

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 Central City North Community Plan (Community Plan) area, specifically in the Arts District area, of the City of Los Angeles (City). Primary regional access is provided by the Santa Ana Freeway (US-101) to the east and north, the Santa Monica Freeway (I-10) to the south and east, and the Golden State Freeway (I-5) to the east, which are all accessible within less than 1 mile of the Project Site. Major arterials providing regional access to the Project Site include Santa Fe Avenue, 7th Street, Olympic Boulevard, and Alameda Street. The Project Site is generally bounded by Bay Street to the north, the Burlington Northern Santa Fe (BNSF) railroad to the east, Sacramento Street to the south, and S. Santa Fe Avenue to the west.

a. On-Site Conditions

The Project Site comprises a 74,063-square-foot lot (1.70 acres) at 2136–2148 and 2159 E. Bay Street, and 2145–2161 E. Sacramento Street. The Project Site is currently developed with three buildings (referred to herein as Building 1, Building 2, and Building 3) comprising a total of 39,328 square feet of floor area. Specifically, Building 1 includes 7,106 square feet of office uses, Building 2 includes 6,584 square feet of light industrial uses, and Building 3 includes 25,638 square feet of light industrial and creative office uses. Other smaller structures at the Project Site include shipping containers that have been converted into offices and conference rooms, tents used for welding operations and meetings, and stacked parking systems. In addition, designated areas for storage of industrial byproducts and materials associated with on-site uses are located on the south side of Building 3. The Project Site also includes surface parking on the northern and eastern portions of the Project Site. Vehicular access to the Project Site is available via a driveway along Bay Street. The Project Site is relatively flat with limited ornamental landscaping.

b. Surrounding Uses

The vicinity of the Project Site is developed primarily with light industrial, heavy industrial, warehouse, and commercial uses. Adjacent uses include textile and import businesses to the north, including a motorcycle dealership (Falcon Motorcycles) directly north of the Project Site across Bay Street, knitting mills and fabric warehouses to the south, a surface parking lot and one-story commercial/industrial building to the west, and a surface parking lot and the BNSF railroad yard to the east. Beyond the BNSF railroad to the east is the Los Angeles River. The surrounding properties are designated for Heavy Manufacturing land uses by the Central City North Community Plan.

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 Central City North Community Plan, Mobility Plan 2035, the Citywide Urban Design Guidelines, and the Redevelopment Plan for the Central Industrial Redevelopment Project. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' 2016–2040 and 2020-2045 Regional Transportation Plans/Sustainable Communities Strategies and the South Coast Air Quality Management District's Air Quality Management Plan.

The Project Site is located within the planning boundary of the Central City North Community Plan¹ area. The Project Site is designated as Heavy Industrial and is zoned M3-1-RIO. The M3 designation indicates that the Project is located in a Heavy Industrial zone, which permits a wide variety of industrial, manufacturing, and storage uses, as well as office and commercial uses. The "1" indicates that the Project Site is located in Height District 1, which does not specify a building height limit, but limits the FAR to 1.5 to 1. The RIO designation is for the City's River Improvement Overlay (RIO) district, which is designed to provide for preservation of tributaries and rivers in the City of Los Angeles by promoting river identity, supporting local species, and convenient access, among many other aspects.

¹ *The City is currently in the process of updating the Central City North Community Plan in conjunction with an update to the Central City Community Plan, in a combined plan referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 Plan is to develop and implement a future vision for Downtown that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth. The draft DTLA 2040 Plan was released in June 2019 and updated in November 2020, an associated Draft EIR was released in August 2020, and the CPC voted to recommend approval of Plan and new Zoning Code in September 2021. The draft DTLA 2040 Plan is still undergoing City review.*

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B. Related Projects

The California Environmental Quality Act (CEQA) Guidelines (Section 15130(a)) require 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 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 vicinity of the Project Site 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 72 potential related development projects have been identified within a 1.5-mile radius 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 reflect the 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, schools, hotels, offices, and retail uses, as well as mixed-use developments incorporating some or all of these elements. These related projects would occur primarily as urban in-fill within the existing land use of the area. Much of this growth has been anticipated by the City and incorporated into the combined Central City Community Plan update and Central City North Community Plan update, known as the DTLA 2040 Plan (or the Downtown Community Plan Update) for which an EIR was prepared. The City Planning Commission recommended approval on September 23, 2021; however, the City Council has yet to adopt the update. According to the DTLA 2040 projections, an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.²

The related projects are listed in Table III-1 on page III-5, which identifies the location of each related project along with the types of land uses. The locations of the related projects are shown in Figure III-1 on page III-10. 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 the related projects are fully built out by 2025, unless otherwise noted.

