

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. Specific environmental setting information related to the individual environmental topics evaluated in this Draft EIR 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, includes additional information regarding existing conditions at the Project Site.

1. Project Location and Environmental Setting

The Project Site is located at 1206–1338 East 6th Street, 1205–1321 Wholesale Street, 1210–1361 Produce Street, 635 and 639 Mill Street, and 640 South Alameda Street within the Central City North Community Plan of the City of Los Angeles. The Project Site is bounded by 6th Street to the north, Mill Street to the east, commercial and industrial zoned land currently developed with warehouse uses to the south, and Alameda Street to the west. As labeled on the City’s Zone Information and Map Access System (ZIMAS) map, there is a strip of land between the two existing warehouse structures labeled as Produce Street. However, this is not a public right-of-way, and the land is privately-owned and zoned for heavy industrial uses. Similarly, there is an additional strip of land adjacent to the south of the Project Site labeled as Wholesale Street on the City’s ZIMAS map. However, this is not a public right-of-way, and the land is privately-owned and zoned for commercial uses.

a. On-Site Conditions

The Project Site is currently developed with two single-story warehouse structures totaling approximately 311,000 square feet of floor area. The existing buildings are currently used for storage and distribution purposes. The Project Site also includes surface parking areas for automobiles and tractor trailer trucks.

The Project Site is relatively flat and entirely paved or developed with buildings, with limited ornamental landscaping. A total of six trees were identified surrounding the Project Site, all of which are located along Alameda Street in the public right-of-way. No on-site trees were observed. The street trees identified consist of various non-native species, including four yew pine trees, one pink trumpet tree, and one desert willow tree. None of the

street trees are considered to be protected by the City of Los Angeles Protected Tree and Shrubs Ordinance No. 186,873.¹

b. Surrounding Uses

The area surrounding the Project Site is highly urbanized and includes a mix of low to mid rise buildings containing a variety of industrial, commercial, and residential uses. The surrounding properties are generally zoned M3, which is consistent with the zoning of the Project Site. To the north of the Project Site, across 6th Street, is property zoned M3-1-RIO including a mixture of one-, two- and three-story buildings with a variety of uses. To the east of the Project Site, across Mill Street, is additional property zoned M3-1-RIO including a six-story building with mostly industrial use. To the west of the Project Site, across Alameda Street, is land zoned PF (public facilities) and is comprised of an LA Metro bus storage facility. Additionally, there are various seven-story structures and a 10-story parking garage located across 7th Street from the LA Metro bus storage facility, which are part of the ROW DTLA commercial development. To the south of the Project Site is undeveloped land zoned C2-2D-RIO, and land zoned M3-1-RIO improved with various one-story industrial buildings. To the immediate south of Industrial Street, a mixed-use project comprised of live/work units and commercial, retail, restaurant and art production space is currently under construction; however, a majority of the other southern parcels are either vacant or include one- and two-story buildings.

2. Land Use Plans

City land use plans applicable to the Project Site include the City of Los Angeles General Plan, including the Framework Element, Mobility Plan 2035, the Central City North Community Plan,² and the Downtown Community Plan (DTLA 2040), as well as the Citywide Urban Design Guidelines. Regional plans that are applicable to the Project Site include the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS) and the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP).

¹ Carlberg Associates, *6th and Alameda, Los Angeles, California 90021 – City of Los Angeles Tree Inventory Report, August 4, 2022. The Tree Inventory Report is included as Appendix IS-1 of the Initial Study, which is included in Appendix A of this Draft EIR.*

² *The City of Los Angeles Department of City Planning is currently updating the Central City North Community Plan and the Central City Community Plan, whose areas together make up Downtown Los Angeles (sometimes known as DTLA), in a combined planning process referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth.*

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B. Related Projects

CEQA Guidelines Section 15130 requires that an 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 development projects in the area of the Project that could affect conditions in the Project area (e.g., by generating construction noise and/or generating population increases) was prepared based on information obtained primarily from LADOT and the Department of City Planning. Based on consultation with LADOT, a total of 21 potential related projects have been identified 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 comprise a variety of uses, including apartments, condominiums, restaurants, hotels, office, industrial, studio 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 below, which identifies the location of each related project along with the types of land uses proposed. The locations of Related Project Nos. 1 through 21 are shown in Figure III-1 on page III-8. It is noted that some of the related projects may not be built out by 2026 (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 21 are fully built out by 2026.

