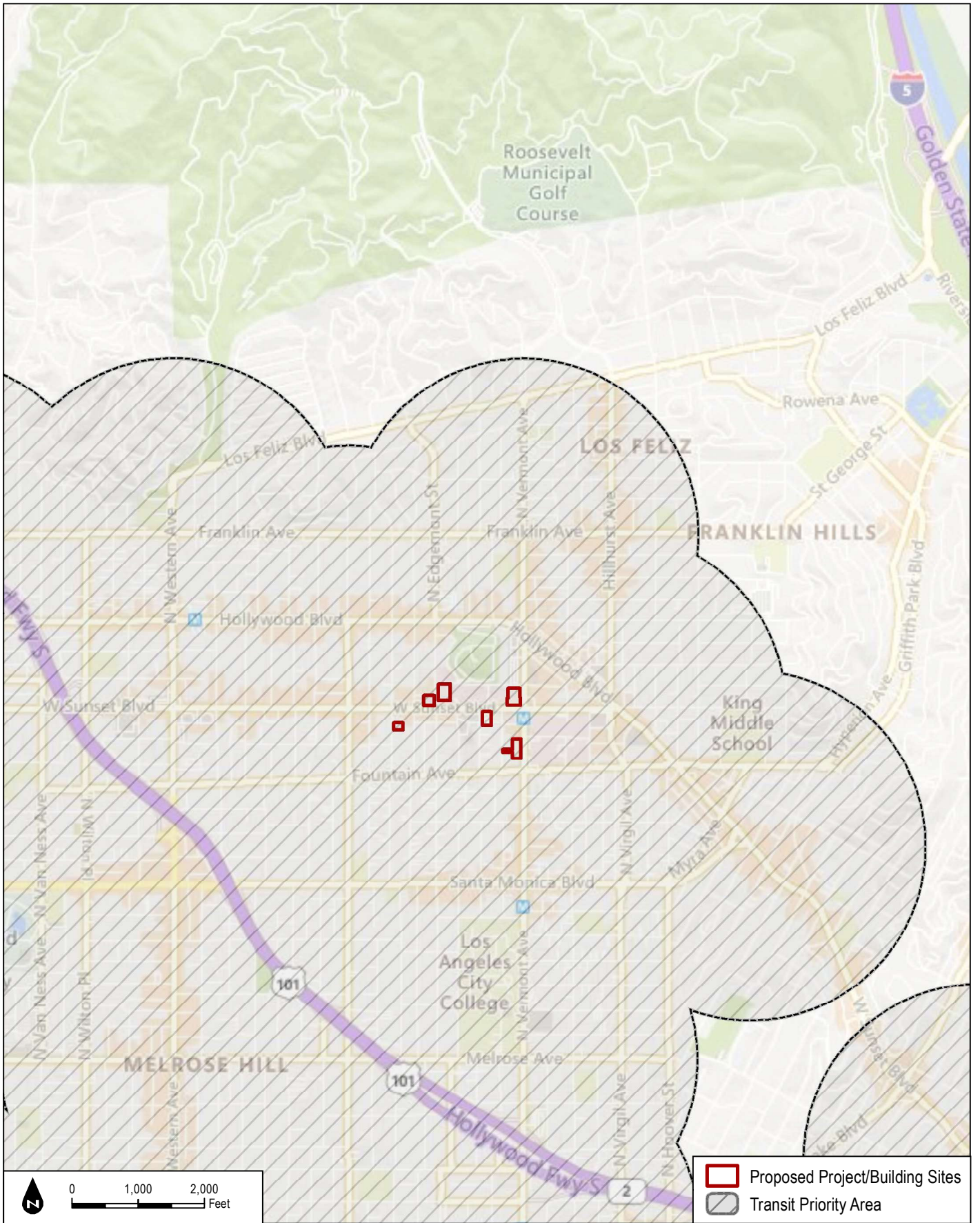
**TABLE II-1  
EXISTING LAND USE DESIGNATIONS AND ZONING**

<b>Site</b>	<b>Address/ APN</b>	<b>Zone/Height District</b>	<b>Hollywood Community Plan</b>	<b>SNAP Subarea</b>
	1526 North Edgemont Street (APN 5543-010-017)	C2-CSA1		
5	1517 North Vermont Avenue (APN 5543-012-022)	C2-CSA1	Community Commercial	Subarea C
6	4950 Sunset Boulevard APN 5543-022-015 Southern half of Site 6	RD2-1XL	Low Medium II Residential	Subarea C
	4950 Sunset Boulevard APN 5543-022-015 Northern half of Site 6 fronting Sunset Boulevard bounded by Alexandria and Kenmore	C2-CSA1	Community Commercial	Outside of SNAP Area
<b>Site Proposed for Amendment to SNAP</b>				
N/A	1517-1559 Edgemont Street; 1516-1556 North Kenmore Avenue (APN 5543-007-028)	RD 1.5-1XL	Low Medium II Residential	Subarea B
N/A	1429 North Kenmore Avenue (APN 5543-022-013)	RD2-1XL	Low Medium II Residential	Not in SNAP

SOURCES: City of Los Angeles Department of City Planning, Hollywood Community Plan, adopted December 13, 1988; City of Los Angeles, City of Los Angeles Zoning Information No. 2374, 2018; City of Los Angeles Department of City Planning, Vermont/Western Transit Oriented District /Station Neighborhood Area Plan, effective March 1, 2001.

NOTES: Subarea C = Community Center; Subarea B = Mixed Use Boulevard.

The Medical Center campus, including the Project Site, is within a Transit Priority Area (Zoning Information File [ZI] No. 2452) and a State Enterprise Zone (ZI No. 2374) (**Figure II-9**, Citywide Transit Priority Area).



SOURCE: Draft TPA City Los Angeles June 2019, Bing Roads Basemap

**FIGURE II-9**  
**Citywide Transit Priority Area**

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## 4. Related Projects

Section 15130 of the State California Environmental Quality Act (CEQA) Guidelines requires an EIR to consider the environmental effects of a proposed project individually, as well as cumulatively. As defined in State CEQA Guidelines Section 15355, cumulative impacts refer to two or more individual effects, that, when considered together, are considerable or that compound or increase other environmental impacts.

As set forth in State CEQA Guidelines Section 15130, the determination of cumulative impacts is generally a two-step process. The first step is to determine whether or not the combined effects from the proposed project and related projects, as identified below, would result in a potentially significant cumulative impact. If the answer is no, then the EIR only briefly needs to indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. If the answer is yes, then the analysis proceeds to the second step, which is to determine whether the proposed project's incremental effects are cumulatively considerable. of the State CEQA Guidelines Section 15065(a)(3) defines "cumulatively considerable" to mean that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. In accordance with State CEQA Guidelines Section 15130(a)(3), a project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency is required to identify facts and analyses supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

State CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts must reflect "the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone." Rather, the discussion is to "be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute."

State CEQA Guidelines Section 15130(b) states that the following elements are necessary for an adequate discussion of significant cumulative impacts:

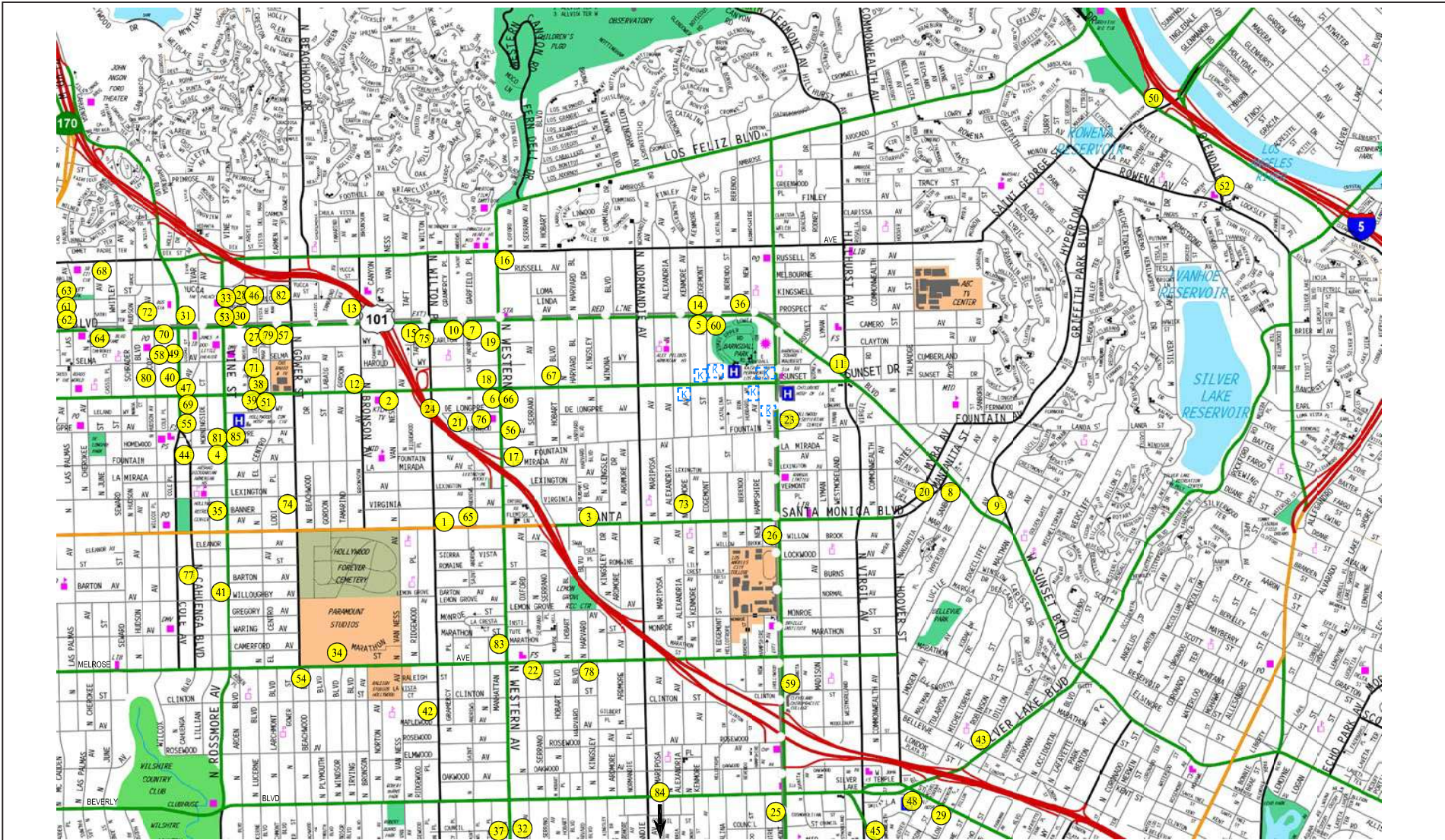
- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or

certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each environmental issue. Therefore, the cumulative study area for each environmental issue area may vary. For example, a cumulative land use impact may only affect the compatibility of uses within the vicinity of the Project Site, while a cumulative air quality impact may affect the entire air basin. The specific boundaries and the projected growth within those boundaries for the cumulative study area of each environmental issue are identified in the respective sections for each environmental issue area in Chapter IV of this EIR.

A list of proposed development projects within 1.5 miles of the Project that could affect conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained primarily from the Los Angeles Department of Transportation and the City of Los Angeles Department of City Planning. A total of 85 related projects have been identified within the vicinity of the Project Site for inclusion in the cumulative impact analysis for this EIR. These related projects are in varying stages of the approval, entitlement, and development processes, and consist of a variety of land uses. In addition, the City has initiated an update of the Hollywood Community Plan, which would involve updates to the land use policies in the Hollywood Community Plan Area, particularly with respect to transit-oriented development, preservation of neighborhood character, and expanded capacity for new jobs and housing.

The related projects are listed in **Table II-2**, which identifies the location and land use type for each project. The locations of the related projects are shown on **Figure II-10**, Related Projects. Some of the related projects may not be built when the Project is complete, may never be built, or may be approved but built at reduced densities. However, to provide a conservative cumulative analysis, the future baseline forecast assumes that all of the related projects would be fully built out by 2030. As stated above, the related projects list is based on potential projects located within a 1.5-mile radius of the Project Site. While the geographical scope for the cumulative analysis varies by environmental issue area, a 1.5-mile radius is assumed to encompass specific projects that would have the potential to combine with the proposed Project to produce a cumulative effect. For issue areas that must consider effects on a larger scale (e.g., regional or Citywide effects), plan projections are used in addition to (or in lieu of) the related projects. The plan projections take into consideration future potential projects that may not be included in the related projects list and that may currently be unknown.



