

III. Environmental Setting

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A. Overview of Environmental Setting

This section of the Draft EIR provides an overview of the existing regional and local setting in which the Project Site is located, and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV (Environmental Impact Analysis) of this Draft EIR. In addition, Section II, Project Description, of this Draft EIR, provides additional information regarding existing conditions at the Project Site.

1. Project Location and Environmental Setting

The Project Site is located in the Hollywood Community of the City of Los Angeles, approximately 6 miles northwest of downtown Los Angeles and approximately 11 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.7 mile to the east of the Project Site. The Project Site is specifically bounded by De Longpre Avenue to the north, Afton Place to the south, and Vine Street to the west. Major arterials providing regional access to the Project Site vicinity include Sunset Boulevard, Fountain Avenue, and Vine Street. In addition, the Metro B Line (Red) Line Hollywood and Vine Station, is located approximately 0.4 mile north of the Project Site.

a. On-Site Conditions

The Project Site consists of 13 contiguous lots with a net lot area of 81,050 square feet.¹ The Project Site is currently occupied by a mix of uses that consist of a 17,100-square-foot post-production facility, an 8,044-square-foot commercial building, six bungalows that comprise approximately 8,988 square feet of floor area, and an eight-unit multi-family residential building comprised of approximately 7,700 square feet of floor area. The 8,044-square-foot commercial building includes two restaurants, a convenience store, a pawn shop, and an insurance services store. The eight-unit multi-family residential building is vacant. The six historic bungalows on the eastern portion of the site are contributing structures within the Afton Square District, a designated California Register

¹ *The Project Site is 81,050 net square feet and 89,500 gross square feet. The net lot area accounts for street dedications.*

historic district. There are also ancillary buildings such as sheds and garages adjacent to the bungalows that are non-contributing features to the historic district. A surface parking lot is also located behind the commercial building.

The Project Site is relatively flat. Ornamental landscaping, including trees and shrubs within yards, is located within the northeastern portion of the site surrounding the bungalows along De Longpre Avenue. Limited ornamental landscaping is provided within the remainder of the Project Site. In addition, six total street trees are located along Afton Place and Vine Street.

b. Surrounding Uses

The Project Site is located in a highly urbanized area. Surrounding uses in the vicinity of the Project Site include commercial and residential uses, and the Sunset Vine tower to the north; the Arclight Cinemas—Hollywood to the northwest; multi-family residential uses to the east; the Southern California Hospital at Hollywood to the northeast; various commercial and single-family residential uses to the south; and the mixed-use Academy on Vine development under construction to the west. As noted above, the Metro B Line (Red) Hollywood/Vine Station is located approximately 0.4 mile north of the Project Site. Within the Project vicinity, major arterials such as Sunset Boulevard are generally developed with more dense residential and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.

3. Land Use Plans

City land use plans applicable to the Project Site include the following: the City of Los Angeles General Plan and Framework Element; the Health and Wellness Element; the Mobility Plan 2035; the 2010 Bicycle Plan; the Hollywood Community Plan (Community Plan); and the Citywide Design Guidelines. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' Regional Transportation Plan/Sustainable Communities Strategy and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

Under the Community Plan, the Project Site is designated for Regional Center Commercial land uses for the eight western parcels nearest to Vine Street and Medium Residential for the remainder of the site.

The Project Site consists of several lots of various zones and height designations including: C4-2D-SN, (T)(Q)C2-2D, R4-2D, and R3-1XL. The four western lots are zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Hollywood Signage Supplemental Use District [HSSUD]). The Commercial zones permit a wide array of land

