

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 at 10328–10384 and 10341–10381 Bellwood Avenue in the West Los Angeles Community Plan (Community Plan) area of the City of Los Angeles (City). The Project Site is located approximately 5.5 miles east of the Pacific Ocean and 8.2 miles west of Downtown Los Angeles. The Project Site is irregularly shaped and is bisected by Bellwood Avenue. Adjacent to the Project Site, Bellwood Avenue is a U-shaped street that connects to Olympic Boulevard at each end. The Project Site includes parcels located generally north/west and east/south of Bellwood Avenue as well as the portion of Bellwood Avenue that bisects the Project Site.

a. On-Site Conditions

The Project Site is currently developed with several multi-family residential buildings and associated structures and parking. Specifically, the Project Site encompasses three multi-family residential developments totaling 43,939 square feet, including 112 units. These three multi-family residential developments include a two-story, 13-unit building located at 10341–10381 Bellwood Avenue; seven, two-story buildings with a total of 82 units located at 10328–10366 Bellwood Avenue; and six one-story bungalow court buildings located at 10368–10384 Bellwood Avenue with a total of 17 units. The existing buildings were constructed between approximately 1940 to 1951. The existing units are generally approximately 275 square feet to 375 square feet in size. Access to each of the multi-family residential developments is currently available via several driveways along Bellwood Avenue. Existing landscaping within the Project Site includes several shrubs and trees. Along the southern and eastern boundaries of the Project Site there is a grade difference ranging between approximately 14 feet to 42 feet from the adjacent single-family residential uses, such that the Project Site is situated below most of the adjacent

single-family residential uses. This sloping topography continues across the Project Site and its surroundings towards Olympic Boulevard.

b. Surrounding Uses

As previously described, the Project Site includes parcels located generally north/west and east/south of Bellwood Avenue. The portion of the Project Site located generally north/west of Bellwood Avenue is bounded by the Century Park hotel to the north, Bellwood Avenue and multi-family residential uses to the east and south, and a small commercial shopping center to the west that includes a cleaners and a smog check station. The portion of the Project Site located east and south of Bellwood Avenue is generally bounded by a Courtyard by Marriott hotel and Bellwood Avenue to the north, single-family residential uses to the east and south, and a beauty salon to the west. Beyond the immediate surroundings of the Project Site are additional commercial and office uses along Olympic Boulevard, including a Ralph's grocery store located to the north and a Goodwill Donation Center to the west. Single- and multi-family residential uses continue east and south of the Project Site. The Project Site is also located approximately 0.9 mile west of the Fox Studios Lot and approximately 0.5 mile south of the Century City commercial district.

2. 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 Community Plan; the West Los Angeles Transportation Improvement and Mitigation Specific Plan; Mobility Plan 2035; and the Citywide Urban 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.

The Project Site, which is comprised of 13 lots (including nine contiguous lots along the southerly side of Bellwood Avenue and four contiguous lots along the northerly side), has a Neighborhood Commercial General Plan land use designation and is zoned R3-1-O (Multiple Residential, Height District 1, Oil Drilling)¹ and C2-1VL-O (Commercial, Height District 1VL, Oil Drilling).² The R3 designation permits a wide variety of residential uses, including group dwellings, multiple dwellings, apartment houses, boarding houses, rooming houses, accessory uses and home occupations, senior independent housing, and assisted

¹ The R3 zoning applies to Lots 29-35 of Block 13 of Tract 7260.

² The C2 zoning applies to Lots 36-37 of Block 13 of Tract 7260 and Lots 10-13 of Block 14 of Tract 7260.

living care housing. The C2 designation permits a wide variety of uses, including, but not limited to, eldercare facilities, multiple dwellings, various retail and restaurant spaces, auditoriums, automotive fueling and service stations, churches, drive-in businesses, hospitals, sanitariums, clinics, and schools. Height District 1 within the R3 Zone limits the height to 45 feet and the FAR to 3:1. Height District 1VL within the C2 Zone limits the height to 45 feet and three stories (except that there is no restriction on the number of stories for buildings used entirely for residential purposes) and the FAR to 1.5:1. The “O” designation indicates the Project Site is located within an Oil Drilling District where the drilling of oil wells or the production from the wells of oil, gases, or other hydrocarbon substances is permitted.

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B. Related Projects

The California Environmental Quality Act (CEQA) Guidelines (Section 15130(a)) require that an Environmental Impact Report (EIR) discuss the cumulative impacts of a project when the project's incremental effect is "cumulatively considerable." As set forth in CEQA Guidelines Section 15065(a)(3), "cumulatively considerable" means 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 analysis 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 one of the following two elements 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 in the vicinity of a 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 vicinity of the Project Site that could affect conditions in the Project area (e.g., by adding traffic and/or generating population increases) was prepared based on information obtained primarily from the City of Los Angeles Department of Transportation and the City of Los Angeles Department of City Planning. A total of six potential related development projects have been identified in 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 reflect the diverse range of land uses in the vicinity of the Project Site. Specifically, the related projects comprise a variety of uses, including apartments, condominiums, office, studio, and retail uses.

The related projects are listed in Table III-1 on page III-6, which identifies the location of each related project along with the types of land uses. The locations of the related projects are shown in Figure III-1 on page III-7. It is noted that some of the related projects may not be built out by 2023 (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 the related projects are fully built out by 2023, unless otherwise noted.