NOT TO SCALE

MAP SOURCE: RAND MCNALLY & COMPANY



KAISER PROJECT AREA

SOURCE: Perkins and Will, 2017

FIGURE II-10  
Related Projects

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The Hollywood Community Plan Update is also considered a related project in this EIR. The draft Hollywood Community Plan Update was circulated for review in August 2020. The version of the Hollywood Community Plan that is currently in effect was last updated in 1988. The Hollywood Community Plan Update proposes updates to land use policies and to the land use diagram for the plan area. The updates to the land use diagram consist of changes to land use designations and zoning. The Project Site is not within an area of the land use diagram that is proposed to undergo changes. However, proposed policy changes in the plan area and proposed changes to the land use diagram within the Project vicinity could potentially combine with the effects of the proposed Project. Additionally, the planning horizon for the Hollywood Community Plan Update is 2040. As such, buildout of the proposed Project would occur within the planning horizon of the Hollywood Community Plan Update. Accordingly, the proposed Hollywood Community Plan Update is included as a related project in this EIR. For the Hollywood Community Plan Update, this EIR assumes a net increase of approximately 37,000 to 58,000 persons, 17,000 to 28,000 housing units, and 23,000 to 26,000 jobs between 2016 and 2040.<sup>3</sup> These increases are based on the amount of population growth, housing development, and job growth that are expected to be accommodated from buildout of the proposed Hollywood Community Plan Update, if the plan is approved in its current form (which is the draft version that was circulated for review in August 2020).<sup>4</sup>

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use	Size	
1	Paseo Plaza Mixed-Use 5661 West Santa Monica Boulevard	Condominiums	375	DU
		Retail	377,900	GLSF
2	Icon - Sunset Bronson 5800 West Sunset Boulevard	Office	404,799	GSF
3	5245 West Santa Monica Boulevard	Apartments	49	DU
		Retail	32,272	GLSF
4	Academy of Motion Pictures Arts & Sciences, 1313 Vine Street	Museum	44,000	GLSF
		Storage	35,231	GLSF
5	4900 West Hollywood Boulevard	Apartments	150	DU
		Retail	13,000	GLSF

<sup>3</sup> City of Los Angeles, Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Hollywood Community Plan Update, April 29, 2016.

<sup>4</sup> City of Los Angeles Department of City Planning, Hollywood Community Plan, May 2017.

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use	Size	
6	Target Shopping Center 5520 West Sunset Boulevard	Discount Store	163,862	GSF
		Retail	30,887	GLSF
7	5550 West Hollywood Boulevard	Apartments	278	DU
		Retail	12,500	GLSF
8	4000 West Sunset Boulevard	Apartments	297	DU
		Specialty Retail	2,800	GLSF
		Fitness Club	4,500	GSF
		High-Turnover Restaurant	14,700	GSF
9	1629 North Griffith Park Boulevard	Hotel	26	Rooms
		Restaurant	3,784	GSF
		Bar/Lounge	2,497	GSF
10	5600 West Hollywood Boulevard	Hotel	80	Rooms
11	City Lights Mixed-Use 1515 North Hillhurst Avenue	Apartments	202	DU
		Restaurant	5,050	GSF
		Retail	5,350	GLSF
		Coffee Shop	3,025	GSF
12	5901 West Sunset Boulevard	Retail	26,000	GLSF
		Office	274,000	GSF
13	1717 North Bronson Avenue	Apartments	89	DU
14	4905 West Hollywood Boulevard	Hardware Store	36,667	GSF
15	5750 West Hollywood Boulevard	Apartments	161	DU
		Retail	6,000	GLSF
16	1868 North Western Avenue	Apartments	104	DU
		Retail	13,500	GLSF
17	5460 West Fountain Avenue 1276 North Western Avenue	Apartments	75	DU

