

## **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 for 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 further details regarding existing conditions at the Project Site.

##### **1. Project Location and Environmental Setting**

Television City is an approximately 25-acre site (Project Site) located at the southeast corner of the intersection of Beverly Boulevard and Fairfax Avenue in the City of Los Angeles (City). More specifically, the Project Site is comprised of four contiguous parcels located at 7800 and 7860 West Beverly Boulevard (APN 5512-001-003); 7716 and 7720 West Beverly Boulevard (APN 5512-002-002); 7718 West Beverly Boulevard (APN 5512-002-001 in Los Angeles County); and an adjacent parcel without a physical address (APN 5512-002-009). The Project Site is generally bounded by Beverly Boulevard to the north; The Grove Drive to the east; a private drive to the south (the eastern portion of which is referred to herein as the Southern Shared Access Drive, which is accessed from The Grove Drive) which separates the Project Site from the adjacent commercial properties to the south;<sup>1</sup> and Fairfax Avenue to the west. The Project Site is located in the Wilshire Community Plan (Community Plan) area of the City. An approximately 0.63-acre portion of the Project Site (APN 5512-002-001) is located outside the City boundary in unincorporated Los Angeles County (County) and is proposed for annexation to the City as part of this Project.

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<sup>1</sup> The Southern Shared Access Drive is a privately-owned right-of-way that is partially located on the Project Site and partially located off-site on the adjacent properties to the south. While not a component of the Project, the Southern Shared Access Drive provides shared access to the Project Site and the adjacent properties to the south from The Grove Drive. Refer to Figure II-3 in Section II, Project Description, of this Draft EIR for an illustration.

## a. Existing Conditions

The Project Site is currently developed with approximately 743,680 square feet of studio-related uses, including approximately 95,540 square feet of sound stage uses; 325,450 square feet of production support uses, such as storage and mills; 163,090 square feet of production office space; and 159,600 square feet of general office space. Existing development on-site is comprised of four main buildings, described further below. The Project Site also contains approximately 30 one-story ancillary buildings and structures, primarily located in the southeastern corner, including storage buildings, modular/portable bungalows and trailers, shelters and pads for utilities and transmission equipment, carparks with solar panels, guard houses, and a helipad.

Television City supports a variety of production activities focused on the creation, development, recording, broadcasting, and editing of recorded and live television programming and other audio, visual, and digital media including, but not limited to, e-sports, backlot shooting, and other forms of content creation. Such activities occur both indoors and outdoors within the Project Site and include basecamp areas where mobile facilities such as trucks, generators, and support vehicles related to production are temporarily staged.<sup>2</sup> As is typical of studio environments, the land uses are centered around production operations, including associated parking, loading, storage, and related basecamp activities. Basecamps are defined areas at, near, or within a filming location where critical production activities can be coordinated. These areas provide for active uses (including, but not limited to, loading, wardrobe, hair, make-up, craft service, etc.) and passive uses (including, but not limited to, parking, storage of mobile facilities, power generators, support vehicles, etc.) all related to production activities. Within the Project Site, basecamp activities typically occur within existing surface parking areas and other open space areas.

Television City was originally developed in 1952 in accordance with a master plan designed by the local architectural team of William Pereira and Charles Luckman (Pereira & Luckman). The master plan was conceived to function as a plan for a major studio headquarters located within a flexible studio environment and was designed to be adaptable and expandable over time to meet the changing needs of the entertainment industry. The original Primary Studio Complex, located generally in the center of the Project Site, includes two attached buildings designed in the Corporate International style—

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<sup>2</sup> Basecamps are defined areas at, near, or within a filming location where critical production activities can be coordinated. These areas provide for active uses (including but not limited to loading, wardrobe, hair, make-up, craft service, etc.) and passive uses (including but not limited to parking, storage of mobile facilities, power generators, support vehicles, etc.) all related to production activities. Within the Project Site, basecamp activities typically occur within existing surface parking areas and other open space areas.

