

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 six miles northwest of Downtown Los Angeles and approximately 12 miles northeast of the Pacific Ocean. The Project Site is specifically located at 1718 N. Vine Street and is bounded by surface parking areas to the north, the Pantages Theatre to the east, a mixed-use commercial/residential building to the south, and Vine Street to the west. Primary regional access to the Project Site is provided via U.S. Route 101 (US-101), which runs north-south and is located approximately 0.2 mile north of the Project Site. Major arterials providing regional and sub-regional access to the Project Site include Vine Street, Hollywood Boulevard, and Sunset Boulevard. The Project Site has access to public transportation and is served by the Los Angeles County Metropolitan Transportation Authority (Metro) Red Line, as well as numerous bus lines. The closest Metro Red Line rail station is the Hollywood/Vine Station, located less than 300 feet south of the Project Site.

a. On-Site Conditions

The Project Site consists of approximately 12,240 square feet, or 0.28 acre, and is currently occupied by a 6,393 square foot low-rise commercial restaurant and nightclub building and adjacent paved surface areas. There are no open space areas, trees, or landscaping on the Project Site. Two Jacaranda street trees are located outside of the property line along Vine Street. Currently, there are no driveways providing vehicular access to the Project Site.

b. Surrounding Uses

The Project Site is located in a highly urbanized area. Surrounding uses immediately adjacent to the Project Site include a surface parking lot to the north; the Pantages Theatre to the east; multi-family residential and restaurant uses to the south; and the Redbury Hollywood Hotel to the west across Vine Street. Other uses in close proximity to the Project Site include the W Hotel located approximately 300 feet to the south, and the Capitol Records Building located approximately 300 feet to the north. Within the Project Site vicinity, major arterials such as Vine Street and Hollywood Boulevard are generally developed with taller and more dense mixed-use and commercial development, while lower density mixed-use and residential areas are located along the adjacent collector streets.

3. 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 Health and Wellness Element; the Mobility Plan 2035; the Hollywood Community Plan; the Hollywood Redevelopment Plan; the Citywide Urban 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' 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, and 2008 Regional Comprehensive Plan; the South Coast Air Quality Management District's 2016 Air Quality Management Plan; and the Metropolitan Transportation Authority's 2010 Congestion Management Plan.

The Project Site is designated for Regional Center Commercial land uses by the Community Plan and is currently zoned C4-2D-SN (Commercial, Height District 2 with Development Limitation, Signage Supplemental Use District). The C4 zone permits a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters, as well as single- and multi-family residential uses. The Height District 2 designation within the C4 zone does not impose a height limitation but does generally impose a maximum Floor Area Ratio (FAR) of 6:1. However, the "D" limitation on the Project Site, imposed by Ordinance No. 165,659, limits the total floor area contained in all buildings at the Project Site to a maximum FAR of 3:1.¹ The "SN" in the zoning designation indicates that the Project Site is located in the Hollywood Signage Supplemental Use District (HSSUD).

¹ City of Los Angeles, Ordinance 165,659, May 6, 1990.

III. Environmental Setting

B. Related Projects

Section 15130 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) consider the environmental effects of a proposed project individually, as well as cumulatively. As defined in Section 15355 of the CEQA Guidelines, 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 Section 15130 of the CEQA Guidelines, 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. Section 15065(a)(3) of the CEQA Guidelines 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 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 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. A total of 106 potential related development projects have been identified within 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 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, schools, restaurants, hotels, office, and retail uses, as well as mixed-use developments incorporating some or all of these elements.

In addition, the list of related projects includes the City's draft Hollywood Community Plan Update, which is in the initial planning stages. Based on preliminary information available from the City, the Community Plan Update will propose updates to land use policies and maps that would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along

selected corridors in the Community Plan Area.² Corresponding decreases in development potential would be primarily focused on low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods.

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 Related Project Nos. 1 through 106 are shown in Figure III-1 on page III-13. It is noted that some of the related projects may not be built out by 2022 (i.e., the estimated 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 106 are fully built out by 2022, unless otherwise noted. In addition, Related Project No. 107, the Hollywood Community Plan Update, is also included in the forecast. 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 estimated to be completed in 2022, well before the Hollywood Community Plan Update's horizon year. Moreover, 2022 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 Hollywood Community Plan Update upon its adoption.