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use		Size
18	SunWest Mixed-Use 5525 West Sunset Boulevard	Apartments	293	DU
		Grocery Store	25,090	GSF
		Fast-Food Restaurant	1,000	GSF
		High-Turnover Restaurant	2,200	GSF
		Retail	4,700	GLSF
		Office	990	GSF
19	1657 North Western Avenue	Apartments	91	DU
		Retail	39,350	GLSF
		Office	25,900	GSF
20	4121 West Santa Monica Boulevard	Retail	14,378	GLSF
21	5632 West De Longpre Avenue	Apartments	185	DU
22	4914 West Melrose Avenue	Apartments	45	DU
		Retail	3,760	GLSF
23	Hollywood Presbyterian Hospital 1300 North Vermont Avenue	Office	30,933	GSF
24	Hollywood Central Park Hollywood Freeway (US- 101)	Park	38	Acres
		Amphitheater		
25	Meridian Apartments Project 241 North Vermont Avenue	Apartment	100	DU
		Retail	5,000	GLSF
26	Vermont/Santa Monica Mixed-Use TOD Southwest corner of Vermont Avenue/Santa Monica Boulevard	Apartments	230	DU
		Pharmacy/Drugstore	15,014	GSF
		Retail	8,400	GLSF
		(Less Existing Apartments)	(4)	DU
		(Less Existing High- Turnover Sit-Down Restaurant)	(2,500)	GSF
27	6200 West Hollywood Boulevard	Apartments	1,042	DU
		Retail	175,000	GLSF

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use	Size	
28	6230 West Yucca Street	Apartments	116	DU
		Office	13,442	GSF
		Retail	6,177	GLSF
29	3200 West Beverly Boulevard	Apartments	32	DU
		Retail	5,867	GLSF
30	Pantages Theater Office 6225 West Hollywood Boulevard	Office	210,000	GSF
31	6381 West Hollywood Boulevard	Hotel	80	Rooms
		Restaurant	15,290	GSF
32	Western Galleria Market 100 North Western Avenue	Apartments	187	DU
		Retail	76,500	GLSF
33	Capital Records Mixed- Use Project 1740 North Vine Street	Apartments	461	DU
		Hotel	254	Rooms
		Office	264,303	GSF
		Retail	100,000	GLSF
		Restaurant	25,000	GSF
34	Paramount Studios 5555 West Melrose Avenue	Health Club	80,000	GSF
		Studio	3,234,400	GSF
		Sound Stage	21,000	GSF
		Stage Support	1,900	GSF
		Production Office	635,500	GSF
35	1133 North Vine Street	Office	638,100	GSF
		Retail	64,200	GLSF
36	4773 West Hollywood Boulevard	Hotel	112	Rooms
37	135 North Western Avenue	Apartments	21	DU
38	Palladium Residences 6201 West Sunset Boulevard	Restaurant	25,500	GSF
38	Palladium Residences 6201 West Sunset Boulevard	Apartment	731	DU
		Hotel	250	Rooms
		Retail	21,000	GLSF

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use		Size
39	6230 West Sunset Boulevard	Restaurant	6,000	GSF
		Apartment	200	DU
		Office	26,981	GSF
		Retail	4,700	GLSF
40	Cahuenga Boulevard Hotel 1525 North Cahuenga Boulevard	Hotel	69	Rooms
41	901 North Vine Street	Apartments	76	DU
		Restaurant	3,000	GSF
42	525 North Wilton Place	Apartments	88	DU
43	609 North Dillon Street	Apartments	137	DU
		Retail	18,000	GLSF
44	1311 North Cahuenga Boulevard 1310 North Cole Avenue	Apartments	375	DU
		Office	2,800	GSF
45	3330 West Beverly Boulevard	Apartments	40	DU
		Day Care	4,237	GSF
46	6220 West Yucca Street	Apartments	136	DU
		Hotel	210	Rooms
		Restaurant	6,980	GSF
47	Ivar Gardens Hotel 6409 West Sunset Boulevard	Hotel	275	Rooms
		Retail	1,900	GLSF
48	235 North Hoover Street	Apartments	50	DU
49	1615 North Cahuenga Boulevard	Restaurant	10,270	GSF
50	3061 West Riverside Drive	Apartments	84	DU
51	6200 West Sunset Boulevard	Apartments	270	DU
		Quality Restaurant	2,500	GSF
		High-Turnover Restaurant	7,500	GSF
52	2828 North Glendale Boulevard	Child Care	175	Students
53	1718 North Vine Street	Hotel	216	Rooms