**Table III-1
Related Projects**

No.	Project Name	Description	Unit/Area
1	Westfield Century City New Century Plan Project ^a 10250 Santa Monica Boulevard, 1801 Avenue of the Stars, and 1930 Century Park West Street	Condominiums	262 du
		Shopping Center	358,881 sf
2	Century City Center ^b 1950 S. Avenue of the Stars	Office	725,830 sf
		Retail	4,120 sf
		Mobility Hub	1,300 sf
3	Apartments 10306 W. Santa Monica Boulevard	Apartments	91–116 du
4	Century Plaza (Hyatt Regency Hotel) 2025 S. Avenue of the Stars	Condominiums	193 du
		Hotel	240 rm
		Office	117,647 sf
		Retail	93,814 sf
		Spa/Fitness	16,800 sf
		Restaurant	15,463 sf
5	Apartments 10400 W. Santa Monica Boulevard	Apartments	96 du
6	Fox Studios Master Plan 2016 10201 W. Pico Boulevard	Commercial (may include creative office, specialty space, stage space, and facility and utility support)	1,100,000 sf

du = dwelling units

rm = rooms.

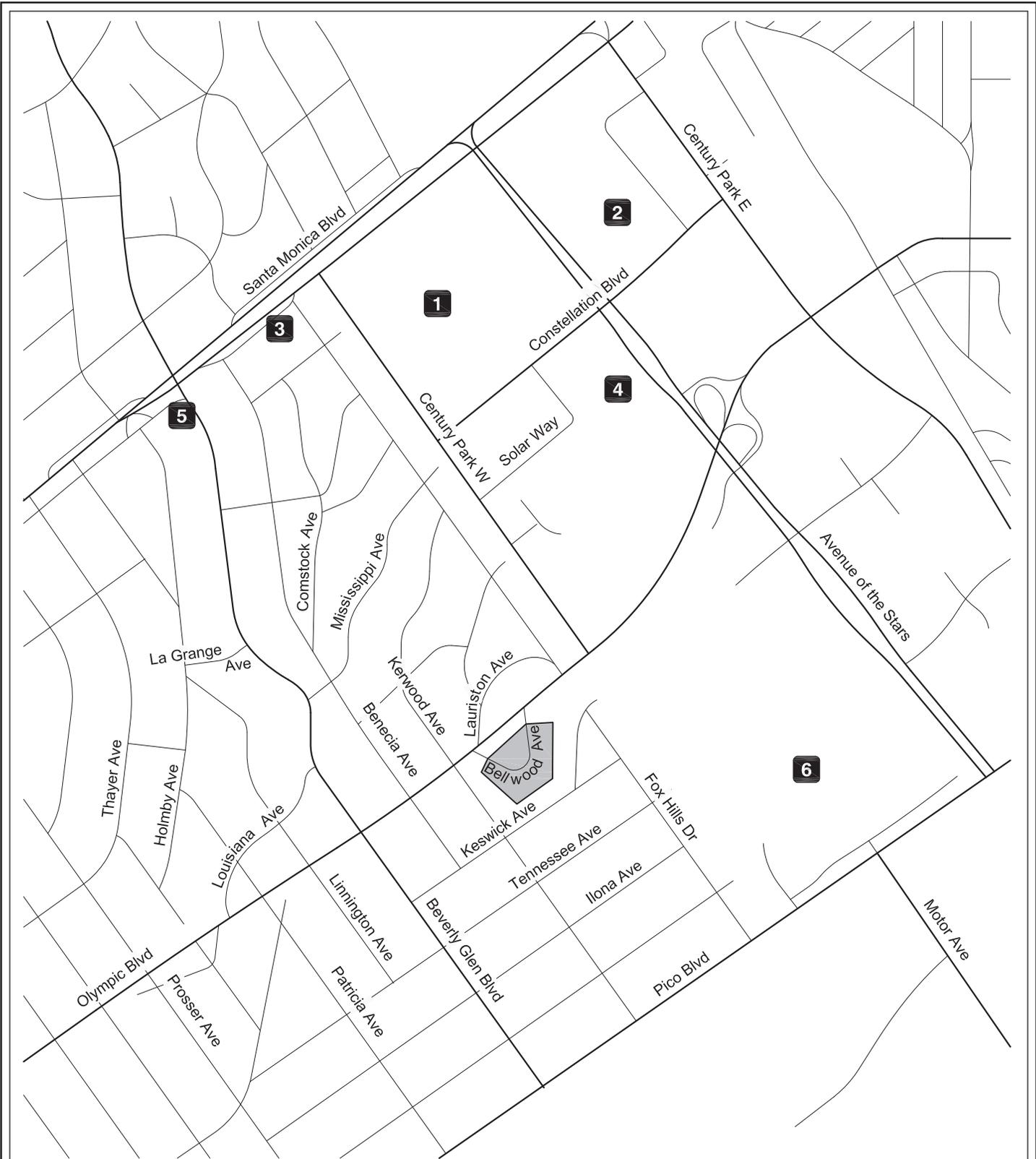
sf = square feet

Related projects based on data from Los Angeles Department of Transportation and Department of City Planning as of June 12, 2019 (release of the Project's Notice of Preparation).

^a *For the purposes of providing a more conservative analysis, the related project information reflects the project presented in the Environmental Impact Report for the New Century Park Project (Matrix Environmental, Certified June 2009). Since the certification of the EIR, the project was reduced by approximately 70,000 square feet and 242 residential units.*

^b *For the purposes of providing a more conservative analysis, the related project information reflects the modified Century City Center project that was entitled in January 2015 as part of the Final Subsequent Environmental Impact Report. An alternative residential project was also entitled for this site and is considered in the analyses in this EIR where relevant.*

Source: Gibson Transportation Consulting, Inc., 2019.



LEGEND



Project Site



Related Project



Figure III-1
Related Project Location Map