

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 331–333 S. San Vicente Boulevard and 8531–8555 W. Burton Way in the Wilshire Community Plan (Community Plan) area of the City of Los Angeles (City). The Project Site is generally bounded by an alley to the north, Burton Way to the south, San Vicente Boulevard to the east, and Holt Avenue to the west.

a. On-Site Conditions

The 42,285-square-foot Project Site is currently developed with the following: a one-story, 6,848-square-foot cathedral; three ancillary church buildings with a total of 12,370 square feet of floor area, including a two-story, 2,520-square-foot rectory, a one-story, 5,426-square-foot social hall, and a three-story, 4,424-square-foot building with offices and meeting rooms; and a surface parking lot. The cathedral is situated on the eastern portion of the Project Site, at the intersection of San Vicente Boulevard and Burton Way. The ancillary church buildings are located to the north and west of the cathedral, while the surface parking lot is located on the western portion of the Project Site. Local access to the Project Site is currently available from two driveways along Burton Way to the south, and at various points along the publicly-accessible alley that abuts the Project Site to the north. Regional access to the Project Site and vicinity is provided by the Santa Monica Freeway (I-10), which is approximately 5 miles south of the Project Site. Existing landscaping within the Project Site includes shrubs and six non-protected trees.¹ There are also seven street trees adjacent to the Project Site.

¹ *The Tree Resource, Tree Report for the Project Site, May 14, 2018. See Appendix IS-1 to the Project's Initial Study, which is included as Appendix A to this Draft EIR.*

b. Surrounding Uses

The Project Site is located along the western edge of the Beverly Grove District, a neighborhood in the Mid-City West area of the City. This area surrounding the Project Site is developed with a mix of commercial and residential uses. Land uses located adjacent to the Project Site include an 11-story residential condominium building to the north (across the alley), a three-story retail building and parking structure² to the east across San Vicente Boulevard, two- and five-story, multi-family residential buildings to the south across Burton Way, and a five-story, multi-family residential building to the west across Holt Avenue. Other nearby uses include the Beverly Center to the north and additional residential and commercial uses.

Public transit service in the vicinity of the Project Site is currently provided by numerous local and regional bus lines. The Los Angeles County Metropolitan Transit Authority (Metro) provides rapid bus service on Line 705, which runs from West Hollywood along La Cienega Boulevard and Vernon Avenue through Mid-City and South Los Angeles to Vernon. Metro also provides local bus services on Line 105, which has the same route as Rapid Line 705. Also within a 500-foot radius of the Project Site are Metro Lines 16 and 316, which run from Century City along Santa Monica Boulevard, Burton Way, and 3rd Street to Downtown Los Angeles. In addition, Metro Line 17 runs from Culver City along Robertson Boulevard and 3rd Street to Downtown Los Angeles, and Metro Line 218 runs from Cedars-Sinai Medical Center along 3rd Street, Fairfax Avenue, and Laurel Canyon Boulevard to Studio City. Lastly, Metro Line 30 runs from West Hollywood along San Vicente Boulevard and Pico Boulevard through Downtown Los Angeles to Boyle Heights, and Metro Line 330 runs from West Hollywood along San Vicente Boulevard and Pico Boulevard to Downtown Los Angeles. The City's Department of Transportation (LADOT) also provides local bus service on the DASH Fairfax Route, which runs from Cedars-Sinai Medical Center along La Cienega Boulevard, Melrose Avenue, Fairfax Avenue, and 3rd Street to the Miracle Mile along Wilshire Boulevard. In addition, the City of West Hollywood provides free local bus service throughout West Hollywood's city limits along its free Cityline route, which runs from Cedars-Sinai Medical Center, primarily along San Vicente Boulevard and Santa Monica Boulevard, to La Brea Avenue. The nearest bus stops to the Project Site include a bus stop at La Cienega Boulevard and San Vicente Boulevard serving Metro's Line 105 and an additional bus stop along La Cienega Boulevard, near 3rd Street serving Metro's Lines 16, 105, 218, and 705, as well as the DASH Fairfax.

² *The City has approved entitlements to replace the existing development with a new mixed-use project with residential and retail uses (approved through Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR). Based on approval of that case and associated Ordinance No. 184,720 (effective March 8, 2017), the zoning for this property is now (T)(Q)C2-2D-O with a General Commercial land use designation.*

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; 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' 2016–2040 and 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies; and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

