

## III. Environmental Setting

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### A. Introduction

Section 15125, subdivision (a) of the CEQA Guidelines provides:

*“An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project’s likely near-term and long-term impacts.*

Section 15125, subsection (1) further provides that

*“(1) Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project’s impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.*

*(2) A lead agency may use projected future conditions (beyond the date of project operations) baseline as the sole baseline for analysis only if it demonstrates with substantial evidence that use of existing conditions would be either misleading or without informative value to decision-makers and the public. Use of projected future conditions as the only baseline must be supported by reliable projections based on substantial evidence in the record.*

*(3) An existing conditions baseline shall not include hypothetical conditions, such as those that might be allowed, but have never actually occurred, under existing permits or plans, as the baseline.”*

Accordingly, a lead agency has discretion to treat historical conditions, or conditions that predate publication of the notice of preparation, as the baseline for evaluating an impact particularly when such baseline conditions represent actual levels of past use. Similarly, a lead agency has the discretion to consider projected future baseline conditions if use of the existing baseline would be misleading.

The following Section provides a generalized overview of the relevant baseline environmental conditions that exist at the Project Site. A detailed and more focused description of the local and regional environmental and regulatory setting as it pertains to each of the environmental issue areas addressed within the scope of this Draft EIR is provided in each respective chapter within Section IV, Environmental Impact Analysis.

## **B. Project Site**

### **1. Project Location**

The Project Site includes the Town and Country Shopping Center (Center) property located at 300-370 S. Fairfax Avenue; 6300-6370 W. 3<sup>rd</sup> Street; and 347 S. Ogden Drive in the City of Los Angeles, California. The Project Site includes one legal lot with seven parcels that totals approximately 327,121 square feet of gross lot area (7.51 acres). The proposed Development Site is located within the eastern 3.15 acres of the Center.

The Project Site is located within the boundaries of the Wilshire Community Plan. The Project Site is located on the southeast corner of Fairfax Avenue and 3<sup>rd</sup> Street and is generally bounded by W. 3<sup>rd</sup> Street to the north, S. Ogden Drive to the east, the Hancock Park Elementary School to the south, and the remaining portion of the Center to the west.

### **2. Existing Land Uses**

The Project Site is currently developed with five (5) commercial and retail buildings with an associated surface parking lot containing 497 spaces, of which approximately 260 spaces are located within the proposed Development Site and 237 spaces are located outside of the proposed Development Site. As discussed in Section II, Project Description, the existing structures within the Project Site have a combined floor area of approximately 214,736 square feet; with 63,688 square feet of retail uses occurring within the western portion of the Center and 151,048 square feet of retail floor area occurring

within the proposed Development Site area, which is on the eastern portion of the Project Site.

As summarized in Table III-1, below, the proposed Development Site is developed with approximately 151,048 square feet of commercial retail land uses, including a 131,873 square foot building (formerly K-Mart), 13,090 square feet of retail shops, a 6,085 square-foot restaurant space, and surface parking. The tenancy at the retail uses fluctuates, as it does in any retail center, based on tenant lease terms and vacancy rates. A summary of the existing and recent historical uses<sup>1</sup> within the Project Site is provided in Table III-1, below.

**Table III-1  
Existing Development Site Land Uses**

Existing Land Uses	Floor Area (Square Feet)
Retail (K-Mart)	131,873
Patio Shops East Retail	13,090
Patio Shops East Restaurant	6,085
<b>Total</b>	<b>151,048</b>

Vehicular access to the Project Site is provided via two driveways on the east side of S. Fairfax Avenue (one providing access to the Center’s main parking lot and one to the Center’s loading driveway), two driveways on the south side of West 3<sup>rd</sup> Street (providing access to the Center’s main parking lot), and one driveway on the west side of South Ogden Drive (providing access to the Center’s loading driveway).

<sup>1</sup> All of the existing land uses identified in Table III-1 were occupied at the time the Project Application and Environmental Assessment Form was submitted to the City in May 2018. The Traffic Assessment memorandum of understanding was also approved by LADOT in May 2018. In November 2018 the K-Mart retail store closed and vacated the space. Andres Italian restaurant closed in December 2018. The NOP was published two months later on February 20, 2019. Because these recent historical land uses were operational at the time the analysis commenced, and are reflected in the baseline traffic count data, they are considered as part of the baseline conditions for purposes of the environmental analysis.

