

# III. ENVIRONMENTAL SETTING

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## 1. Overview of Environmental Setting

CEQA Guidelines Section 15125 requires that an Environmental Impact Report (EIR) include a description of the existing physical environment. This chapter provides a general 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 information on existing conditions for each environmental topic is provided in Chapter IV, Environmental Impact Analysis, of this Draft EIR. This chapter also provides an overview of other potential reasonably foreseeable projects (i.e., related projects) in the vicinity of the Project Site that the City of Los Angeles (City) has determined could potentially result in cumulative impacts and are considered as part of the cumulative impacts analysis.

### a) On-Site Conditions

The Project Site is located in the Brentwood-Pacific Palisades Community Plan area of the City of Los Angeles, approximately one mile west of Interstate 405 and approximately two miles north of Interstate 10. The Project Site is located at 11973-11975 San Vicente Boulevard (Assessor Parcel No. 4404-025-008), on the north side of San Vicente Boulevard between Montana Avenue and Saltair Avenue.

As discussed in detail in Section II, Project Description, the Project Site is comprised of a single 26,586 square foot (0.61-acre) parcel. The Project Site is developed with a two-story, approximately 23.5-foot tall, 13,956 square foot commercial building (with 12,800 square feet of leasable area) and a 5,494 square foot portion of a surface parking lot located immediately north of the building. The existing building, known as the Barry Building, is City of Los Angeles Historic-Cultural Monument (HCM) No. LA-887. A 16.5-foot-wide driveway that provides vehicular ingress and egress is located on the eastern portion of the Project Site.

The building has been vacant and fenced off since 2017, and is boarded up with screwed-on plywood panels to prevent vandalism. The building is subject to the City's Soft Story Retrofit Program (LAMC Section 91.9300 et seq., Ordinance 183,893 entitled Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls) and must meet the minimum seismic standards of Ordinance 183,893 or apply for a permit to demolish the building within a certain period of time. A seismic assessment was prepared for the existing building (included in Appendix G of this Draft EIR),<sup>1</sup> which indicated that the building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles

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<sup>1</sup> [11973 San Vicente Boulevard, Seismic Assessment](#), Englekirk Structural Engineers, June 6, 2022.

basin and is a safety hazard to occupants in and around the building. Therefore, the Project Applicant has proposed to demolish the existing building.

The majority of the Project Site is devoid of landscaping. There are four palms trees located on the Project Site: a Chinese windmill palm, a king palm, a queen palm, and a Mexican fan palm within the surface parking lot. In addition, there are two London plane street trees located along San Vicente Boulevard.

### **b) Surrounding Land Uses**

Land uses in the vicinity of the Project Site include various commercial, residential, religious, and retail properties. A broad range of commercial and community-serving uses, including restaurants and stores, occupy one- to nine-story buildings to the west and east of the Project Site along the southern and northern frontages of San Vicente Boulevard. Single-family residences are located north of the Project Site and multi-family residences are located south of the Project Site, beyond San Vicente Boulevard. An undeveloped parcel lies to the west of the Project Site; a two-story commercial building lies to the east; and a surface parking lot (on APN 4404-025-016), vacant land, and a single-family residence (11900 Saltair Terrace) lie to the north. The southern boundary of the Project Site fronts San Vicente Boulevard.

### **c) Land Use Plans and Zoning**

As stated in Section II, Project Description, the Project Site is located in Brentwood-Pacific Palisades Community Plan area, one of the City's 35 community plans that collectively comprise the Land Use Element of the Los Angeles General Plan (General Plan). The Project Site has a General Plan land use designation of Neighborhood Office Commercial and is zoned C4-1VL (Commercial Zone, Height District 1VL). The Commercial Zone permits a range of commercial uses including retail and office uses. Within Height District 1VL, the C4 zone allows for a building height maximum of up to 45 feet and establishes a floor area ratio (FAR) of 1.5:1.

The Project Site is located within the boundaries of the San Vicente Scenic Corridor Specific Plan, which establishes streetscape and urban design criteria to protect the pedestrian-scale and community-oriented commercial nature along San Vicente Boulevard. The Project Site also falls within the West Los Angeles Transportation Improvement and Mitigation (TIMP) Specific Plan.

## **2. Related Projects**

Sections 15126 and 15130 of the State CEQA Guidelines requires that EIRs consider the significant environmental effects of a proposed project as well as "cumulative impacts." "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 a list of past, present, and probable future projects producing related or cumulative impacts (CEQA Guidelines Section 15130 (b)(1)(A)).

Either of the following is necessary to conduct an adequate analysis of 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.

All proposed (those with pending applications), recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed project are included in the EIR. For an analysis of the cumulative impacts associated with these related projects in combination with the Project, cumulative impact discussions are provided under each individual environmental impact category in Section IV, Environmental Impact Analysis, of this EIR.