The Project Site is located within the planning boundary of the Wilshire Community Plan area. The Project Site has a General Plan land use designation of High Medium Residential and is zoned [Q]R4-1-O (Multiple Dwelling, Height District 1, Oil Drilling). The "Q" prefix indicates restrictions on the property as a result of a Zone Change to ensure compatibility with the surrounding properties. The "Q" Conditions applicable to the Project Site, pursuant to Ordinance No. 167711, include standards and limitations relating to setbacks, residential parking regulations, parking garage restrictions, landscaping and open space. The R4 designation indicates that the Project is located within a Multiple Dwelling Zone, which permits a wide variety of uses, including the following: residential uses; churches; child care facilities or nursery schools; hotels, motels, and apartment hotels; fraternity or sorority houses and dormitories; schools or educational institutions; museums or libraries; accessory uses and home occupations; and retirement hotels. Height District 1 within the R4 Zone does not restrict building height or number of stories, but does limit the maximum floor area ratio (FAR) to 3:1. 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

California Environmental Quality Act (CEQA) Guidelines Section 15130(a) requires that an 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 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 vicinity of the Project Site 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 in November 2019 based on information obtained primarily from the City of Los Angeles Department of Transportation and the City of Los Angeles Department of City Planning, as well as from the Cities of Beverly Hills and West Hollywood. A total of 44 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, restaurants, hotels, office, and retail uses, as well as mixed-use developments incorporating some or all of these elements.

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-10. It is noted that some of the related projects may not be approved or built out by 2024 (i.e., the Project buildout year), may never be built, or may be approved and built at reduced densities. To provide a very conservative forecast, the future baseline forecast assumes that the related projects are fully built out by 2024, unless otherwise noted.

**Table III-1
Related Projects**

No.	Project	Description	Unit/Area
City of Los Angeles			
LA1	Four Seasons Residences 300 S. Wetherly Dr.	Condominiums	140 du
LA2	Cedars-Sinai Medical Center Project West Tower 8723 W. Alden Dr.	Hospital	100 beds
LA3	S. La Cienega Boulevard Eldercare Facility 1022 S. La Cienega Blvd.	Assisted Living	183 beds
		Skilled Nursing	22 du
		Apartments	(36) du
LA4	6535 Wilshire Boulevard Mixed-Use Project 6535 Wilshire Blvd.	Office	62,000 gsf
		Apartments	22 du
		Retail	5,603 gsf
LA5	Beverly & Fairfax Mixed-Use Project 7901 W. Beverly Blvd.	Apartments	71 du
		Retail	11,454 gsf
LA6	333 La Cienega Boulevard Project 333 S. La Cienega Blvd.	Apartments	145 du
		Supermarket	27,685 gsf
		Restaurant	3,370 gsf
LA7	6399 W. Wilshire Boulevard Mixed-Use Hotel 6399 W. Wilshire Blvd.	Hotel	176 rms
		Restaurant	871 gsf
		Lounge	860 gsf
LA8	Unified Elder Care Facility/Mixed-Use 8052 W. Beverly Blvd.	Synagogue	5,000 gsf
		Apartments	102 du
		Medical Office	15,000 gsf
		Retail	1,000 gsf
LA9	8000 W. Beverly Boulevard Mixed-Use Project 8000 W. Beverly Blvd.	Apartments	48 du
		Retail	7,400 gsf
LA10	Edin Park 8001 W. Beverly Blvd.	Restaurant	22,600 gsf
		Office	11,358 gsf
LA11	488 S. San Vicente Boulevard Mixed-Use Project 488 S. San Vicente Blvd.	Apartments	53 du
		Retail	6,585 gsf
LA12	Solstice 431 N. La Cienega Blvd.	Apartments	72 du
		Car Wash	(7,373) gsf
		Retail	(5,310) gsf
LA13	Third Street Mixed-Use Project 8000 W. 3rd St.	Apartments	45 du
		Affordable Housing	5 du
		Retail	7,251 gsf
LA14	7951 W. Beverly Boulevard Mixed-Use Project 7951 W. Beverly Blvd.	Apartments	51 du
		Affordable Housing	6 du
		Retail	1,142 gsf
		Restaurant	6,294 gsf