uses, such as retail stores, offices, hotels, schools, parks, and theaters. The C4 zone also permits any land use permitted in the R4 (Multiple Residential) zone, which includes single-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. The C4 zone normally limits residential density to the R4 zone standard of 400 square feet of lot area per dwelling unit; however, Los Angeles Municipal Code (LAMC) Section 12.22-A,18 permits mixed-use projects on commercially zoned sites designated as Regional Center Commercial to utilize the R5 zone density calculation of 200 square feet of lot area per dwelling unit. The Height District 2 designation, in conjunction with the C4 zone, does not impose a maximum building height limitation but does impose a maximum floor area ratio (FAR) of 6:1. However, the existing “D” Limitation that is applicable to the Project Site’s C4-, C2-, and R4-zoned parcels limits the total floor area to a maximum FAR of 2:1, pursuant to Ordinance No. 165,652 (effective May 6, 1990). The “SN” suffix indicates that these parcels are located in the HSSUD, pursuant to Ordinance No. 176,172 (effective October 4, 2004), and further amended pursuant to Ordinance No. 181,340 (effective November 17, 2010), which allows certain types of signage otherwise not permitted by the LAMC.

One lot on the northern portion of the Project Site, along De Longpre Avenue, is zoned (T)(Q)C2-2D (Commercial with “T” and “Q” Conditions, Height District 2 with Development Limitation). The C2 zone also permits any land use permitted in the R4 (Multiple Residential) zone. The Regional Center Commercial land use for this lot also permits the R5 zone density calculation of 200 square feet of lot area per dwelling unit for mixed-use projects. In addition, Height District 2 within the C2 zone normally does not impose a height limitation and permits a maximum FAR of 6:1. However, the “D” Limitation, pursuant to Ordinance No. 168,948 (effective September 4, 1993), limits the FAR to 2:1 (as previously limited pursuant to Ordinance No. 165,652). In addition, the “T” Condition indicates a Tentative Zone Classification, which is a City Council requirement for public improvements as a result of zone changes, pursuant to LAMC Section 12.32-G, while the “Q” Conditions identify several landscaping, signage, and security requirements applicable to this lot.

Two lots on the southern portion of the Project Site along Afton Place, and one lot on the northern portion of the Project Site, along De Longpre Avenue, are zoned R4-2D (Multiple Residential, Height District 2 with Development Limitation). The R4 zone allows multiple dwelling and apartment house uses, requiring a minimum lot area of 400 square feet per dwelling unit. These three lots are within Height District 2, and are subject to the same “D” limitation, which limits the FAR to 2:1, pursuant to Ordinance No. 165,652 (effective May 6, 1990).

Five lots within the eastern portion of the Project Site are zoned R3-1XL (Multiple Residential, Height District 1-XL). The R3 zone multiple dwelling and apartment house

uses, requiring a minimum lot area of 800 square feet per dwelling unit. Under Height District 1XL, development is limited to two stories and 30 feet in height with an FAR of 3:1.

The Project Site is also within the boundaries of the Hollywood Redevelopment Project Area (Redevelopment Plan). Under authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325 to transfer from the CRA/LA to the City of Los Angeles all responsibility for land use related plans and functions in the 19 remaining Redevelopment Project Areas. Thus, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC.

In addition, the Project Site is within the boundaries of the former Los Angeles State Enterprise Zone (Hollywood Region). Projects located in an Enterprise Zone were permitted to utilize a lower parking ratio for commercial office, business, retail, restaurant, bar, and related uses. Pursuant to LAMC Section 12.21-A,4(x)(3), the minimum parking requirement for such commercial uses in an Enterprise Zone was two parking spaces for every 1,000 square feet of combined gross commercial floor area. On July 11, 2013, Governor Edmund G. “Jerry” Brown Jr. signed legislation that resulted in the repeal of the Enterprise Zone Act and the dissolution of Enterprise Zones. However, the City Council adopted an action on December 18, 2013 that approved the continuation of the reduced parking provision for former Enterprise Zone areas.

III. Environmental Setting

B. Related Projects

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

As set forth in 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. 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 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. In addition, the lead agency is required to identify facts and analyses supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

CEQA Guidelines Section 15130(b) further provides that the discussion of cumulative impacts reflect "the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of 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."