the Service Building on the east and the Studio Building on the west—which together are designated as Historic-Cultural Monument (HCM) No. 1167 (CHC-2018-476-HCM). The main entrance to the Primary Studio Complex includes a distinctive bridge over an area of lower grade, covered by a canopy featuring the “Television City” sign at the bridge entrance facing north. The Primary Studio Complex was constructed as the first phase of the Pereira & Luckman master plan, which called for the eventual development of 2.5 million square feet with multi-story office towers up to 12 stories in height fronting Beverly Boulevard and Fairfax Avenue, a long retail block along Beverly Boulevard, and 24 stages. This full expansion under the Pereira & Luckman master plan was never realized, and the original four sound stages within the Primary Studio Complex have undergone additions, exterior alterations, and ongoing reconfiguration of interior spaces, reflecting the original design intent for flexibility as production demands evolved over time.

Following the development of the Primary Studio Complex in 1952, substantial expansions of on-site development occurred in and around 1969 and 1976 to allow for more stage, production support, and production office space. The Service Building was extended to the east with additions in 1969, and the Support Building was added to the west of the Studio Building in 1976. Other alterations to the Primary Studio Complex over subsequent decades have involved several additions to the roof and ongoing changes in the use of interior spaces, such as the construction of additional production office space, conversion of the original rehearsal halls into stage space, a remodel of the primary entry lobby, addition of a commissary, and other conversions of interior and exterior spaces to meet production needs such as basecamp and audience experience uses.

Beyond the Primary Studio Complex, numerous ad hoc additions and modifications have been made to the Project Site to accommodate the evolving needs of studio operations and the increasing demand for production space. A myriad of production office and support buildings, basecamp trailers, and bungalows were constructed to meet day-to-day production needs and create a modernized studio campus. In 1993, the three-story, detached East Studio Building was completed, which contained stage, production support, and production office uses. In addition, the original lawn and lower landscaped terrace along Beverly Boulevard were removed and replaced to accommodate parking, basecamp, and circulation needs. Further, the Project Site today includes photovoltaic canopies within the surface parking lots along Beverly Boulevard and Fairfax Avenue and perimeter security fencing with visual screening to meet safety and privacy needs.

Existing studio parking is provided in surface lots that are located primarily along the perimeter of the Project Site. The current parking supply is approximately 1,510 spaces.

Access to the Project Site is provided at multiple points around the perimeter, including the following: (1) three driveways and one pedestrian gate along Beverly Boulevard;<sup>3</sup> (2) two driveways and one pedestrian gate along Fairfax Avenue; (3) a pedestrian gate along The Grove Drive; and (4) one pedestrian gate along the southern boundary of the Project Site. All vehicular and pedestrian entrances and exits include internal controlled access, and a series of drive aisles and sidewalks provide access throughout the Project Site.

The Project Site perimeter is enclosed with chain link, wrought iron, and/or combination block wall/chain link fencing, much of which is lined with trees, shrubs, bougainvillea and climbing vines, and segments of which include green screening. Additional landscaping within the Project Site interior includes limited trees, succulents and shrubs, and some of the parking areas include landscaped infiltration basins. Street trees are also located along the Beverly Boulevard and Fairfax Avenue façades. Public views of the Project Site and the Primary Studio Complex are limited due to the perimeter security fencing and landscaping, and the existing carports with solar panels that cover the surface parking areas along the western and much of the northern portions of the Project Site which obscure views from Fairfax Avenue and Beverly Boulevard, respectively. Additionally, while the public sidewalks around the Project Site perimeter range from nine to 15 feet wide, the areas accessible to pedestrians are as narrow as three to four feet along portions of The Grove Drive and Fairfax Avenue. Further, the sidewalk widths along The Grove Drive and Fairfax Avenue do not meet current City standards. In terms of topography, the Project Site slopes gently down from northeast to southwest. The existing Project Site elevations range from approximately 185 to 201 feet above mean sea level (AMSL). The Primary Studio Complex, where the main production facilities are located, is at an elevation of 201 feet AMSL, which is referred to herein as Project Grade.<sup>4</sup>