The Department of City Planning is currently updating the Central City North Community Plan as part of the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth.³ Downtown is home to a diverse range of uses, industries and distinct neighborhoods that sit at the center of an expanding regional transportation network. According to projections in the draft DTLA 2040 Plan, an additional estimated 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.⁴ In partnership with the Downtown community, the Department of City Planning is anticipated to incorporate growth trends into the DTLA 2040 Plan and other Downtown policies, plans, and programs. As such, the DTLA 2040 Plan will include development options, densities, and intensities to bring the 2000 Central City North Community Plan up-to-date as a planning tool. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is anticipated to be completed in 2026, well before the Community Plan Update's horizon year of 2040. Moreover, the Project's projected buildout and occupancy years are similar to those of many related projects identified in Table III-1 on page III-6. 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.

³ *City of Los Angeles, Downtown Los Angeles Community Plan Update, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed April 14, 2023.*

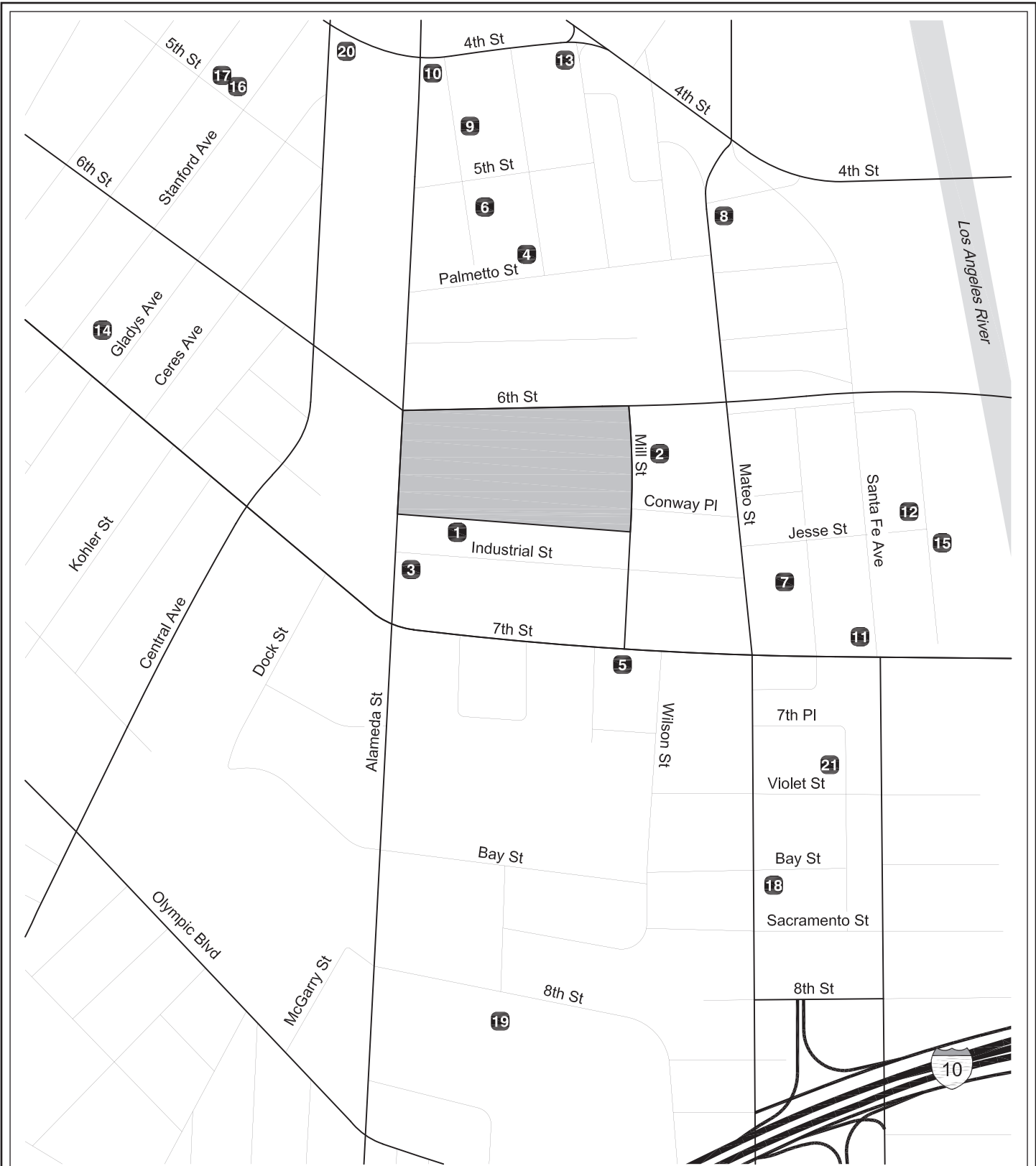
⁴ *City of Los Angeles, Downtown Los Angeles Community Plan Update, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed April 14, 2023.*