## C. Surrounding Land Uses

The properties surrounding the Project Site include commercial/retail uses, multi-family residential uses, a school, offices, and surface parking lots. Descriptions of the surrounding land uses are provided below.

North: Properties to the north of West 3<sup>rd</sup> Street are zoned C2-2D-O with a General Plan Land Use designation of Community Commercial, similar to the Project Site; and developed with the Original Farmers Market, comprised of one- to two-story commercial buildings and a surface parking lot, and The Grove, which is a retail shopping center, comprised of one- to three-story commercial buildings and an eight level parking structure.

West: Properties to the west of South Fairfax Avenue are zoned C2-1VL-O and C2-1LD-O with a General Plan Land Use designation of Neighborhood Office Commercial; and developed with the Writer's Guild office building. Properties further to the west are zoned R2-1-O, [Q]R3-1-O, and R3-1-O with a General Plan Land Use designation of Medium Residential; and developed with residential uses.

South: The property immediately abutting the Project Site to the south is the Hancock Park Elementary School, comprised of one- to two-story buildings, outdoor open space areas, and surface parking lots. The elementary school is zoned PF-1XL-O with a General Plan Land Use designation of Public Facilities. Properties further south, across Colgate Avenue are zoned RD1.5-1-O with a General Plan Land Use designation of Low Medium II Residential; and developed with two-story, townhome style multi-family residential buildings.

East: South Ogden Drive borders the Project Site to the immediate east. Properties to the east of South Ogden Drive are zoned [Q]C2-2D with a General Plan Land Use designation of Community Commercial, similar to the Project Site; and developed with a one-story commercial building with surface parking lots and four five-story multi-family residential buildings, known as the Palazzo apartments. Properties further to the east are zoned RD1.5-1-O with a General Plan Land Use designation of Medium Residential; and developed with a variety of mid-rise and 13-story multi-family residential buildings, known as the Park La Brea community.

## **D. Related Projects**

Sections 15126 and 15130 of the State CEQA Guidelines require EIRs to consider the significant cumulative environmental effects of a project. “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering growth assumptions in adopted plans or a list of past, present, and probable future projects producing related or cumulative impacts [CEQA Guidelines Section 15130 (b)(1)(A)]. EIRs may use either approach or employ each approach as warranted to the environmental issue being analyzed.

The Lead Agency has identified a total of 63 proposed, recently approved, under construction, or reasonably foreseeable projects in proximity to the Project Site that could be considered related projects with the potential to produce a cumulative impact on the environment when considered in conjunction with the Proposed Project. These related projects are identified in Table III-2, Related Projects List, below. The project location for each related project is identified in Figure III-1, Related Projects Location Map.

In instances when the list-based analytical approach is appropriate for determining cumulative impacts, the potential cumulative impacts associated with these related projects and the Proposed Project were considered as discussed under a Cumulative Impact subheading in each respective environmental impact category in Section IV, Environmental Impact Analysis, of this EIR.