## b. Surrounding Uses

The Project Site is located in an urbanized area that is developed with a variety of land uses. In general, the major arterials in the Project vicinity, including Beverly Boulevard, 3rd Street, and Fairfax Avenue, are lined with commercial, institutional, and multi-family residential uses, with mixed residential neighborhoods interspersed between the major arterials. Immediately east of the Project Site is a six-story apartment complex, Broadcast Center Apartments, which includes a ground floor grocery store and café. To the east, across The Grove Drive, is a U.S. Post Office and Pan Pacific Park, which includes a variety of active and passive recreational uses, an outdoor amphitheater, and the Holocaust Museum LA. To the south are regional-scale commercial uses, including

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<sup>3</sup> Two of the Beverly Boulevard driveways are curb cuts that are no longer used for access.

<sup>4</sup> Project Grade is established at an elevation of 201 feet AMSL, which represents the base level of production activity and a substantial portion of the existing topographic elevation of the Project Site.

The Grove, an outdoor shopping and entertainment center that includes groupings of one- to three-story retail shops, a movie theater, restaurants, and a seven-level (plus rooftop) parking garage; The Original Farmers Market, with one- and two-story restaurants and other food-related businesses, including a four-story mixed-use office and retail building; as well as the approximately four-story Farmers Market Storage Facility (which is roughly the same height as the adjacent seven-level garage), the Gilmore Adobe, and surface parking. Further to the south across 3rd Street are a neighborhood-serving shopping center with surface parking, four- and five-story residential buildings, as well as Hancock Park Elementary School and several 13-story apartment buildings at Park La Brea. Along Fairfax Avenue to the immediate west are low-rise community-serving commercial uses, including a gas station, bank, dry cleaner, and several restaurants and retail stores, interspersed with small surface parking lots, and low- to mid-rise apartments further to the west, as well as Fairfax High School along Fairfax Avenue to the north. Similar development of up to three stories is located to the north along Beverly Boulevard, including retail shops, restaurants, a bank, gas station, religious temple, several small hotels, personal fitness facilities, Ohel Chana High School, and Morasha Hebrew Academy, with low-rise apartments further to the north. Many of the streets in the Project vicinity are lined with trees, with Beverly Boulevard and Fairfax Avenue exhibiting substantial commercial signage, including but not limited to large billboard signage.

## 2. Land Use Plans

The City's 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 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' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); and the South Coast Air Quality Management District's (SCAQMD) 2016 Air Quality Management Plan (AQMP).

The Project Site is located in the City's Wilshire Community Plan area and includes General Plan land use designations of Community Commercial, Neighborhood Commercial, and Limited Commercial, as detailed in Table III-1 on page III-6. The land use designation for the approximately 0.63-acre unincorporated County parcel is Major Commercial per the Los Angeles County 2035 General Plan. APNs 5512-001-003 and 5512-002-002 are zoned C2-1-O (Commercial, Height District 1, Oil Drilling Overlay), while APN 5512-002-009 is zoned C2-1-O and C1.5-2D-O (Limited Commercial, Height District 2 subject to a Development Limitation, Oil Drilling Overlay). The unincorporated County parcel, APN 5512-002-001, is zoned C-MJ (Major Commercial). The Project Site is also located in a City-designated Transit Priority Area (TPA) as well as a Tier 3 Transit-Oriented Community (TOC), although no residential uses are proposed as part of the Project. As