**Table III-1
List of Related Projects**

No.	Project	Land Use	Size
1.	Camden Arts Mixed-Use 1525 E. Industrial St.	Mixed-Use	336,304 sf
		Live/Work	344 du
		Leasing/Amenity Area	7,458 sf
		Creative Office Uses	24,774 sf
		Restaurant	4,042 sf
2.	Mixed-Use 1340 E. 6th St.	Apartments	170 du
		Retail	16,518 sf
3.	668 S Alameda St Mixed-Use 668 S. Alameda St.	Live/Work	475 du
		Grocery Store	15,105 sf
		Retail and Studio Space	27,063 sf
		Restaurant	27,063 sf
		Gallery	700 sf
4.	Palmetto 527 S. Colyton St.	Live/Work	475 du
		Retail/Restaurant	12,396 sf
		Leasable arts/Production Space	12,396
		Production Space	512 sf
5.	Mixed-Use (Revised) 1800 E. 7th St.	Residential	122 du
		Commercial	9,500 sf
		Amenity Space	5,885 sf
6.	1100 5th Mixed-Use 1100 E. 5th St.	Live/Work (11% Very Low Income)	220 du
		Open Space	22,725 sf
7.	676 Mateo Mixed-Use 676 S. Mateo St.	Live/Work	185 du (159 du with Flexibility Option)
		Commercial	23,380 sf (45,873 sf with Flexibility Option)
8.	520 Mateo 520 S. Mateo St.	Live/Work	475 du
		Restaurant	10,000 sf
		Retail	10,000 sf
		Office	105,000 sf
9.	Arts District Center (Mixed-Use) 1129 & 1101 E. 5th St., 445–457 S. Colyton St., 450–456 S. Seaton St.	Live/Work Condominiums (11% [15 du] Very Low Income)	129 du
		Hotel	113 rm
		Commercial (Art Galleries, Retail, Restaurant, and Artist Collaborative Space)	81,326 sf
10.	400 S Alameda Street 400 S. Alameda St.	Hotel	66 rm
		Restaurant	3,800 sf
		Specialty Retail	840 sf
		Screening Room	890 sf

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

No.	Project	Land Use	Size
11.	Rendon Hotel 2053 E. 7th St.	Hotel	103 rm
12.	Office 655 S. Mesquit St.	Office	188,954 sf
		Commercial	4,325 sf
13.	4th & Hewitt 405 S. Hewitt St.	Commercial Office	311,682 sf
		Ground Floor Restaurant	8,149 sf
		Museum	7,800 sf
14.	656 S Stanford Ave 656 S. Stanford Ave.	Apartments	82 du
15.	670 Mesquit 670 S. Mesquit St.	Hotel	236 rm
		Multi-Family Residential Housing	208 du
		Arts District Central Market (food hall)/Grocery/Retail	136,152 sf
		Restaurant	89,577 sf
		Studio/Event/Gallery Space/Museum	93,617 sf
		Gym	62,148 sf
16.	Mixed-Use 719 E. 5th St.	Re-Establish Hotel	42 rm
17.	Residential 713 E. 5th St.	Apartments	51 du
18.	1000 S Mateo Street 1000 S. Mateo St.	Live/Work	106 du
		Commercial Space	119,845 sf
19.	Studio 2000 E. 8th St.	Film Production Studio	832,750 sf
20.	Fourth & Central 400 S. Central Ave.	Hotel	68 rm
		Office	411,113 sf
		Commercial Retail and Restaurant	101,088 sf
21.	Violet St Creative Office Campus Project 2045 E. Violet St.	Office	435,100 sf
		Office (Future Expansion Phase)	211,201 sf
<hr/> <p><i>du = dwelling units</i> <i>rm = rooms</i> <i>sf = square feet</i></p> <p><i>Related project information based on available information provided by LADOT and Department of City Planning in February 2023, as well as recent studies in the area, at the time of the Initial Study. Related projects include developments within a 0.5-mile radius of the Project Site.</i></p> <p><i>Source: Gibson Transportation Consulting, Inc., 2023.</i></p>			



LEGEND



Project Site



Related Project



Not to Scale

Figure III-1
Related Project Location Map