**Table III-2  
Related Projects List**

Project Number	Project Name	Location/Address	Project Description	Size	Units
<b>City of Los Angeles</b>					
LA1	Third Street Mixed-Use Project	5863 W. 3 <sup>rd</sup> Street	Apartments Retail	60 5,350	du sf
LA2	Cedars-Sinai Medical Center Project West Tower	8723 W. Alden Drive	Hospital	100	beds
LA3	936 N. La Brea Avenue Mixed-Use Project	936 N. La Brea Avenue	Office Retail Manufacturing	33,190 19,923 (59,570)	sf sf gsf
LA4	S. La Cienega Boulevard Eldercare Facility	1022 S. La Cienega Boulevard	Assisted Living Skilled Nursing Apartments	183 22 (36)	beds du du
LA5	6535 Wilshire Boulevard Mixed-Use Project	6535 Wilshire Boulevard	Office Apartments Retail	62,000 22 5,603	sf du sf
LA6	Beverly & Fairfax Mixed-Use Project	7901 W. Beverly Boulevard	Apartments Retail	71 11,454	du sf
LA7	316 N. La Cienega Boulevard Mixed-Use Project	316 N. La Cienega Boulevard	Apartments Retail Restaurant	45 3,800 800	du sf sf
LA8	Academy Museum of Motion Pictures	6067 W. Wilshire Boulevard	Museum Museum Retail Restaurant	5,000 135 5,000 4,000	Vis <sup>a</sup> emp <sup>a</sup> sf sf
LA9	Jewish Family Service	320 N. Fairfax Avenue	Office	28,341	sf
LA10	Melrose Crossing Mixed-Use Project	7000 W. Melrose Avenue	Apartments Retail	40 7,565	du sf
LA11	5891 W. Olympic Boulevard Apartments	5891 W. Olympic Boulevard	Apartments	49	du
LA12	333 La Cienega Boulevard Project	333 S. La Cienega Boulevard	Apartments Supermarket Restaurant	145 27,685 3,370	du sf sf
LA13	1333 S. Orange Grove Avenue Apartments	1333 S. Orange Grove Avenue	Apartments	61	du
LA14	Amorosa Apartments	1056 S. La Cienega Boulevard	Apartments	90	du
LA15	6399 W. Wilshire Boulevard Mixed-Use Project	6399 W. Wilshire Boulevard	Hotel Restaurant Lounge	176 871 860	room sf sf
LA16	850 S. La Brea Avenue Mixed-Use Project	850 S. La Brea Avenue	Apartments Retail	40 4,500	du sf
LA17	Unified Elder Care Facility Mixed-Use	8052 W. Beverly Boulevard	Synagogue Apartments Medical Office Retail	5,000 102 15,000 1,000	sf du sf sf
LA18	8000 W. Beverly Boulevard Mixed-Use Project	8000 W. Beverly Boulevard	Apartments Retail	48 7,400	du sf
LA19	Edin Park	8001 W. Beverly Boulevard	Restaurant Office	22,600 11,358	sf sf

Project Number	Project Name	Location/Address	Project Description	Size	Units
LA20	Los Angeles County Museum of Art (LACMA) Renovation	5905 W. Wilshire Boulevard	Museum Museum	368,300 (392,871)	sf sf
LA21	Solstice	431 N. La Cienega Boulevard	Apartments Car Wash Retail	72 (7,373) (5,310)	du sf sf
LA22	750 Edinburgh Avenue Residential Project	750 Edinburgh Avenue	Single-Family Homes	8	du
LA23	488 S. San Vicente Boulevard Mixed-Use Project	488 S. San Vicente Boulevard	Apartments Retail	53 6,585	du sf
LA24	1180 S. La Brea Avenue Mixed-Use Project	1180 S. La Brea Avenue	Apartments Retail	67 2,400	du sf
LA25	Wilshire Curson Residential Project	5757 W. Wilshire Boulevard	Apartments	304	du
LA26	5935 W. Pico Boulevard Mixed-Use Project	5935 W. Pico Boulevard	Apartments Restaurant Retail	124 2,000 3,100	du sf sf
LA27	Mt. Lebanon Mixed-Use Project	333 S. San Vicente Boulevard	Apartments Church Church	153 30,800 (19,218)	du sf sf
LA28	The Mansfield	5100 W. Wilshire Boulevard	Apartments Retail	138 12,550	du sf
LA29	904 La Brea Avenue Mixed-Use Project	900-934 N. La Brea Avenue	Apartment Retail Storage	169 40,000 (16,255)	du sf sf
LA30	639 S. La Brea Avenue Mixed-Use Project	639 S. La Brea Avenue	Apartments Retail	160 23,000	du sf
LA31	650 S. San Vicente Boulevard Medical Office Project	650 S. San Vicente Boulevard	Medical Office	145,462	sf
LA32	Fairfax Apartments	105 S. Fairfax Avenue	Apartments Retail	45 1,258	du sf
LA33	121 S. Kings Road Residential Project	121 S. Kings Road	Apartments	36	du
LA34	631 N. Fairfax Avenue Mixed-Use Project	631 N. Fairfax Avenue	Apartments Retail	48 5,447	du sf
LA35	8590 W. Pico Boulevard Mixed-Use Project	8590 W. Pico Boulevard	Apartments Retail	36 1,000	du sf
LA36	Saturn Multifamily Apartments	1500 S. Hi Point Street	Apartments	45	du
LA37	6001 W. Pico Boulevard Mixed-Use Project	6001 W. Pico Boulevard	Apartments Retail	48 1,000	du sf
LA38	Micropolitan at Fairfax Village	639 N. Fairfax Avenue	Apartments	63	du
LA39	107 S. Sweetzer Avenue Residential Project	107 S. Sweetzer Avenue	Apartments	7	du
LA40	6132 W. Pico Boulevard	6132 W. Pico Boulevard	Apartments	49	du
LA41	Third Street Mixed-Use Project	8000 W. 3 <sup>rd</sup> Street	Apartments Affordable Housing Retail	45 5 7,252	du du sf