² *City of Los Angeles, Department of City Planning, Hollywood Community Plan Update 2 (HCPU2), www.hcpu2.org/, accessed May 3, 2018.*

**Table III-1
Related Projects**

No.	Project^a	Description	Size
1.	Millennium Hollywood Mixed-Use Project 1740 N. Vine St.	Apartment	492 du
		Hotel	200 rm
		Office	100,000 sf
		Fitness Club	35,000 sf
		Retail	15,000 sf
		Restaurant	34,000 sf
2.	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf
3.	Yucca Street Condos 6230 W. Yucca St.	Apartment	114 du
		Commercial	2,697 sf
4.	BLVD 6200 Mixed Use 6200 W. Hollywood Blvd. (Phase 1 Complete)	Joint Living/Working Quarters	28 du
		Apartment	1,014 du
		Retail	175,000 sf
5.	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm
		Apartment	136 du
		Restaurant	6,980 sf
6.	Argyle Hotel Project 1800 N. Argyle Ave.	Hotel	225 rm
7.	Selma & Vine Office Project 1601 N. Vine St.	Office	100,386 sf
		Commercial	2,012 sf
8.	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm
		Restaurant	15,290 sf
9.	6140 Hollywood Blvd.	Hotel	102 rm
		Condominium	27 du
		Restaurant	11,460 sf
10.	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartment	220 du
		Restaurant	3,270 sf
11.	Modera Argyle 1546 N. Argyle Ave.	Apartment	276 du
		Retail	9,000 sf
		Restaurant	15,000 sf
12.	Sunset & Vine Mixed-Use ^b 1538 N. Vine St.	Apartment	306 du
		Retail	68,000 sf
13.	Hollywood & Wilcox 6430-6440 W. Hollywood Blvd.	Apartment	260 du
		Office	3,580 sf
		Retail	11,020 sf
		Restaurant	3,200 sf
14.	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm
		Restaurant	12,840 sf
15.	Palladium Residences 6201 W. Sunset Blvd.	Apartment (37 Affordable)	731 du
		Retail/Restaurant	24,000 sf

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

No.	Project^a	Description	Size
16.	TAO Restaurant ^b 6421 W. Selma Ave.	Quality Restaurant	17,607 sf
17.	Selma - Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm
		Restaurant	1,993 sf
18.	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm
		Retail	3,580 sf
19.	1723 N. Wilcox Ave.	Apartment	68 du
		Retail	3,700 sf
20.	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf
		Office	4,074 sf
		Storage	890 sf
21.	Columbia Square Mixed-Use ^b 6121 W. Sunset Blvd.	Apartment	200 du
		Office	422,610 sf
		Retail/Restaurant	41,300 sf
		Hotel	125 rm
22.	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm
		Restaurant/Lounge	700 sf
		Restaurant	3,300 sf
23.	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm
		Retail	1,900 sf
24.	Nickelodeon 6250 W. Sunset Blvd.	Apartment	200 du
		Retail	4,700 sf
25.	Hotel ^b 6500 W. Selma Ave.	Hotel	70 rm
		Restaurant	4,320 sf
26.	Selma Hotel 6516 W. Selma Ave.	Hotel	212 rm
		Bar/Lounge	3,855 sf
		Bar/Event Space	8,500 sf
27.	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartment	232 du
		Restaurant	7,000 sf
28.	6200 W. Sunset Blvd.	Apartment	270 du
		Quality Restaurant	1,750 sf
		Pharmacy	2,300 sf
		Retail	8,070 sf
29.	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm
		Restaurant	9,000 sf
30.	1600 Schrader Blvd.	Hotel	168 rm
		Restaurant	5,979 sf
31.	Hotel 1921 Wilcox Ave.	Hotel	122 rm
		Restaurant	4,225 sf
32.	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm

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

No.	Project^a	Description	Size
33.	Onni Group Mixed-Use Development 1360 N. Vine St.	Condominium	429 du
		Grocery	55,000 sf
		Retail	5,000 sf
		Restaurant	8,988 sf
34.	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm
		Restaurant	3,000 sf
35.	1717 N. Bronson Ave.	Apartment	89 du
36.	Academy Square 1341 Vine St.	Office	285,719 sf
		Apartment	200 du
		Restaurant	16,135 sf
37.	Mixed-Use 5939 W. Sunset Blvd.	Apartment	299 du
		Office	38,440 sf
		Restaurant	5,064 sf
		Retail	3,739 sf
38.	Emerson College Project (Student Housing) ^b 1460 N. Gordon St.	Student Housing	224 du
		Faculty/Staff Housing	16 du
		Retail	6,400 sf
39.	Selma Community Housing ^b 1603 N. Cherokee Ave.	Affordable Apartment	66 du
40.	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224 du
		Retail	985 sf
41.	Mixed-Use 5901 Sunset Blvd.	Office	274,000 sf
		Supermarket	26,000 sf
42.	Montecito Senior Housing 6650 W. Franklin Ave.	Senior Apartment	68 du
43.	6630 W. Sunset Blvd.	Apartment	40 du
44.	Hollywood Central Park Hollywood Freeway (US-101)	Park	14.35 ac
		Amphitheater	500 seats
		Inn	5 rm
		Community Center	30,000 sf
		Banquet Space	15,000 sf
		Commercial	29,000 sf
		Apartments (Low Income)	15 du
45.	Mixed-Use 1310 N. Cole Ave.	Apartment	369 du
		Office	2,570 sf
46.	1749 Las Palmas Ave.	Apartment	70 du
		Retail	3,117 sf
47.	1601 N. Las Palmas Ave.	Apartment	86 du
48.	1824 N. Highland Ave.	Apartment	118 du
49.	5750 Hollywood Blvd.	Apartment	161 du
		Commercial	4,747 sf

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

No.	Project^a	Description	Size
50.	Sunset Bronson Studios 5800 W. Sunset Blvd.	Office	404,799 sf
51.	Mixed-Use 1600-1610 N. Highland Ave.	Apartment	248 du
		Retail	12,785 sf
52.	Hollywood Production Center 1149 N. Gower St.	Apartment	57 du
53.	Hotel 1133 N. Vine St.	Hotel	112 rm
		Cafe	661 sf
54.	Hollywood Crossroads 1540-1552 Highland Ave.	Residential	950 du
		Hotel	308 rm
		Office	95,000 sf
		Commercial Retail	185,000 sf
55.	Apartments 1411 N. Highland Ave.	Apartment	76 du
		Commercial	2,500 sf
56.	5600 W. Hollywood Blvd.	Apartment	33 du
		Commercial	1,289 sf
57.	Mixed-Use (High Line West) 5550 W. Hollywood Blvd.	Apartment	280 du
		Retail	12,030 sf
58.	John Anson Ford Theater 2580 Cahuenga Blvd. East	New Theater Seats	311 seats
		Restaurant	5,400 sf
		Office	30 emp
59.	Hollywood De Longpre Apartments 5632 De Longpre Ave.	Apartment	185 du
60.	Television Center (TVC Expansion) 6300 W. Romaine St.	Office	114,725 sf
		Gym	40,927 sf
		Dance Studio	38,072 sf
61.	Mixed-Use 1233 N. Highland Ave.	Apartment	72 du
		Commercial	12,160 sf
62.	The Lexington Mixed-Use 6677 W. Santa Monica Blvd.	Apartment	695 du
		Commercial	24,900 sf
63.	McCadden Campus (LGBT) 1118 N. McCadden Pl.	Youth/Senior Housing	45 du
		Social Service Support Facility	50,325 sf
		Office	17,040 sf
		Commercial Retail/Restaurant	1,885 sf
		Temporary housing	100 beds
64.	SunWest Project (Mixed-Use) 5525 W. Sunset Blvd.	Apartment	293 du
		Commercial	33,980 sf
65.	Mixed-Use 1657 N. Western Ave.	Apartment	91 du
		Retail	15,300 sf
66.	Lanewood Apartments ^b 7045 W. Lanewood Ave.	Apartment	43 du

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

No.	Project^a	Description	Size
67.	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf
68.	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf
69.	Target Retail Shopping Center Project 5520 W. Sunset Blvd.	Discount Store	163,862 sf
		Shopping Center	30,887 sf
70.	Mixed-Use 1868 N. Western Ave.	Apartment	96 du
		Retail	5,546 sf
71.	Mixed-Use 901 N. Vine St.	Apartment	70 du
		Commercial	3,000 sf
72.	Hollywood 959 959 N. Seward St.	Office	241,568 sf
73.	Sunset & Western 5420 W. Sunset Blvd.	Apartment	735 du
		Commercial	95,820 sf
74.	Mixed-Use 1350 N. Western Ave.	Apartment	200 du
		Guest Rooms	4 rm
		Retail/Restaurant	5,500 sf
75.	Paseo Plaza Mixed-Use 5651 W. Santa Monica Blvd.	Condominium	375 du
		Retail	377,900 sf
76.	Mixed-Use 7107 Hollywood Blvd.	Apartment	410 du
		Restaurant	5,000 sf
		Retail	5,000 sf
77.	Apartments 5460 W. Fountain Ave.	Apartment	75 du
78.	1276 N. Western Ave.	Apartment	75 du
79.	Archstone Hollywood Mixed-Use Project 6901-6911 W. Santa Monica Blvd.	Apartment	231 du
		Restaurant	5,000 sf
		Retail	10,000 sf
80.	Tutoring Center ^b 927 N. Highland Ave.	School	100 stu
			18 emp
81.	The Chaplin Hotel Project 7219 W. Sunset Blvd.	Hotel	93 rm
		Restaurant	2,800 sf
82.	1001 N. Orange Dr.	Office	53,537 sf
83.	Residential 712 N. Wilcox Ave.	Apartment	103 du
84.	Condos & Retail 5663 Melrose Ave.	Condominium	96 du
		Retail	3,350 sf
85.	2014 Residential 707 N. Cole Ave.	Apartment	84 du