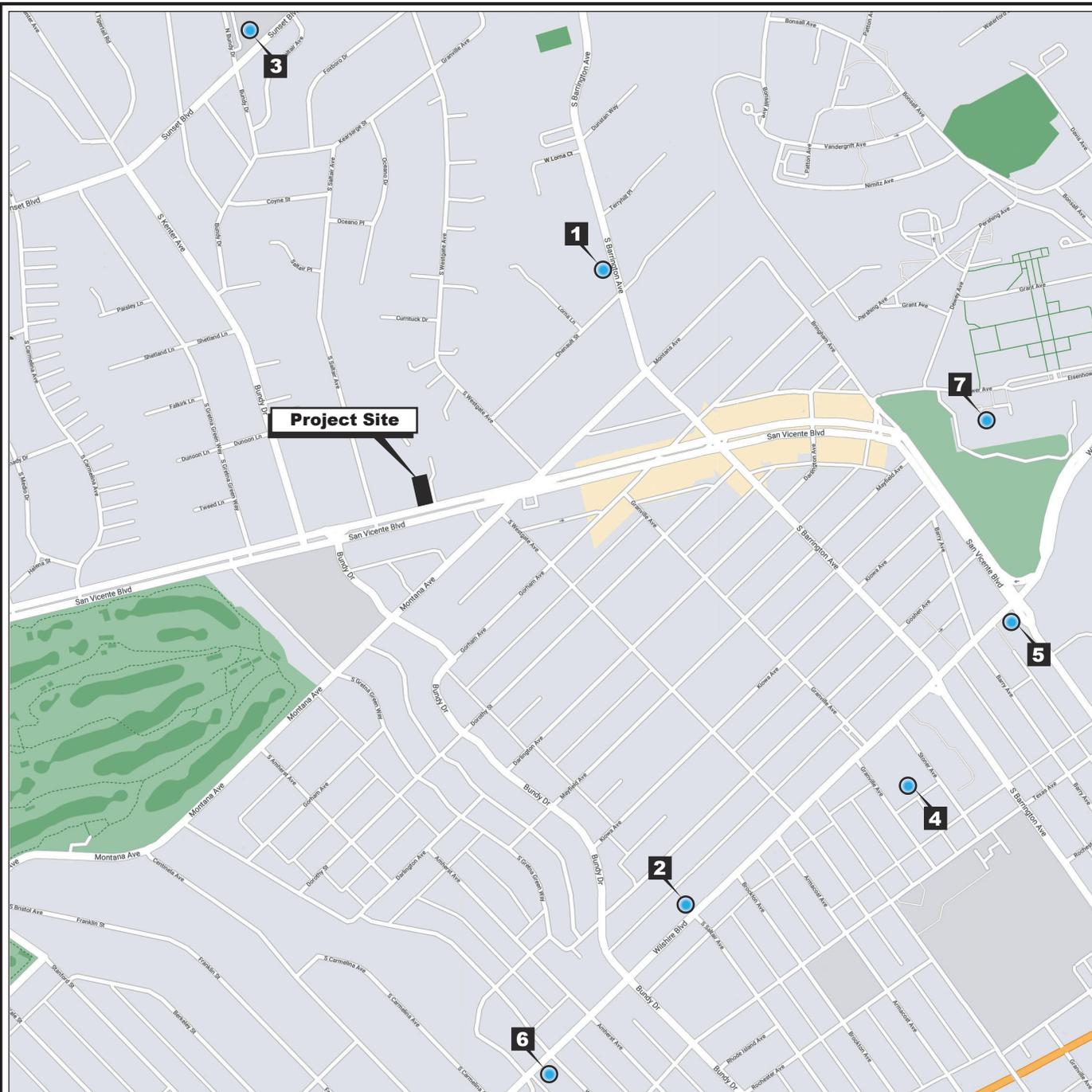
The related projects list consists of seven projects provided by the City of Los Angeles Department of Transportation (LADOT) (see Table III-1). Since this list was compiled, it is possible that some of the listed projects may have been completed, reduced in scope, or withdrawn. The locations of the related projects are shown in Figure III-1, below.

**Table III-1  
Related Projects**

No.	Location	Land Use	Size
<i>Within 0.5 Miles</i>			
1	625 S. Barrington Avenue	46-unit apartment building to replace existing 24-unit apartment building	46 du
<i>Within 0.75 Miles</i>			
2	The Picasso Mixed-Use 12029 W. Wilshire Boulevard	Apartments Retail	108 du 13,000 sf
3	Brentwood School 12001 W. Sunset Boulevard	Institutional	960 Students
4	Landmarks Apartments 11750 W. Wilshire Boulevard	Apartments Retail	376 du 5,000 sf
5	CLU within Existing Office Building 11600 W. Wilshire Boulevard	Office Office/Medical	72,874 sf 120,874 sf
6	Medical Office 12300 W. Wilshire Boulevard	Medical Office	33,392 sf
7	EMGD-059 VA Bridge Housing	Housing	102 du

**Table III-1  
Related Projects**

<b>No.</b>	<b>Location</b>	<b>Land Use</b>	<b>Size</b>
	11301 W. Wilshire Boulevard		
<p>Notes: du = dwelling units; sf = square feet Source: Gibson Transportation Consulting, Inc., with information provided by LADOT.</p>			



## Legend

### Related projects within 0.50 miles

- 1** New 46 Unit Apartment  
625 S. Barrington Avenue  
46-unit apartment building to replace existing 24-unit apartment building

### Related projects within 0.75 miles

- 2** The Picasso Mixed-Use  
12029 W. Wilshire Boulevard  
108 apartment units and 13,000 sf retail
- 3** Brentwood School  
12001 W. Sunset Boulevard  
Increase enrollment from 695 to 960 students in upper school
- 4** Landmarks Apartments  
11750 W. Wilshire Boulevard  
376 apartment units and 5,000 sf retail-restaurant
- 5** CLU within Existing Office Building  
11600 W. Wilshire Boulevard  
Conversion of 168,160 sf of office and 72,874 sf of medical office to 120,160 sf office and 120,874 sf medical office
- 6** Medical Office  
12300 W. Wilshire Boulevard  
Conversion of commercial office to 33,392 sf of medical office
- 7** EMGD-059 VA Bridge Housing  
11301 W. Wilshire Boulevard  
102 beds

 Related Projects Location



0 400 800

Scale (Feet)