

## **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 Plan area of the City of Los Angeles, approximately 11 miles east of the Pacific Ocean. Primary regional access is provided by Santa Monica Boulevard, located approximately 0.12 mile north of the Project Site and the Hollywood Freeway (US-101) located approximately 1.5 miles east of the Project Site. Local access to the Project Site is provided by Hudson Avenue, Seward Street, and Romaine Street. The Project Site is well served by a variety of public transit options provided by the Los Angeles County Metropolitan Transit Authority (Metro) and the Los Angeles Department of Transportation (LADOT). Specifically, transit options in the vicinity of the Project Site include the Hollywood/Vine station of the Metro B Line (Red) located approximately 1 mile northeast of the Project Site and Metro bus line 4 located approximately 0.2 mile northeast of the Project Site and DASH Hollywood located approximately 0.4 mile north of the Project Site. In addition, Metro bus lines 210 and 224 also operate within 0.5 mile of the Project Site with bus stops located at Vine Street & Santa Monica Boulevard and Highland Avenue & Santa Monica Boulevard, respectively.

#### **a. On-Site Conditions**

The Project Site is developed with two one-story buildings totaling 10,993 square feet, comprised of a 2,551 square-foot restaurant and 8,442 square-foot studio and production space, along with surface parking areas. Vehicular access to the Project Site is provided via driveways along Romaine Street and Hudson Avenue. Pedestrian access to the Project Site is located along Seward Street, and Romaine Street in the form of concrete sidewalks.

The Project Site contains limited to sparse landscaping in the form of non-native/non-protected trees,<sup>1</sup> hedges, and shrubs. There is one Hollywood juniper located on the Project Site that would be removed as part of the Project. The Hollywood juniper is not protected under the City's Protected Tree Ordinance. There are also giant birds of paradise adjacent to the buildings along Seward Street and Romaine Street, but these do not meet the City's definition of a tree.<sup>2</sup> There are no City right-of-way trees adjacent to the Project Site.

## b. Surrounding Uses

The Project Site is located in a highly urbanized area characterized by a mix of commercial, industrial, and residential uses. Specifically, land uses surrounding the Project Site include an approximately 64-foot tall parking structure and multi-family residential buildings to the north; a 76-foot tall office building and an above-grade parking structure to the west; a 76-foot tall office/commercial building and industrial uses to the south; and multi-family residential buildings to the east.

## 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 Mobility Plan 2035; the 2010 Bicycle Plan; the Hollywood Community Plan; the Citywide Design Guidelines; and the City of Los Angeles Walkability Checklist Guidance for Entitlement Review. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' (SCAG) 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 Hollywood Community Plan area of the City and has a Limited Manufacturing and Medium Residential land use designation. The Project Site is zoned MR1-1 (Restricted Industrial, Height District 1) and R3-1 (Multiple Dwelling, Height District 1). Pursuant to the LAMC, the MR1 Zone permits CM (commercial manufacturing) uses, including limited commercial and manufacturing, clinics, media

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<sup>1</sup> *The City of Los Angeles Protected Tree Regulations apply to Oak, Southern California Black Walnut, Western Sycamore, and California Bay tree species that are native to Southern California, and excludes trees grown by a nursery or trees planted or grown as part of a tree planting program.*

<sup>2</sup> *The arboricultural industry's Best Management Practices define a tree as "a woody perennial plant with single or multiple trunks, which typically develops a mature size of over several inches in diameter, has a raised canopy, and is 10 feet or more in height." Conversely, a shrub is a smaller, usually multi-stemmed, and has a low canopy. Refer to the Tree Survey included as Appendix IS-1 of the Initial Study included as Appendix A of this Draft EIR.*

production limited machine shops, animal hospitals, and kennels. The R3 Zone permits R2 (two-family dwellings) uses, including apartment houses, multiple dwellings, and child care (20 children maximum) uses. The Height District 1 designation, in conjunction with the R3 Zone has a height limit of 45 feet and an FAR of 3:1. The Height District 1 designation for the MR1 Zone permits an FAR of 1.5:1, but does not impose a maximum building height limit. The Project Site is also located within the boundaries of the Los Angeles State Enterprise Zone and Revised Hollywood Community Plan Injunction.<sup>3</sup>