Project Number	Project Name	Location/Address	Project Description	Size	Units
<b>City of West Hollywood</b>					
WH1	8816 Beverly Boulevard Mixed-Use Project	8816 Beverly Boulevard	Apartments Retail Restaurant Office	10 19,493 1,860 25,575	du sf sf sf
WH2	8650 Melrose Avenue Mixed-Use Project	8650 Melrose Avenue	Apartments Retail	7 14,571	du sf
WH3	7985 Santa Monica Boulevard Project	7965-7985 Santa Monica Boulevard	Office Retail Restaurant Bar/Nightclub	53,900 2,112 13,367 3,001	sf sf sf sf
WH4	Sprouts – 8550 Santa Monica Boulevard Project	8550 Santa Monica Boulevard	Grocery Store Restaurant Office Health/Fitness Club Specialty Retail	25,000 1,319 3,998 8,000 4,000	sf sf sf sf sf
WH5	605 W. Knoll Drive	605 W. Knoll Drive	Retail	7,000	sf
WH6	Seventy-Eight Eleven Santa Monica Boulevard	7811 Santa Monica Boulevard	Hotel Condominiums Retail	74 74 3,446	room du sf
WH7	1028 Kings Road Condominium Project	1028 Kings Road	Condominiums single-family home	30 (2)	du du
WH8	Empire at Norton	8017 Norton Avenue	Condominiums Apartments	34 (21)	du du
WH9	8763 Rosewood Avenue Mixed-Use Project	8763 Rosewood Avenue	Retail	4,945	sf
WH10	8713 Beverly Boulevard Mixed-Use Project	8713 Beverly Boulevard	Apartments Office Retail Gallery	30 3,416 5,475 500	du sf sf sf
WH11	Center for Early Education Redevelopment Project	563 N. Alfred Street	Playing Field Gymnasium Apartments	1 6,000 (21)	field sf du
WH12	900 Fairfax Avenue Mixed-Use Project	900 N. Fairfax Avenue	Restaurant Retail Apartments	2,318 930 6	sf sf du
WH13	939 Spaulding Avenue Residential Project	939 Spaulding Avenue	Condominiums	22	du
WH14	1041 Spaulding Avenue Residential Project	1041 Spaulding Avenue	Condominiums	14	du
WH15	417 Robertson Boulevard Showroom Project	417 Robertson Boulevard	Retail	7,558	sf
WH16	1040 N. La Brea Avenue Mixed-Use Project	1040 N. La Brea Avenue	Hotel Lobby Restaurant Roof Restaurant Apartments Retail Auto Body Shop	91 5,655 3,017 8  (1,877) (7)	room sf sf  du sf du