² *City of Los Angeles, DTLA 2040, About This Project, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update#about>, accessed September 23, 2022.*

**Table III-1
Related Projects^a**

No.	Project Name/Address	Land Use	Size
1	Linda Vista Senior Housing and Medical Office 610 S. St. Louis St.	Condominiums	100 du
		Medical Office	33,000 sf
2	Santa Fe Freight Yard Redevelopment 950 E. 3rd St.	Apartments	635 du
		Retail	30,100 sf
		School	532 stu
3	Sears Project 2650 E. Olympic Blvd.	Apartment	1,000 du
		High-Turnover Restaurant	46,000 sf
		Office	230,000 sf
4	826 S. Mateo St.	Live/Work Condos	90 du
		Retail	11,000 sf
		Restaurant	5,600 sf
5	Ford Factory 2030 E. 7th St.	Office	243,583 sf
		Retail	40,000 sf
6	540 S. Santa Fe Ave.	Office	65,800 sf
7	Camden Arts Project 1525 Industrial St.	Apartments	328 du
		Office	27,300 sf
		Restaurant	5,700 sf
		Retail	6,400 sf
8	Restaurant 500 S. Mateo St.	Restaurant	12,882 sf
9	2130 E. Violet St.	Office	94,000 sf
		Retail	7,450 sf
10	1800 E. 7th St.	Apartments	122 du
		Office	13,600 sf
11	Affordable Housing Development 713 E. 5th St.	Apartments	51 du
12	Metro Emergency Security Operation Center 410 N. Center St.	Office	110,000 sf
13	Mixed-Use Project (mostly private club) 929 E. 2nd St.	Mixed-Use Private Club	48,900 sf
14	Restaurant 1722 E. 16th St.	Restaurant	8,515 sf
15	SB OMEGA 601 S. Main St.	High-Rise Condo	452 du
		Retail	25,000 sf
16	Boyle Heights Mixed-Use Project 2901 E. Olympic Blvd.	Apartments	4,400 du
		Retail	185,000 sf
		Office	125,000 sf
		Medical Office	25,000 sf
		Day Care	15,000 sf
		Library	15,000 sf
17	785 South Town Ave.	Joint Living and Work Quarters	60 du

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

No.	Project Name/Address	Land Use	Size
18	Affordable Housing Development 508 E. 4th St.	Apartments	41 du
19	City Market Project San Pedro St. b/w 9th St and 12th St.; 1057 S. San Pedro St.	University	1,400 stu
		Shopping Center	176,733 sf
		Cinema	744 seats
		Apartments	945 du
		Hotel	210 rm
		Office	294,641 sf
20	520 S. Mateo St.	Apartments	600 du
		Restaurant	15,000 sf
		Retail	15,000 sf
		Office	30,000 sf
21	534 S. Main St.	Apartments	160 du
		Retail	18,000 sf
		Restaurant	3,500 sf
		Fast-Food Restaurant	3,500 sf
22	Weingard Mixed-Use Affordable Housing Project 554 and 600 S. San Pedro St.	Affordable Housing	676 du
		Apartment	9 du
		Retail	5,450 sf
		Office	36,130 sf
		Dining Room/Flex Space	11,000 sf
23	2407 E. 1st St.	Apartment	50 du
		Retail	53,400 sf
		Office	8,500 sf
24	Palmetto 527 Colyton St.	Apartments	346 du
		Retail/Restaurant	12,396 sf
		Leasable Arts and Productive Space	12,396 sf
		Resident Production Space	512 sf
25	649 S. Wall St.	Apartments	55 du
		Clinic	25,000 sf
26	400 South Alameda Hotel 400 S. Alameda St.	Hotel	66 rm
		Restaurant	2,130 sf
		Retail	840 sf
27	118 S. Astronaut E.S. Onizuka St.	Apartment	77 du
28	360 S. Alameda St.	Apartment	55 du
		Retail	2,500 sf
		Creative Office	6,300 sf
29	AMP Lofts 2051 E. 7th St.	Apartments	320 du
		Retail	15,000 sf
		Restaurant	5,000 sf