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use		Size
		Restaurant	4,354	GSF
54	Melrose & Beachwood 5570 West Melrose Avenue	Apartments	52	DU
		Retail	5,500	GLSF
55	Godfrey Hotel 1400 North Cahuenga Boulevard	Hotel	221	Rooms
		Restaurant	3,000	GSF
56	1350 North Western Avenue	Apartment	204	DU
		Retail	5,500	GLSF
57	Hollywood Gower 6100 West Hollywood Boulevard	Apartment	209	DU
		Affordable Apartments	11	DU
		Quality Restaurant	3,270	GSF
58	Selma - Wilcox Hotel 6421 West Selma Avenue	Hotel	180	Rooms
		Restaurant	12,840	GSF
59	600 North Vermont Avenue	Apartments	80	DU
		Retail	14,780	GLSF
60	Select @ Los Feliz Mixed- Use 4850 West Hollywood Boulevard	Apartments	101	DU
		Restaurant	10,000	GSF
61	Las Palmas Apartment Project 1749 North Las Palmas Avenue	Apartments	71	DU
		Retail	2,582	GLSF
62	1737 North Las Palmas Avenue	Apartments	82	DU
		Retail	12,000	GLSF
63	1751 North Las Palmas Avenue	Condominium	24	DU
64	Hollywood Cherokee 1718 North Las Palmas Avenue	Apartments	195	DU
		Condominium	29	DU
		Specialty Retail	985	GLSF
65	1114 North St. Andrews Place	Apartments	50	DU
66	5420 West Sunset Boulevard	Apartments	735	DU
		Retail	328,000	GLSF
67	1525 North Hobart Boulevard 1850	Apartments	21	DU

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use		Size
68	North Cherokee Avenue	Condominium	39	DU
		Less Apartments	(19)	DU
69	6400 Sunset Boulevard	Apartment	232	DU
		Restaurant	7,000	GSF
70	6430-6440 West Hollywood Boulevard	Apartments	260	DU
		General Office	3,580	GSF
		Retail	11,020	GLSF
		Restaurant	3,200	GSF
71	Modera Argyle 1546 North Argyle Avenue	Apartments	276	DU
		Retail	9,000	GLSF
		Restaurant	15,000	GSF
72	1723 North Wilcox Avenue	Apartments	68	DU
		Retail	3,700	GLSF
73	1111 North Kenmore Avenue	Apartments	21	DU
74	Hollywood Production Center 1149 North Gower Street	Apartments	57	DU
75	5717 West Carlton Way	Apartments	20	DU
76	1370 North Saint Andrews Place	General Office	66,680	GSF
		Restaurant	35,000	GSF
77	TVC Expansion 6300 Romaine Street	General Office	114,725	GSF
		Fitness Club	40,927	GSF
		Dance Studio	38,072	GLSF
78	4760 West Melrose Avenue	Apartments	33	DU
		Retail	834	GLSF
79	6140 Hollywood Boulevard	Hotel	102	DU
		Condominium	27	DU
		Restaurant	11,460	GSF
80	1541 North Wilcox Avenue	Hotel	200	DU
		Restaurant	9,000	GSF

**TABLE II-2  
RELATED PROJECTS**

Map No.	Project Name/Number Address/Location	Land Use Data		
		Land Use		Size
81	Academy Square 1341 Vine Street	General Office	285,719	GSF
		Apartments	200	DU
		Restaurants	16,135	GSF
82	1759 North Gower Street	Apartments	31	DU
83	747 North Western Avenue	Apartments	44	DU
		Retail	7,700	GLSF
84	257 South Mariposa Avenue	Apartments	122	DU
		Retail	4,630	GLSF
85	Omni Group Mixed-Use Development 1360 North Vine Street	Condominium	429	DU
		Supermarket	55,000	GSF
		Retail	5,000	GLSF
		Restaurant	8,988	GSF

NOTES: DU = dwelling unit; GSF = gross square feet; GLSF = gross leasable square feet.