**Table III-1  
Land Use and Zoning Summary**

<b>Parcel</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>
APN 5512-001-003	Community Commercial	C2-1-O
APN 5512-002-002	Neighborhood Commercial	C2-1-O
APN 5512-002-009	Limited Commercial	C2-1-O and C1.5-2D-O
APN 5512-002-001 <sup>a</sup>	Major Commercial	C-MJ
<p><i>C2-1-O= Commercial, Height District 1, Oil Drilling Overlay</i>  <i>C1.5-2D-O= Limited Commercial, Height District 2 subject to a Development Limitation, Oil Drilling Overlay</i>  <i>C-MJ = Major Commercial</i>  <sup>a</sup> <i>Located in unincorporated Los Angeles County and proposed for annexation to the City as part of the Project. Land use designation is per the Los Angeles County 2035 General Plan, and zoning designation is per Title 22 (Planning and Zoning) of the Los Angeles County Code.</i>  <i>Source: Burns &amp; Bouchard, Inc.; City of Los Angeles Zone Information and Map Access System (ZIMAS), 2021.</i></p>		

discussed above, the Project Site includes a designated HCM and is therefore subject to Historic Preservation Review.

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## B. Related Projects

California Environmental Quality Act (CEQA) Guidelines Section 15130(a) requires 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 within the immediate 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 sections 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 new land uses or floor area and/or generating population increases) was prepared based on information obtained from the City of Los Angeles Department of Transportation (LADOT) and the City of Los Angeles Department of City Planning. A total of 68 potential related development projects have been identified within the vicinity of the Project Site as of the time of the Notice of Preparation of an EIR (July 2, 2021; provided in Appendix A) for inclusion in the cumulative impact analysis provided in this Draft EIR.<sup>5</sup> These related projects are in varying stages of the approval/entitlement/development process and reflect a 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, office space, institutional uses, and retail uses, as well as mixed-use developments incorporating some or all of these elements. In addition, current construction of the Metro D (Purple) Line extension and a new Wilshire/Fairfax Station located approximately 0.8 mile south of the Project Site (with a station portal at the southeast corner of Wilshire Boulevard and Orange Grove Avenue) is anticipated to be completed and in operation by 2024.

The related projects are listed in Table III-2 beginning on page III-9, which identifies the location of each related project along with the types of land uses proposed. The locations of the related projects are shown in Figure III-1 on page III-15. Some of the related projects may not be built out by 2026 (i.e., the anticipated Project buildout year), may never be built, or may be approved and built at reduced densities.<sup>6</sup> Nevertheless, to provide a conservative cumulative impact analysis, this Draft EIR assumes that the related projects will be fully built out by 2026, unless otherwise noted.

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<sup>5</sup> Per LADOT's Transportation Assessment Guidelines (TAG), a project's cumulative transportation analysis must include related projects within 0.5 mile of a project site and 0.25 mile from farthest study intersection. The Project's Transportation Assessment approved by LADOT also accounts for more distant projects up to three miles away that could pose cumulative impacts on the transportation system, including projects within the adjacent cities of Beverly Hills and West Hollywood.

<sup>6</sup> Project construction is anticipated to begin in 2023 and could be completed as early as 2026. However, the Project Applicant is seeking a Development Agreement with a term of 20 years, which could extend the full buildout year to approximately 2043.