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

No.	Project^a	Description	Size
86.	Paramount Pictures 5555 W. Melrose Ave.	Production Office	635,500 sf
		Office	638,100 sf
		Retail	89,200 sf
		Stage	21,000 sf
		Support	1,900 sf
87.	Temple Israel of Hollywood 7300 W. Hollywood Blvd.	Temple Renovation	N/A
88.	Melrose & Beachwood 5570 W. Melrose Ave.	Apartment	52 du
		Commercial	5,500 sf
89.	Mixed-Use Office/Retail 936 N. La Brea Ave.	Office	88,750 sf
		Retail	12,000 sf
90.	Faith Plating ^b 7143 Santa Monica Blvd.	Residential	145 du
		Retail/Restaurant	7,858 sf
91.	904 La Brea Ave.	Apartment	169 du
		Retail	37,057 sf
92.	925 La Brea Ave.	Retail	16,360 sf
		Office	45,432 sf
93.	La Brea Gateway 915 N. La Brea Ave.	Supermarket	33,500 sf
		Apartment	179 du
94.	7445 Sunset Grocery 7445 W. Sunset Blvd.	Specialty Grocery Store	32,416 sf
95.	Mixed-Use 5245 W. Santa Monica Blvd.	Apartment	49 du
		Retail	32,272 sf
96.	747 N. Western Ave.	Apartment	44 du
		Retail	7,700 sf
97.	Movietown ^b 7302 W. Santa Monica Blvd.	Apartment	371 du
		Office	7,800 sf
		Restaurant	5,000 sf
		Commercial	19,500 sf
98.	Sunset Mixed-Use 7500-7510 W. Sunset Blvd.	Apartment	213 du
		Restaurant	10,000 sf
		Retail	20,000 sf
99.	Mixed-Use 6915 Melrose Ave.	Condominium	13 du
		Retail	6,250 sf
100.	Apartments 525 N. Wilton Pl.	Apartment	88 du
101.	Melrose Crossing Mixed-Use 7000 Melrose Ave.	Apartment	40 du
		Retail	6,634 sf
102.	Mixed-Use 4914 W. Melrose Ave.	Live/Work	45 du
		Retail	3,760 sf
103.	Hardware Store 4905 W. Hollywood Blvd.	Retail	36,600 sf

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

No.	Project ^a	Description	Size
104.	4900 Hollywood Mixed-Use 4900 W. Hollywood Blvd.	Apartment	150 du
		Retail	13,813 sf
105.	Select @ Los Feliz (Mixed-Use) 4850 W. Hollywood Blvd.	Apartment	101 du
		Restaurant	10,000 sf
106.	NBC Universal Evolution Plan ^c 100 Universal City Plaza	Studio	307,949 sf
		Studio Offices	647,320 sf
		Office	495,406 sf
		Entertainment	337,895 sf
		Entertainment Retail	39,216 sf
107.	Hollywood Community Plan Update South of City of Burbank, City of Glendale, and SR 134; west of Interstate 5; north of Melrose Avenue; south of Mulholland Drive, City of West Hollywood, Beverly Hills, including land south of the City of West Hollywood and north of Rosewood Avenue between La Cienega Boulevard and La Brea Avenue.	Hotel	900,000 sf
		Based on preliminary information available from the City, the draft Hollywood Community Plan Update will propose updates to land use policies and the land use diagram. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan area. The decreases in development potential would be primarily focused on low to medium scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods.	

ac = acres

du = dwelling units

emp = employees

rm = rooms

sf = square feet

stu = students

^a *Related project information based on available information on March 6, 2018, provided by LADOT, Department of City Planning, and recent studies in the area.*

^b *Although construction of the related project may be partially complete/entirely complete, the project was not fully occupied at the time of the NOP or when traffic counts were conducted. Therefore, the related project was considered and listed to provide a more conservative analysis.*

^c *Related projects include developments within a 2-mile radius of the Project Site and large-scale developments along the periphery.*

Source: Gibson Transportation Consulting, Inc., 2018.