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<sup>3</sup> *As of April 2, 2014, the 2012 Hollywood Community Plan Update (HPCU) and its associated zoning ordinance (Ordinance No. 182,173) have been rescinded. Per City Zoning Information (ZI) File No. 2433, the Department of Building and Safety shall not issue any permit unless the project receives an HCPU Injunction REVISED Clearance from the Department of City Planning confirming that the project conforms to the General Plan Land Use designation, including street classifications, and the zoning regulations in place prior to June 19, 2012, i.e., the 1988 Hollywood Community Plan and corresponding zoning ordinances.*

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#### **B. Related Projects**

The California Environmental Quality Act (CEQA) Guidelines Section 15130 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 schools impact may only affect the schools serving 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 and the City of Los Angeles Department of City Planning. Fifteen potential related development projects have been identified within 0.5 mile 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 consist of office, commercial, and residential uses.

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 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 Plan Update exceeds SCAG's projections for anticipated increases in population, employment, and housing.

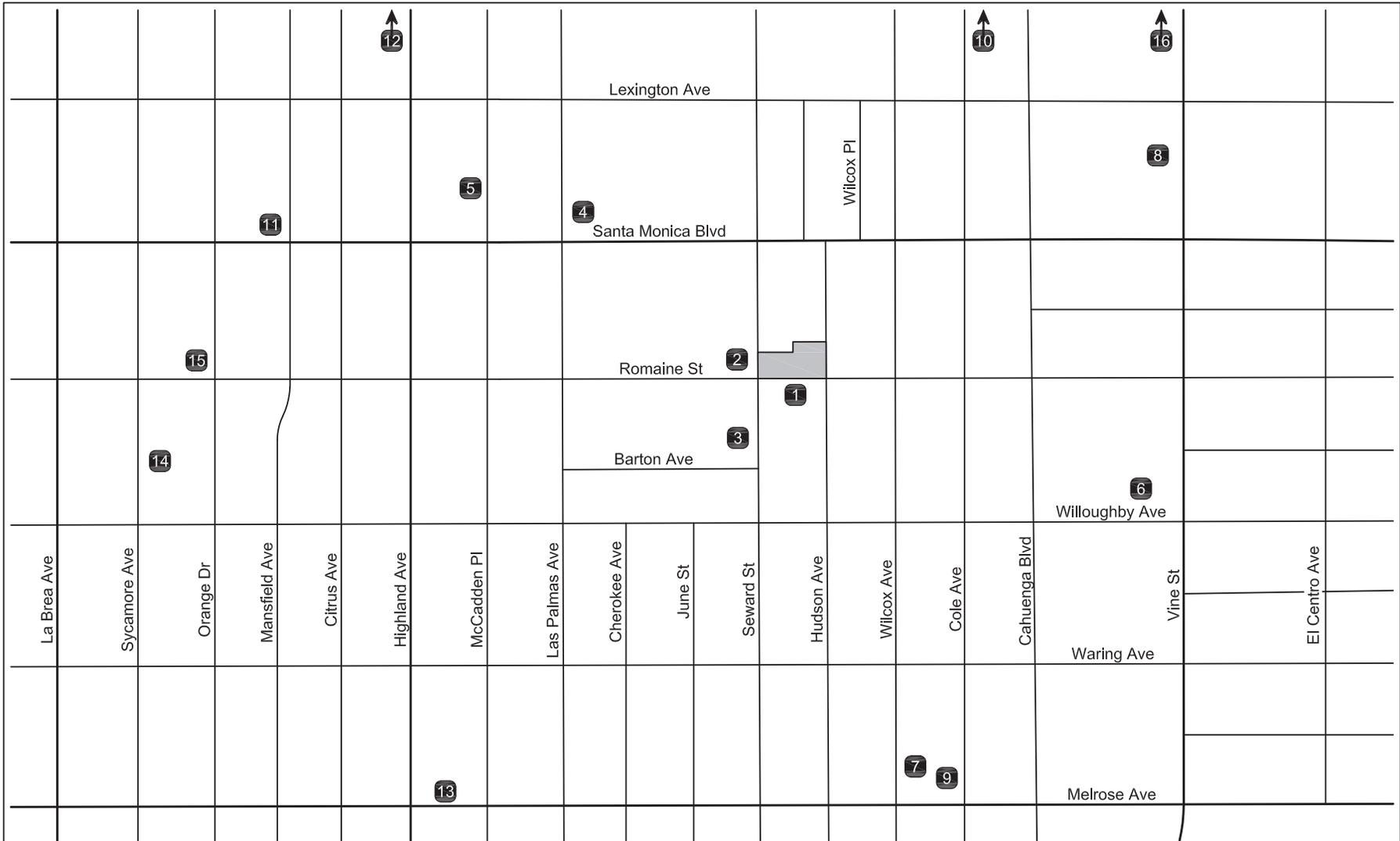
The related projects are listed in Table III-1 on page III-7, which identifies the location of each related project along with the types of land uses. The locations of Related Project Nos. 1 through 16 are shown in Figure III-1 on page III-9. It is noted that some of the related projects may not be built out by 2025 (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 16 are fully built out by 2025, unless otherwise noted. In addition, Related Project No. 17, the Hollywood Community Plan Update, is also included in the forecast. As discussed above, the Hollywood 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 2025, well before the Community Plan Update's horizon year. Moreover, 2025 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<sup>a</sup>**