**Table III-2  
Related Projects**

No.	Project Name and Address	Description	Unit/Area
<b>City of Los Angeles<sup>a</sup></b>			
1	Beverly & Fairfax Mixed-Use 7901 W. Beverly Blvd.	Apartments	71 du
		Retail	11,454 sf
2	Museum Square Office 5757 W. Wilshire Blvd.	Office	253,962 sf
3	Academy Museum of Motion Pictures 6067 W. Wilshire Blvd.	Retail	5,000 sf
		Restaurant	4,000 sf
		Museum	208,000 sf
4	Jewish Family Service <sup>b</sup> 320 N. Fairfax Ave.	Office	28,341 sf
5	Edin Park 8001 W. Beverly Blvd.	Retail	12,685 sf
		Restaurant	15,245 sf
6	1556–1564 Hi Point Street 1556 S. Hi Point St.	Apartments	45 du
7	Unified Elder Care Facility/Mixed-Use 8052 W. Beverly Blvd.	Synagogue	5,000 sf
		Apartments	102 du
		Medical Office	15,000 sf
		Retail	1,000 sf
8	8000 Beverly Mixed-Use 8000 W. Beverly Blvd.	Apartments	48 du
		Restaurant	7,400 sf
9	LACMA Renovation 5905 W. Wilshire Blvd.	(Museum)	(392,871 sf)
		Museum	387,500 sf
10	Third Street Mixed-Use 8000 W. 3rd St.	Apartments	45 du
		Affordable Housing	5 du
		Retail	6,252 sf
11	7951 Beverly Mixed-Use 7951 W. Beverly Blvd.	Apartments	51 du
		Affordable Housing	6 du
		Restaurant	6,294 sf
		Retail	1,142 sf
12	830-840 Fairfax Avenue 800 S. Fairfax Ave.	Apartments	209 du
		Restaurant	1,600 sf
		Small Restaurant	750 sf
13	Third & Fairfax Mixed-Use 6300 W. 3rd St.	Apartments	331 du
		Retail	13,412 sf
		Restaurant	7,500 sf
		Supermarket	63,082 sf
14	Wilshire & Crescent Heights Mixed-Use 6245 W. Wilshire Blvd.	Apartments	158 du
		Condominiums	4 du
		Bank	4,200 sf
		Coffee Shop	6,850 sf

**Table III-2 (Continued)  
Related Projects**

<b>No.</b>	<b>Project Name and Address</b>	<b>Description</b>	<b>Unit/Area</b>
15	Apartments 350 N. Hayworth Ave.	Apartments	18 du
		Affordable Housing	2 du
16	Apartments 400 N. Vista St.	(Apartments)	(6 units)
17	DOCS Surgical Hospital 6000 W. San Vicente Blvd.	Office	47,026 sf
18	333 La Cienega Boulevard Project 333 S. La Cienega Blvd.	Apartments	145 du
		Supermarket	27,685 sf
		Restaurant	3,370 sf
19	627 South La Brea Avenue 623–671 S. La Brea Ave.	Apartments	121 du
		Retail	13,037 sf
		Hotel	125 rm
20	Wilshire & La Jolla Tower 6401–6419 Wilshire Blvd.	Apartments	90 du
		Retail	5,100 sf
21	Mid-City Vons 1430 S. Fairfax Ave.	Supermarket	55,920 sf
22	La Brea Gateway 915 N. La Brea Ave.	Apartments	179 du
		Supermarket	33,500 sf
23	Mixed-Use 5411 W. Wilshire Blvd.	Apartments	310 du
		Affordable Housing	38 du
		Retail	9,288 sf
		Restaurant	4,346 sf
		Cafe	1,000 sf
24	904–932 North La Brea Mixed-Use 904 N. La Brea Ave.	Apartments	169 du
		Retail	37,057 sf
25	656 S. San Vicente Medical Office 656 S. San Vicente Blvd.	Medical Office	140,305 sf
		Drugstore	1,000 sf
		Restaurant	4,000 sf
<b>City of West Hollywood<sup>c</sup></b>			
26	900 Fairfax Avenue 900 Fairfax Ave.	Residential	6 du
		Retail	930 sf
		Restaurant	2,318 sf
27	Mixed-Use 7965–7985 Santa Monica Blvd.	Restaurant	8,600 sf
		Entertainment	3,200 sf
		Retail	4,400 sf
		Office	62,800 sf
28	Mixed-Use 8816 Beverly Blvd.	Restaurant	22,000 sf
		Design Showroom	25,000 sf
		Medical Office	77,000 sf
		Research and Development	9,000 sf