CEQA Guidelines Section 15130(b) states that complying with one of the following two protocols is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) 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
- (B) 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 particular environmental issue. Therefore, the cumulative study area for each individual environmental impact issue may vary. For example, a cumulative land use impact generally may only affect the compatibility of uses within the vicinity of the project site, while a cumulative air quality impact may affect the entire South Coast 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 applicable environmental issue section in Section IV, Environmental Impact Analysis, of this Draft EIR.

A list of proposed development projects in the area 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 City of Los Angeles Department of Transportation, the City of Los Angeles Department of City Planning, and the City of West Hollywood Community Development Department. A total of 102 potential related development 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/development process and consist of a variety of land uses reflecting the diverse range of land uses in the vicinity of the Project Site. The related projects comprise a variety of uses, including apartments, condominiums, restaurants, hotels, office, and retail uses, as well as mixed-use developments incorporating some or all of these elements.

The most recent draft of the City's Hollywood Community Plan Update was released for public review in February 2021 and approved by the City Planning Commission in March 2021, but it has not yet been approved by the City Council. The Hollywood Community Plan is one of the City's 35 community plans, which comprise the Land Use Element of the City's General Plan. Community Plans provide a long-term vision for the diverse geographies of the City, accommodate the growth anticipated in the City by the

Southern California Association of Governments (SCAG), and guide the physical development of neighborhoods through goals, policies, and implementation. Community Plan updates aim at a minimum to meet SCAG projects for the City and each Community Plan Area (CPA), and in some cases may exceed those projections for certain CPAs depending on development trends, the availability of transit infrastructure, and consistency with the General Plan Framework and the goals and policies of the Community Plan.

The Hollywood Community Plan Update accommodates projected population and employment growth within the CPA and includes policies and programs that are aimed at providing adequate transportation, utility infrastructure and public services. The Hollywood Community Plan Update is estimated to reasonably accommodate a housing unit range between 121,000 units and 132,000 units, which is about seven percent to 17 percent above the SCAG projection of approximately 113,000 occupied housing units and a population range between 243,000 persons and 264,000 by 2040, providing enough capacity to accommodate the SCAG 2040 forecast of approximately 226,000 persons for the CPA. The Hollywood Community Plan Update estimated population could also exceed SCAG's projection by seven percent to 17 percent, consistent with housing. The Hollywood Community Plan Update accommodates a range of 124,000 to 127,000 jobs in Hollywood which exceeds the SCAG forecast of 119,000 jobs by four percent to seven percent. For the Hollywood CPA, the City has envisioned since the 1970s that this community would be a center of employment, commerce and entertainment, and significant transportation infrastructure that has been directed to Hollywood to serve this purpose. Therefore, the Community Plan Update exceeds SCAG's projections for anticipated increases in population, employment, and housing.

The related projects are listed in Table III-1 on page III-8, which identifies the location of each related project along with the types of land uses. The locations of Related Project Nos. 1 through 102 are shown in Figure III-1 on page III-14. It is noted that some of the related projects may not be built out by 2027 (i.e., the Project buildout year), may never be built, or may be approved and built at reduced densities. To provide a conservative forecast, the future baseline forecast assumes that Related Project Nos. 1 through 102 are fully built out by 2027, unless otherwise noted. In addition, Related Project No. 103, the Hollywood Community Plan Update, is also included in the forecast. The Community Plan Update, once adopted, will be a long-range plan designed to accommodate growth in Hollywood until 2040. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is to be completed in 2027, well before the Community Plan Update's horizon year. Moreover, 2027 is a similar projected buildout year as many of the related projects identified below. Accordingly, it can be assumed that the projected growth reflected by the list of related projects, which itself is a conservative assumption as discussed above, would account for any overlapping growth that may be assumed by the Community Plan Update upon its adoption.