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

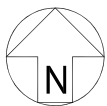
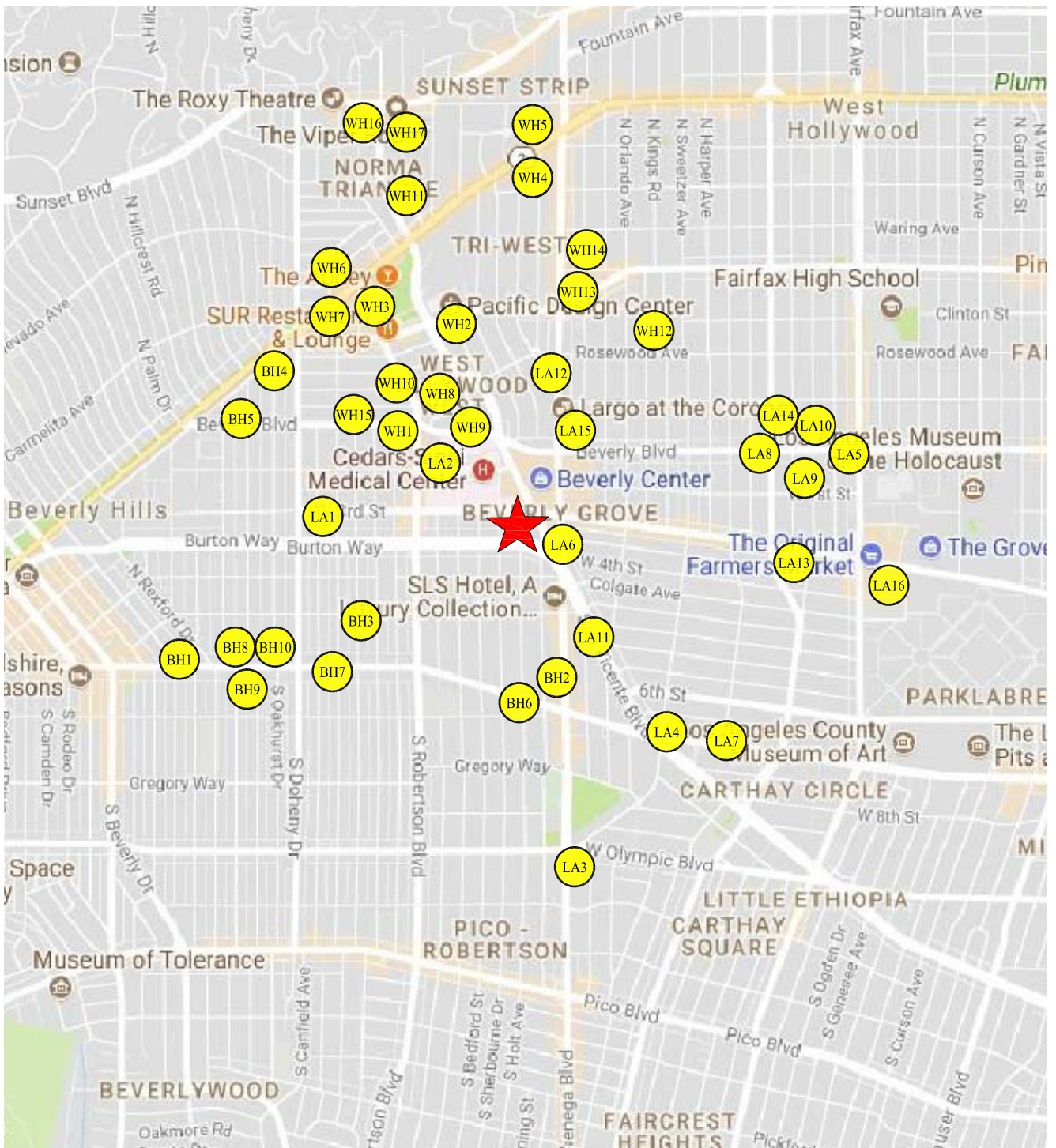
No.	Project	Description	Unit/Area
LA15	316 N. La Cienega Boulevard Mixed-Use Project 316 N. La Cienega Blvd.	Apartments	44 du
		Affordable Housing	6 du
		Retail	4,096 gsf
LA16	3rd and Fairfax Project 300-370 South Fairfax Ave., 6300-6370 West 3rd St., and 347 South Ogden Dr.	Apartments	331 du
		Commercial Retail	13,412 gsf
		Restaurant	7,500 gsf
		Supermarket	63,082 gsf
LA17	656 S. San Vicente Medical Office Project	Medical Office	140,305 gsf
		Retail	5,000 gsf
City of Beverly Hills			
BH1	Beverly Hills Media Center Project 100 N. Crescent Dr.	Office	156,825 gsf
		Restaurant	4,330 gsf
		Office	(106,085) gsf
BH2	55 N. La Cienega Boulevard Mixed-Use Hotel Project 55 N. La Cienega Blvd.	Hotel	200 rms
		Retail	10,222 gsf
		Restaurant	3,346 gsf
		Restaurant	(13,500) gsf
BH3	168 N. La Peer Drive Residential Project 154-168 N. La Peer Dr.	Condominiums	16 du
		Condominiums	(6) du
BH4	457 N. Oakhurst Drive Residential Project 457 N. Oakhurst Dr.	Condominiums	8 du
		Condominiums	(2) du
BH5	425 N. Palm Drive Residential Project 425 N. Palm Dr.	Condominiums	20 du
		Condominiums	(18) du
BH6	Mixed-Use Project 8600 Wilshire Blvd.	Apartments	18 du
		Retail	6,355 gsf
BH7	9000 Wilshire Boulevard Office Project 9000 Wilshire Blvd.	Retail	(4,820) gsf
		Office	31,702 gsf
BH8	9145 Wilshire Boulevard Project 9145 Wilshire Blvd.	Religious Facility	8,269 gsf
BH9	9200 Wilshire Boulevard Mixed-Use Project 9200 Wilshire Blvd.	Apartments	54 du
		Retail	14,000 gsf
BH10	9107 Wilshire Boulevard Hotel Project 9107 Wilshire Blvd.	Hotel	154 rms
		Restaurant	7,433 gsf
		Office	(129,822) gsf
City of West Hollywood			
WH1	8816 Beverly Boulevard Mixed-Use Project 8816 Beverly Blvd.	Apartments	10 du
		Retail	19,493 gsf
		Restaurant	1,860 gsf
		Office	25,575 gsf
WH2	8650 Melrose Avenue Mixed-Use Project 8650 Melrose Avenue	Apartments	7 du
		Retail	14,571 gsf