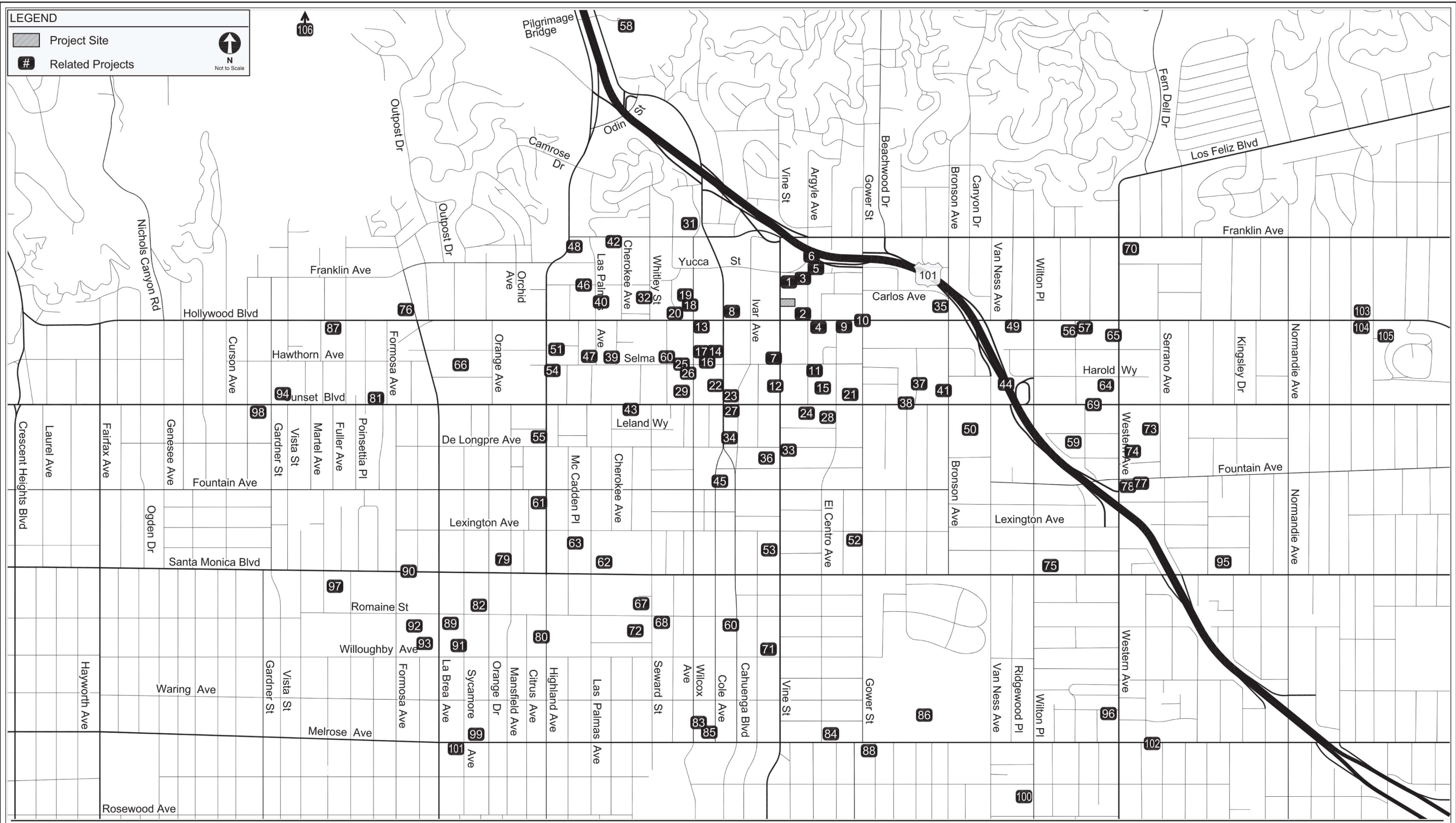


Figure III-1
Related Projects Map