**Table III-1
Related Projects**

No.	Project Location	Description/Land Use	Size
1	1610 N. Highland Ave.	Apartments	248 du
		Commercial	12,785 sf
2	1740 N. Vine St.	Residential	492 du
		Hotel	200 rm
		Office	100,000 sf
		Fitness Club	35,000 sf
		Retail	15,000 sf
		Restaurant	34,000 sf
3	5555 W. Melrose Ave.	Office	1,273,600 sf
		Retail	89,200 sf
		Stage	21,000 sf
		Support	1,900 sf
4	1824 N. Highland Ave.	Apartments	118 du
5	6200 Hollywood Blvd.	Apartments	1,014 du
		Live/Work	28 du
		Retail/Restaurant	175,000 sf
6	5800 W. Sunset Blvd.	Office/Studio Expansion	404,799 sf
7	1800 Argyle Ave.	Hotel	225 rm
8	956 N. Seward St.	Office	126,980 sf
9	6381 W. Hollywood Blvd.	Hotel	80 rm
		Restaurant	15,290 sf
10	6300 W. Romaine St.	Office	114,725 sf
		Studio	38,072 sf
		Other	40,927 sf
11	6601 W. Romaine St.	Office	106,125 sf
12	6523 W. Hollywood Blvd.	Restaurant	10,402 sf
		Office	4,074 sf
		Storage	890 sf
13	6677 Santa Monica Blvd.	Apartments	695 du
		Commercial	24,900 sf
14	6100 W. Hollywood Blvd.	Apartments	220 du
		Restaurant	3,270 sf
15	6230 Yucca St.	Commercial	2,697 sf
		Apartments	114 du
16	5245 Santa Monica Blvd.	Apartments	49 du
		Retail	32,272 sf
17	959 Seward St.	Office	241,568 sf
18	5550 Hollywood Blvd.	Apartments	280 du
		Retail	12,030 sf
19	6417 Selma Ave.	Hotel	180 rm
		Restaurant/Club	12,840 sf

**Table III-1 (Continued)
Related Projects**

No.	Project Location	Description/Land Use	Size
20	1601 Vine St.	Office	100,386 sf
		Commercial	2,012 sf
21	1149 Gower St.	Apartments	57 du
22	5520 Sunset Blvd.	Target	163,862 sf
		Shopping Center	30,887 sf
23	936 La Brea Ave.	Office	88,750 sf
		Retail	12,000 sf
24	1133 Vine St.	Hotel	112 rm
		Café	661 sf
25	6121 Sunset Blvd.	Apartments	200 du
		Office	422,610 sf
		Retail/Restaurant	41,300 sf
		Hotel	125 rm
26	1718 Las Palmas Ave.	Condominiums	29 du
		Apartments	195 du
		Retail	985 sf
27	1546 Argyle Ave.	Apartments	276 du
		Retail	9,000 sf
		Restaurant	15,000 sf
28	1541 Wilcox Ave.	Hotel	200 rm
		Restaurant	9,000 sf
29	6230 Sunset Blvd.	Apartments	200 du
		Retail	4,700 sf
30	5901 Sunset Blvd.	Office	274,000 sf
		Retail	26,000 sf
31	6201 W. Sunset Blvd.	Apartments	731 du
		Retail/Restaurant	24,000 sf
32	5600 W. Hollywood Blvd.	Apartments	33 du
		Commercial	1,289 sf
33	904 N. La Brea Ave.	Apartments	169 du
		Retail	37,057 sf
34	707 N. Cole Ave.	Apartments	84 du
35	1921 N. Wilcox Ave.	Hotel	122 rm
		Restaurant	4,225 sf
36	7302 Santa Monica Blvd.	Apartments	371 du
		Office	7,800 sf
		Restaurant	5,000 sf
		Commercial	19,500 sf
37	1717 N. Bronson Ave.	Apartments	89 du