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

No.	Project	Description	Unit/Area
WH3	Robertson Lane Hotel 645–681 Robertson Blvd. & 648–668 La Peer Dr.	Hotel	241 rms
		Restaurant	22,615 gsf
		Specialty Retail	18,130 gsf
		Design Showroom	10,325 gsf
		Nightclub	3,780 gsf
WH4	Sprouts 8550 Santa Monica Blvd.	Grocery Store	25,000 gsf
		Restaurant	1,319 gsf
		Office	3,998 gsf
		Health/Fitness Club	8,000 gsf
		Specialty Retail	4,000 gsf
WH5	8555 Santa Monica Boulevard Mixed-Use Project 8555 Santa Monica Blvd.	Apartments	97 du
		Live-Work Condominiums	12 du
		Office	6,080 gsf
		Specialty Retail	19,400 gsf
		Restaurant	2,820 gsf
WH6	9001 Santa Monica Boulevard Mixed-Use Project 9001 Santa Monica Blvd.	Condominiums	42 du
		Retail	9,850 gsf
		Restaurant	9,800 gsf
WH7	Melrose Triangle 9040–9048 Santa Monica Blvd.	General Retail	45,112 gsf
		Art Gallery	16,404 gsf
		Design Showroom	12,303 gsf
		Restaurant	8,202 gsf
		Apartments	76 du
		General Office	137,064 gsf
WH8	8763 Rosewood Avenue Mixed-Use Project 8763 Rosewood Avenue	Retail	4,945 gsf
WH9	8713 Beverly Boulevard Mixed-Use Project 8713 Beverly Blvd.	Apartments	30 du
		Office	3,416 gsf
		Retail	5,475 gsf
		Gallery	500 gsf
WH10	417 Robertson Boulevard Showroom Project 417 Robertson Blvd.	Retail	7,558 gsf
WH11	829 Larrabee Street Residential Project 829 Larrabee St.	Apartments	13 du
WH12	511 N. Flores Street Residential Project 511 N. Flores St.	Apartments	10 du
WH13	600 N. La Cienega Boulevard Mixed-Use Project 600 N. La Cienega Blvd.	Apartments	5 du
		Showroom	15,727 gsf
		Mechanical	2,776 gsf
		Retail	5,355 gsf
		Restaurant	7,094 gsf

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

No.	Project	Description	Unit/Area
WH14	624 N. La Cienega Boulevard Mixed-Use Project 624 N. La Cienega Blvd.	Apartments	6 du
		Retail	54,209 gsf
WH15	8899 Beverly Boulevard Mixed-Use Project 8899 Beverly Blvd.	Apartments	12 du
		Condominiums	56 du
		Townhomes	13 du
		Office	10,562 gsf
		Retail	19,875 gsf
		Restaurant	4,394 gsf
WH16	8950 Sunset Boulevard Hotel Project 8950 Sunset Blvd.	Hotel	165 rms
		Apartments	4 du
		Specialty Dining	7,697 gsf
		Restaurant	5,578 gsf
		Whiskey Bar	2,002 gsf
		Day Spa	9,230 gsf
		3-Meal Restaurant	2,505 gsf
		Lounge	3,685 gsf
WH17	The Arts Club 8920 Sunset Blvd.	Private Club	7,000 mem
		Museum	2,192 gsf
		Office	46,009 gsf
		Specialty Retail	11,933 gsf
<p><i>du = dwelling units</i> <i>gsf = gross square feet</i> <i>mem = members</i> <i>rm = rooms</i></p> <p><i>Related projects based on data from City of Los Angeles Department of Transportation Related Projects List, City of Beverly Hills Community Development Department Related Project List, and City of West Hollywood Community Development Department Related Projects List.</i></p> <p><i>Source: Linscott, Law & Greenspan, Engineers, 2020.</i></p>			



NOT TO SCALE

MAP SOURCE: GOOGLE MAPS



PROJECT SITE



RELATED PROJECT

Figure III-1
Location of Related Projects