**Table III-2 (Continued)  
Related Projects**

<b>No.</b>	<b>Project Name and Address</b>	<b>Description</b>	<b>Unit/Area</b>
29	Mixed-Use 8650 Melrose Ave.	Retail	14,571 sf
		Apartments	7 du
30	Mixed-Use 645 Robertson Blvd.	Hotel	241 rm
		Restaurant	33,300 sf
		Retail	18,130 sf
		Design Showroom	10,325 sf
		Nightclub	3,780 sf
31	Faith Plating 7143 Santa Monica Blvd.	Residential	166 du
		Retail/Restaurant	9,300 sf
32	7811 Santa Monica Boulevard 7811 Santa Monica Blvd.	Hotel	74 rm
		Apartment	74 du
		Commercial	3,446 sf
33	Mixed-Use 8555 Santa Monica Blvd.	Apartment	97 du
		Live/Work	12 du
		Restaurant	282,000 sf
		Retail	15,680 sf
		Office	6,080 sf
34	Retail 605 West Knoll Dr.	Retail	7,270 sf
35	8612 Melrose Avenue 8612 Melrose Ave.	Restaurant	9,998 sf
36	8713 Beverly Boulevard 8713 Beverly Blvd.	Residential	30 du
		Art Gallery/Retail/Office	9,391 sf
37	1040 North La Brea 1040 N. La Brea	Restaurant	5,240 sf
		Residential	8 du
		Hotel	91 rm
38	7617 Santa Monica Boulevard 7617 Santa Monica Blvd.	Residential	71 du
		Retail	4,821 sf
		Restaurant	4,419 sf
39	1001 Fairfax Avenue 1001 Fairfax Ave.	Condominium	35 du
		Retail	900 sf
		Restaurant	900 sf
40	910 Wetherly Drive 910 Wetherly Dr.	Affordable Housing	93 du
41	9001 Santa Monica Boulevard 9001 Santa Monica Blvd.	Condominium	42 du
		Restaurant with Alcoholic Beverage Service	9,800 sf
		Retail	9,850 sf

**Table III-2 (Continued)  
Related Projects**

<b>No.</b>	<b>Project Name and Address</b>	<b>Description</b>	<b>Unit/Area</b>
42	9040–9098 Santa Monica Boulevard 9040–9098 Santa Monica Blvd.	Condominium	76 du
		Retail	82,000 sf
		Office	137,000 sf
43	8497 Sunset Boulevard 8497 Sunset Blvd.	Apartments	9,775 du
		Commercial Space	11,520 sf
44	8430 Sunset Boulevard 8430 Sunset Blvd.	Condominium	125 du
		Commercial	35,000 sf
45	8920 Sunset Boulevard 8920 Sunset Blvd.	Retail	10,000 sf
		Restaurant	2,000 sf
		Creative Office	46,009 sf
		Arts Club	7 mem
		Museum	2,000 sf
46	9034 Sunset Boulevard 9034 Sunset Blvd.	Hotel	237 rm
		Restaurant	11,000 sf
		Residential	10 du
47	1250 Fairfax Avenue 1250 Fairfax Ave.	Apartments	53 du
48	Mixed Use 8899 Beverly Blvd.	Residential	81 du
		Retail	19,775 sf
		Restaurant	4,394 sf
		Office	11,000 sf
49	417 Robertson Boulevard 417 Robertson Blvd.	Retail	8,000 sf
50	8850 Sunset Boulevard 8850 Sunset Blvd.	Residential	41 du
		Hotel	115 rm
		Restaurant	29,000 sf
		Night Club	5,000 sf
<b>City of Beverly Hills<sup>d</sup></b>			
51	55 North La Cienega Boulevard 55 N. La Cienega Blvd.	Hotel	216 rm
		Ancillary Restaurant/Retail Uses	13,568 sf
52	8600 Wilshire Boulevard 8600 Wilshire Blvd.	Residential	18 du
		Retail	6,355 sf
53	257 North Canon Drive 257 N. Canon Dr.	Retail	15,899 sf
		Office	26,196 sf
54	100 North Crescent Drive 100 N. Crescent Dr.	Restaurant	4,330 sf
		Screening Room	2,489 sf
		Office	154,336 sf
55	325 North Maple Drive 325 N. Maple Dr.	Office Including 3,200 sf Restaurant/Retail	47,347 sf
		Post Office	7,300 sf