**Table III-1 (Continued)
Related Projects**

No.	Project Location	Description/Land Use	Size
38	1525 N. Cahuenga Blvd.	Hotel	64 rm
		Restaurant/Lounge	700 sf
		Restaurant	3,300 sf
39	901 N. Vine St.	Apartments	70 du
		Commercial	3,000 sf
40	525 Wilton Pl.	Apartments	88 du
41	1233 N. Highland Ave.	Apartments	72 du
		Retail	12,160 sf
42	7107 W. Hollywood Blvd.	Apartments	410 du
		Retail	5,000 sf
		Restaurant	5,000 sf
43	1310 N. Cole Ave.	Apartments	369 du
		Office	2,570 sf
44	5750 W. Hollywood Blvd.	Apartments	161 du
		Commercial	4,747 sf
45	6421 W. Selma Ave.	Restaurant	1,993 sf
		Hotel	114 rm
46	1400 N. Cahuenga Blvd.	Hotel	221 rm
		Restaurant	3,000 sf
47	1868 N. Western Ave.	Apartments	96 du
		Retail	5,546 sf
48	7000 W. Melrose Ave.	Apartments	40 du
		Retail	6,634 sf
49	5460 W. Fountain Ave.	Apartments	75 du
50	6220 W. Yucca St.	Hotel	210 rm
		Apartments	136 du
		Restaurant	6,980 sf
51	5525 W. Sunset Blvd.	Apartments	293 du
		Commercial	33,980 sf
52	1657 N. Western Ave.	Apartments	91 du
		Retail	15,300 sf
53	1118 N. McCadden Pl.	Housing	45 du
		Social Service Support	50,325 sf
		Office	17,040 sf
		Commercial/Restaurant	1,885 sf
		Temporary Housing	100 bed
54	1717 N. Wilcox Ave.	Hotel	133 rm
		Retail	3,580 sf
55	6516 W. Selma Ave.	Hotel	212 rm
		Bar/Lounge	3,855 sf
		Rooftop Bar/Event Space	8,500 sf

**Table III-1 (Continued)
Related Projects**

No.	Project Location	Description/Land Use	Size
56	1749 N. Las Palmas Ave.	Apartments	70 du
		Retail	3,117 sf
57	6901 W. Santa Monica Blvd.	Apartments	231 du
		Restaurant	5,000 sf
		Retail	10,000 sf
58	5632 W. De Longpre Ave.	Apartments	185 du
59	6200 W. Sunset Blvd.	Apartments	270 du
		Restaurant	1,750 sf
		Pharmacy	2,300 sf
		Retail	8,070 sf
60	4914 W. Melrose Ave.	Live/Work	45 du
		Retail	3,760 sf
61	5939 Sunset Blvd.	Apartments	299 du
		Office	38,440 sf
		Restaurant	5,064 sf
		Retail	3,739 sf
62	7143 Santa Monica Blvd.	Apartments	145 du
		Retail/Restaurant	7,858 sf
63	1718 N. Vine St.	Hotel	216 rm
		Restaurant	4,354 sf
64	1600 N. Schrader Blvd.	Hotel	168 rm
		Restaurant	5,979 sf
65	1350 N. Western Ave.	Apartments	204 du
		Retail/Restaurant	5,500 sf
66	7510 W. Sunset Blvd.	Apartments	213 du
		Retail	20,000 sf
		Restaurant	10,000 sf
67	1601 N. Las Palmas Ave.	Apartments	86 du
68	7219 W. Sunset Blvd.	Hotel	93 rm
		Restaurant	2,800 sf
69	100 N. Western Ave.	Apartments	187 du
		Retail with Grocery Store	76,500 sf
70	1001 N. Orange Dr.	Office	53,537 sf
71	5420 W. Sunset Blvd.	Apartments	735 du
		Commercial	95,820 sf
72	6650 Franklin Ave.	Senior Apartments	68 du
73	1719 N. Whitley Ave.	Hotel	156 rm
74	6140 W. Hollywood Blvd.	Hotel	102 rm
		Condominiums	27 du
		Restaurant	11,460 sf