<b>No.</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Description</b>	<b>Size</b>
1.	Seward Street Office Project	956 N. Seward St.	Office	126,980 sf
2.	Hollywood Center Studios Office	6601 W. Romaine St.	Office	106,125 sf
3.	Hollywood 959	959 N. Seward St.	Office	241,568 sf
4.	The Lexington Mixed-Use	6677 W. Santa Monica Blvd.	Apartments	695 du
			Commercial	24,900 sf
5.	McCadden Campus (LGBT)	1118 N. McCadden Pl.	Apartments	45 du
			Social Service Facility	50,325 sf
			Office	17,040 sf
			Commercial	1,885 sf
			Temporary Housing	100 beds
6.	Mixed-Use	901 N. Vine St.	Apartments	70 du
			Commercial	3,000 sf
7.	Residential	712 N. Wilcox Ave.	Apartments	103 du
8.	Hotel	1133 N. Vine St.	Hotel	112 rm
			Café	661 sf
9.	2014 Residential	707 N. Cole Ave.	Apartments	84 du
10.	Mixed-Use	1310 N. Cole Ave.	Apartments	369 du
			Office	2,570 sf
11.	Archstone Hollywood Mixed-Use	6901–6911 W. Santa Monica Blvd.	Apartments	231 du
			Restaurant	5,000 sf
			Retail	10,000 sf
12.	Mixed-Use	1233 N. Highland Ave.	Apartments	72 du
			Commercial	12,160 sf
13.	Mixed-Use	6535 W. Melrose Ave.	Apartments	33 du
			Restaurant	2,635 sf
			Retail	2,321 sf
14.	926 N Sycamore Office	926 N. Sycamore Ave.	Media Production Office	70,742 sf

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

No.	Project Name	Project Location	Description	Size
15.	7007 W Romaine MU	7007 W. Romaine St.	Media Office	28,468 sf
			Restaurant	4,694 sf
16.	1235 Vine Street Project	1235 N. Vine St.	Office	109,190 sf
			Restaurant	7,960 sf
17.	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>_____</p> <p><i>du = dwelling units</i></p> <p><i>rm = rooms</i></p> <p><i>sf = square feet</i></p> <p><sup>a</sup> <i>The related projects list represents the time of the Project's Notice of Preparation in December 2020.</i></p> <p><i>Source: Gibson Transportation Consulting, Inc, 2021, based on data provided by City of Los Angeles Department of Transportation and the City of Los Angeles Department of City Planning.</i></p>				



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 Project Site

 Related Project



**Figure III-1**  
Related Projects Location Map

Source: Gibson Transportation Consulting, 2021 based on information provided by the Los Angeles Department of Transportation, the Los Angeles Department of City Planning, and recent traffic studies in the area. This list includes known development projects within 0.5 mile of the Project Site.