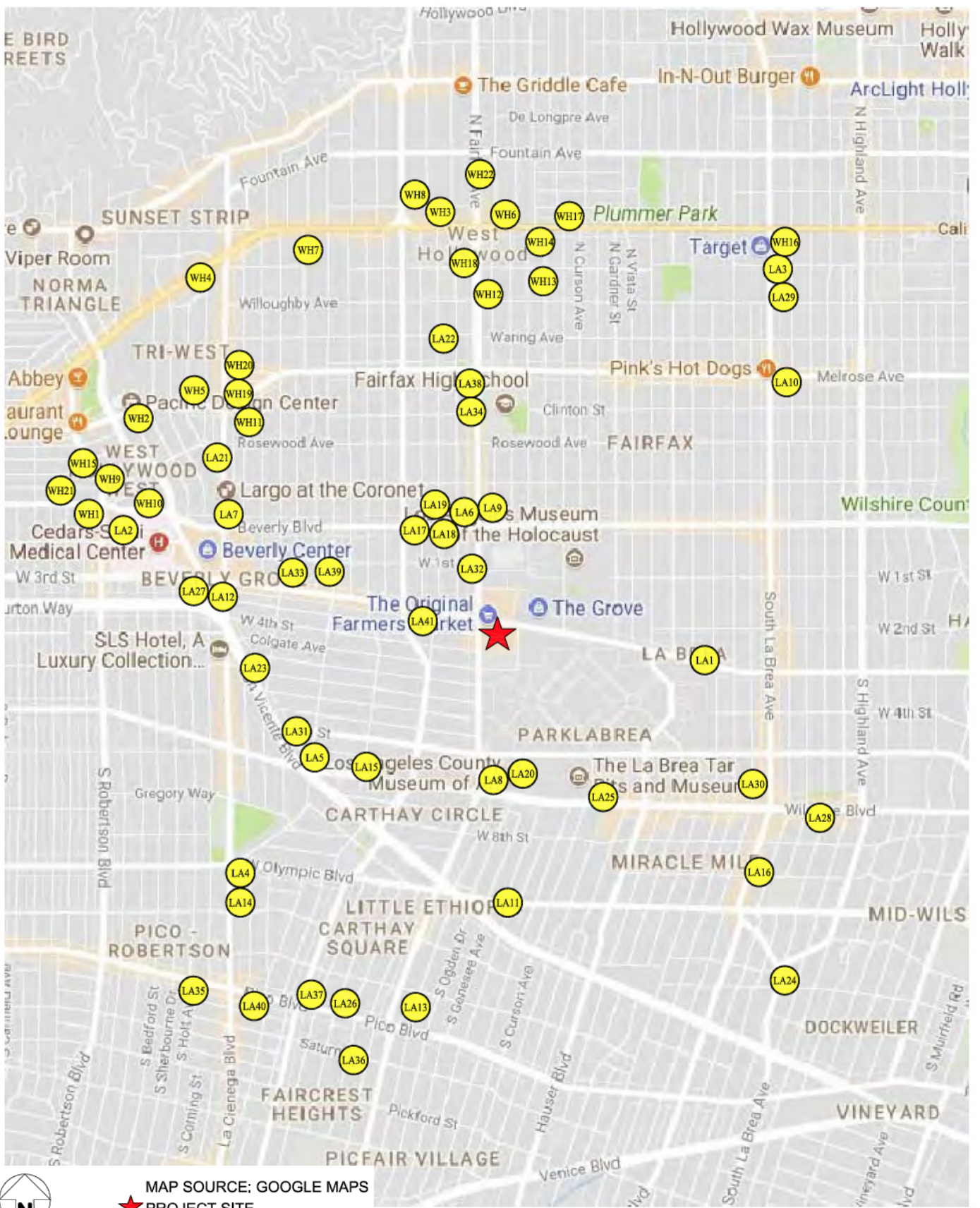
Project Number	Project Name	Location/Address	Project Description	Size	Units
WH17	7617 Santa Monica Boulevard Mixed-Use Project	7617 Santa Monica Boulevard	Restaurant Retail Apartments	4,419 4,821 71	sf sf du
WH18	Empire at Fairfax	7905 Romaine Street	Retail Apartments	1,800 35	sf du
WH19	600 N. La Cienega Boulevard Mixed-Use Project	600 N. La Cienega Boulevard	Apartments Showroom Mechanical Retail Restaurant	5 15,727 2,776 5,355 7,094	du sf sf sf sf
WH20	624 N. La Cienega Boulevard Mixed-Use Project	624 N. La Cienega Boulevard	Apartments Retail	6 54,209	du sf
WH21	8899 Beverly Boulevard Mixed-Use Project	8899 Beverly Boulevard	Apartments Condominiums Townhomes Office Retail Restaurant	12 56 13 10,562 19,875 4,394	du du du sf sf sf
WH22	1250 N. Fairfax Avenue Residential Project	1250 N. Fairfax Avenue	Apartments	53	du

**Notes:**

*du = dwelling unit, sf = square feet, emp = employee, stu = student, vis = visitors*

<sup>a</sup> *Related Project LA8 (Academy of Motion Pictures Project) includes the adaptive reuse of an existing Los Angeles County Museum of Art Campus resulting in 42,300 sf of net new floor area including 5,000 sf of retail and 4,000 restaurant/café.*

*Source: Linscott, Law, & Greenspan Engineers, Traffic Impact Study, 6300 W. 3<sup>rd</sup> Street Mixed-Use Project, City of Los Angeles, California, July 17, 2019.*



MAP SOURCE: GOOGLE MAPS  
 ★ PROJECT SITE  
 ● RELATED PROJECT

NOT TO SCALE

Source: Linscott, Law, & Greenspan Engineers, May 21, 2019.

Figure III-1  
 Related Projects Location Map