**Table III-1 (Continued)
Related Projects**

No.	Project Location	Description/Land Use	Size
75	6400 W. Sunset Blvd.	Residential	232 du
		Restaurant	7,000 sf
76	6430–6440 W. Hollywood Blvd.	Apartments	260 du
		Office	3,580 sf
		Retail	11,020 sf
		Restaurant	3,200 sf
77	6630 W. Sunset Blvd.	Apartments	40 du
		Retail	6,634 sf
78	747 N. Western Ave.	Residential	44 du
		Retail	7,700 sf
79	5570 W. Melrose Ave.	Apartments	52 du
		Commercial	5,500 sf
80	1317–1345 N. Vermont Ave./1328 N. New Hampshire Ave./4760 Sunset Blvd./1505 N. Edgemont St./1517 N. Vermont Ave./1424–1430 N. Alexandria Ave.	Hospital Expansion	211,992 sf
81	712 N. Wilcox Ave.	Apartments	103 du
82	1540–1552 Highland Ave.	Residential	950 du
		Hotel	308 rm
		Office	95,000 sf
		Commercial Retail	185,000 sf
83	1276 N. Western Ave.	Apartments	75 du
84	1723 N. Wilcox Ave.	Apartments	68 du
		Retail	3,700 sf
85	1300 N. Vermont Ave.	Office	30,933 sf
86	5651 W. Santa Monica Blvd.	Condominiums	375 du
		Retail	377,900 sf
87	915 N. La Brea Ave.	Supermarket	33,500 sf
		Apartments	179 du
88	6225 W. Hollywood Blvd.	Office	210,000 sf
89	1411 N. Highland Ave.	Apartments	76 du
		Commercial	2,500 sf
90	6915 Melrose Ave.	Condominiums	13 du
		Retail	6,250 sf
91	5663 Melrose Ave.	Condominiums	96 du
		Retail	3,350 sf
92	2580 Cahuenga Blvd. E.	Theater	311 seats
		Restaurant	5,400 sf
		Office	30 emp

**Table III-1 (Continued)
Related Projects**

No.	Project Location	Description/Land Use	Size
93	1341 Vine St.	Office	285,719 sf
		Apartments	200 du
		Restaurant	16,135 sf
94	925 La Brea Ave.	Retail	16,360 sf
		Office	45,432 sf
95	135 N. Western Ave.	Restaurant	4,066 sf
96	7445 W. Sunset Blvd.	Specialty Grocery	32,416 sf
97	7811 Santa Monica Blvd.	Hotel	78 rm
		Apartments	88 du
		Commercial	65,888 sf
98	6421 W. Selma Ave.	Quality Restaurant	17,607 sf
99	Hollywood Central Park Hollywood Freeway (US-101)	Park (14.35 acres)	625,086 sf
		Amphitheater	500 seats
		Inn	5 rm
		Community Center	30,000 sf
		Banquet Space	15,000 sf
		Commercial	29,000 sf
		Apartments	15 du
100	4905 W. Hollywood Blvd.	Retail	36,600 sf
101	6409 W. Sunset Blvd.	Hotel	275 rm
		Retail	1,900 sf
102	4900 W. Hollywood Blvd.	Apartments	150 du
		Retail	13,813 sf
103	Hollywood Community Plan Update South of City of Burbank, City of Glendale, and SR-134; west of Interstate 5; north of Melrose Ave.; south of Mulholland Dr., City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Ave. between La Cienega Blvd. and La Brea Ave.	Updates to the existing land use policies and land use diagram in the Hollywood Community Plan would result in future growth through horizon year 2040.	
<p><i>du = dwelling units</i> <i>emp = employees</i> <i>gpd = gallons per day</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>Source: Fehr & Peers, 2018.</i></p>			