**Table III-2 (Continued)  
Related Projects**

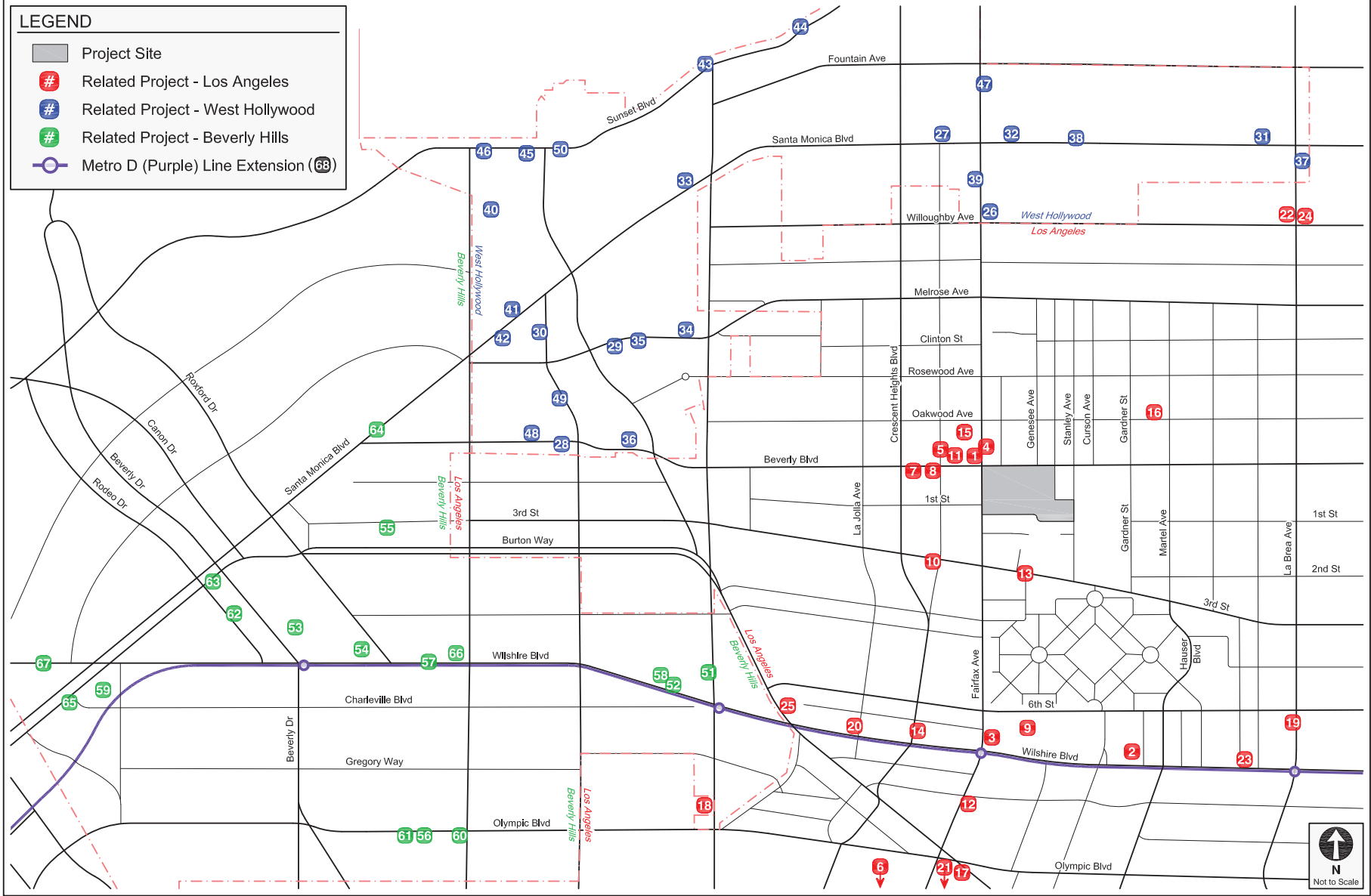
<b>No.</b>	<b>Project Name and Address</b>	<b>Description</b>	<b>Unit/Area</b>
56	9212 Olympic Boulevard 9212 Olympic Blvd.	Restaurant/Retail	6,900 sf
		Commercial Office	13,344 sf
57	9200 Wilshire Boulevard 9200 Wilshire Blvd.	Residential	54 du
		Commercial	14,000 sf
58	8633 Wilshire Boulevard 8633 Wilshire Blvd.	Office	25,565 sf
59	140 S Lasky Drive 140 S Lasky Dr.	Hotel	66 rm
		Restaurant	1,845 sf
60	9120 Olympic Boulevard 9120 Olympic Blvd.	Private School (K-8)	80,719 sf
61	9230 Olympic Boulevard 9230 Olympic Blvd.	Restaurant	1,359 sf
		Office	16,804 sf
62	370 North Rodeo Drive 370 N. Rodeo Dr.	Retail	15,250 sf
63	468 North Rodeo Drive 468 N. Rodeo Dr.	Retail	8,807 sf
		Museum	16,411 sf
		Hotel	115 rm
64	9220 North Santa Monica Boulevard 9220 N. Santa Monica Blvd.	Office	114,202 sf
65	9900-9908 S Santa Monica Boulevard 9900-9908 S Santa Monica Blvd.	Condominium	25 du
		Retail	13,036 sf
66	9111 Wilshire Boulevard 9111 Wilshire Blvd.	Office	112,400 sf
		Hotel	154 rm
67	9900 Wilshire Boulevard 9900 Wilshire Blvd.	Condominium	370 du
		Retail/Restaurant	40,460 sf
		(Gas Station)	(14 pumps)
		(Hotel)	(139 rm)
<b>Infrastructure Projects<sup>e</sup></b>			
68	Metro D (Purple) Line Extension	Provide extended rail service with seven new transit stations from Metro Wilshire/Western Station to Metro Westwood/Veterans Administration Hospital Station by year 2027. Construction of the first phase (Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega Stations) is anticipated to be completed and in operation by Year 2024. The Metro D Line Wilshire/Fairfax Station will be located south of the Project Site.	
<p>( ) = to be removed/demolished  ac = acres  du = dwelling units  mem = members  rm = rooms</p>			