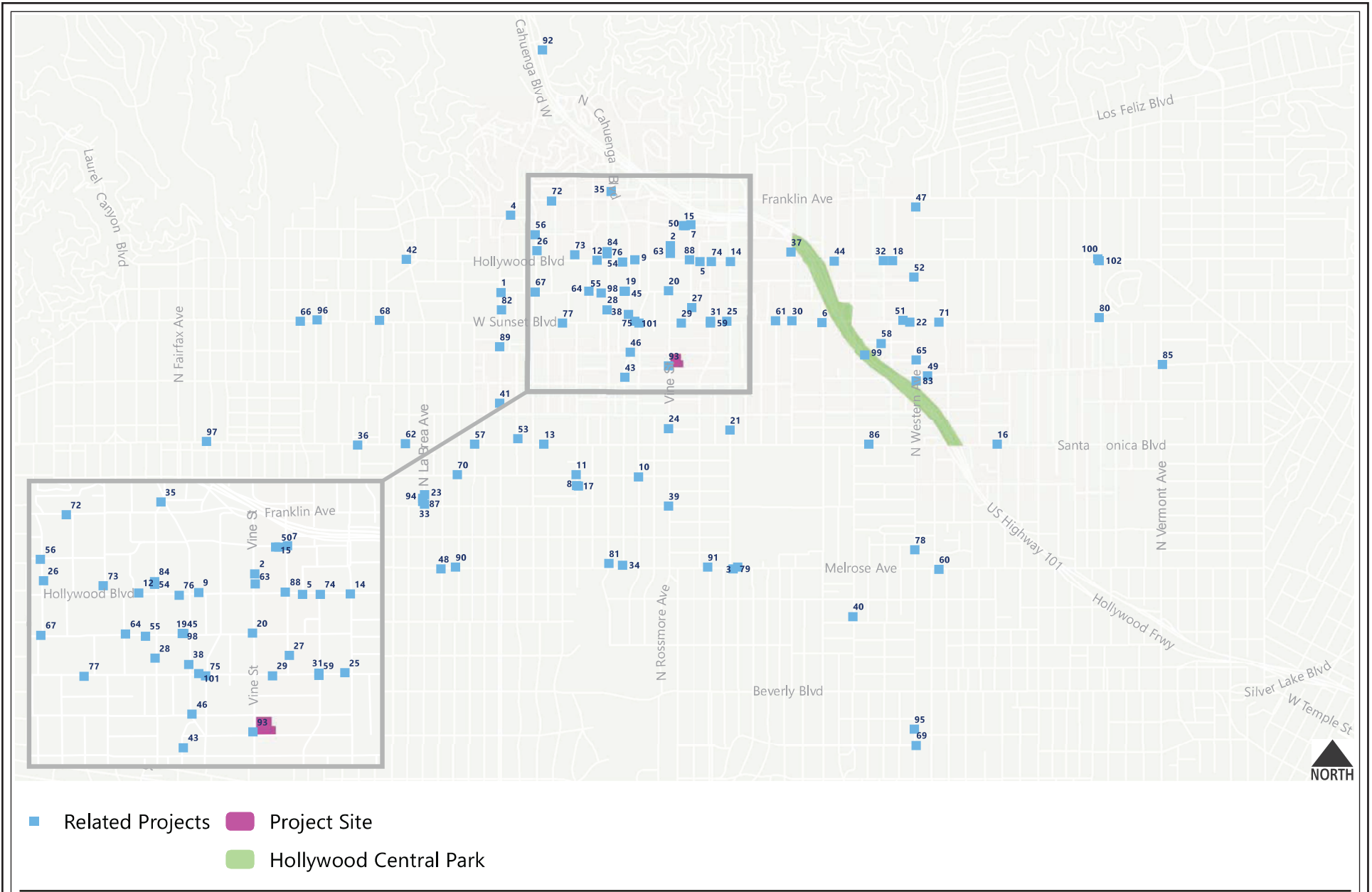


Figure III-1
Location of Related Projects Map