**Table III-2 (Continued)  
Related Projects**

No.	Project Name and Address	Description	Unit/Area
<p><i>sf = square feet</i></p> <p><i>Source: Related projects based on data from Los Angeles Department of Transportation and Department of City Planning as of July 2, 2021 (i.e., release of the Project's Notice of Preparation).</i></p> <p><i><sup>a</sup> Related project information and trip generation estimates provided by Los Angeles Department of Transportation (July 2021), Department of City Planning, and recent traffic studies prepared in the area.</i></p> <p><i><sup>b</sup> This project is now complete.</i></p> <p><i><sup>c</sup> Latest available related project information provided by City of West Hollywood and recent traffic studies prepared in the area. Trip generation estimates provided by City of West Hollywood and/or based on rates from <u>Trip Generation Manual, 10th Edition</u> (Institute of Transportation Engineers, 2017).</i></p> <p><i><sup>d</sup> Latest available related project information provided by City of Beverly Hills and recent traffic studies prepared in the area. Trip generation estimates provided by City of Beverly Hills and/or based on rates from <u>Trip Generation Manual, 10th Edition</u>.</i></p> <p><i><sup>e</sup> Westside Purple Line Extension Project, Section 3 Addendum to the Final Environmental Impact Report (Los Angeles County Metropolitan Transportation Authority, United States Department of Transportation, and Federal Transit Administration, June 2018).</i></p> <p><i>Source: Gibson Transportation Consulting, Inc., 2021.</i></p>			

**LEGEND**

-  Project Site
-  Related Project - Los Angeles
-  Related Project - West Hollywood
-  Related Project - Beverly Hills
-  Metro D (Purple) Line Extension (68)



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