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

No.	Project Name/Address	Land Use	Size
30	1005 S. Mateo St.	Industrial Park	94,800 sf
31	555 S. Mateo St.	Retail	153,000 sf
32	Greystar GP II 330 Alameda St.	Apartments	186 du
		Commercial	22,000 sf
33	668 Alameda St.	Apartments	475 du
		Commercial	84,000 sf
34	676 S. Mateo St.	Apartments	185 du
		Commercial	27,000 sf
35	Row DTLA 747 Warehouse St.	Restaurant	117,375 sf
		Retail	66,155 sf
		Office	850,400 sf
		Hotel	125 rm
36	1000 S. Mateo St.	Apartments	113 du
		Commercial	134,000 sf
37	Wakaba LA Southwest corner of San Pedro St. and 2nd St.	Apartments	240 du
		Retail	16,000 sf
38	ELACC/Bridge Housing Project 119 S. Soto St.	Apartments	66 du
		Retail	2,500 sf
		High-Turnover Restaurant	2,500 sf
39	2110 Bay Development 2110 Bay St.	Apartments	110 du
		General Office	11,300 sf
		Shopping Center	43,700 sf
40	1100 E. 5th St.	Apartment	220 du
		Commercial	49,000 sf
41	670 Mesquit St.	Office	944,100 sf
		Apartments	308 du
		Hotel	236 rm
		Retail	79,200 sf
		Restaurant	89,600 sf
		Gym	62,200 sf
		Event Space	93,600 sf
		Grocery	56,900 sf
42	Southern California Flower Market Project 755 S. Wall St.	Apartment	323 du
		Office	53,200 sf
		Retail	4,400 sf
43	220 N. Centre St. (North of 1st St. Bridge)	Apartments	430 du
		Retail	8,742 sf
44	1340 E. 6th St.	Live/Work Residence Units	193 du
		Commercial	255,088 sf

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

No.	Project Name/Address	Land Use	Size
45	Hewitt & 4th Mixed-Use 940 E. 4th St.	Apartments	93 du
		Office	6,000 sf
		Retail	12,300 sf
46	Housing Development by Little Tokyo Galleria 333 Alameda St.	Apartments	994 du
		Retail	99,300 sf
47	1101 and 1129 E. 5th St.	Apartments	129 du
		Retail	27,000 sf
		Hotel	113 rm
		Restaurant	31,700 sf
		Art Space	10,341 sf
		Art School	3,430 sf
48	1745 E. 7th St.	Apartments	57 du
		Commercial	6,000 sf
49	1200 S. Santa Fe Ave.	Apartments	53 du
		Retail	13,000 sf
50	Fashion District Tower 222 E. 7th St., 701 Maple St.	Apartments	452 du
		Retail	6,801 sf
		Restaurant	6,802 sf
51	640 S. Santa Fe Ave.	General Office	91,185 sf
		Retail	9,430 sf
		Restaurant	6,550 sf
52	755 S. Los Angeles St.	Retail	16,700 sf
		Office	60,200 sf
		Restaurant	27,000 sf
53	601 S. Central Ave.	Apartments	236 du
		Retail	12,000 sf
54	Soho House 1000 S. Santa Fe Ave.	Restaurant	10,065 sf
		Retail	14,193 sf
		Health Club	6,793 sf
55	401 S. Hewitt St.	Retail	4,970 sf
		Office	255,500 sf
56	609 E. 5th St.	Apartments	151 du
57	Catalina Building 443 S. San Pedro St.	Live/Work	78 du
58	6th & Alameda (6AM) 1206 E. 6th St.	Apartments	1,305 du
		Condominiums	431 sf
		Office	253,514 sf
		Community-Serving Commercial	127,609 sf
		Art Space	22,429 sf
		Hotel	510 rm
		School	29,316 sf

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

No.	Project Name/Address	Land Use	Size
59	806 E. 3rd St.	Bar/Lounge	3,047 sf
		Restaurant	7,720 sf
		Retail	6,171 sf
60	656 S. Stanford Ave.	Apartments	82 du
61	655 San Pedro St.	Apartments	81 du
62	605 E. 4th St.	Restaurant	3,798 sf
63	Charter School 443 S. Soto St.	School	625 stu
64	1024 S. Mateo St.	Apartments	104 du
		Office	101,983 sf
		Restaurant	16,279 sf
		Retail	5,830 sf
		Arts & Production	5,519 sf
65	2143 E. Violet St.	Apartments	347 du
		High-Turnover Restaurant	21,858 sf
		Office	187,374 sf
66	Municipal Solid Waste Facility 2001 E. Washington Blvd.	Industrial	187,000 sf
67	634 S. Mateo St.	Restaurant	499 seats
68	2053 E. 7th St.	Hotel	53,400 sf
69	401 E. 7th St.	Affordable Housing	99 du
70	719 E. 5th St.	Apartments	160 du
		Retail	7,500 sf
71	641 Imperial St.	Apartments	140 du
		Office	14,700 sf
72	100 S. Boyle Ave, 1800 E. 1st St.	Apartments	65 du
		Retail	5,000 sf

sf = square feet

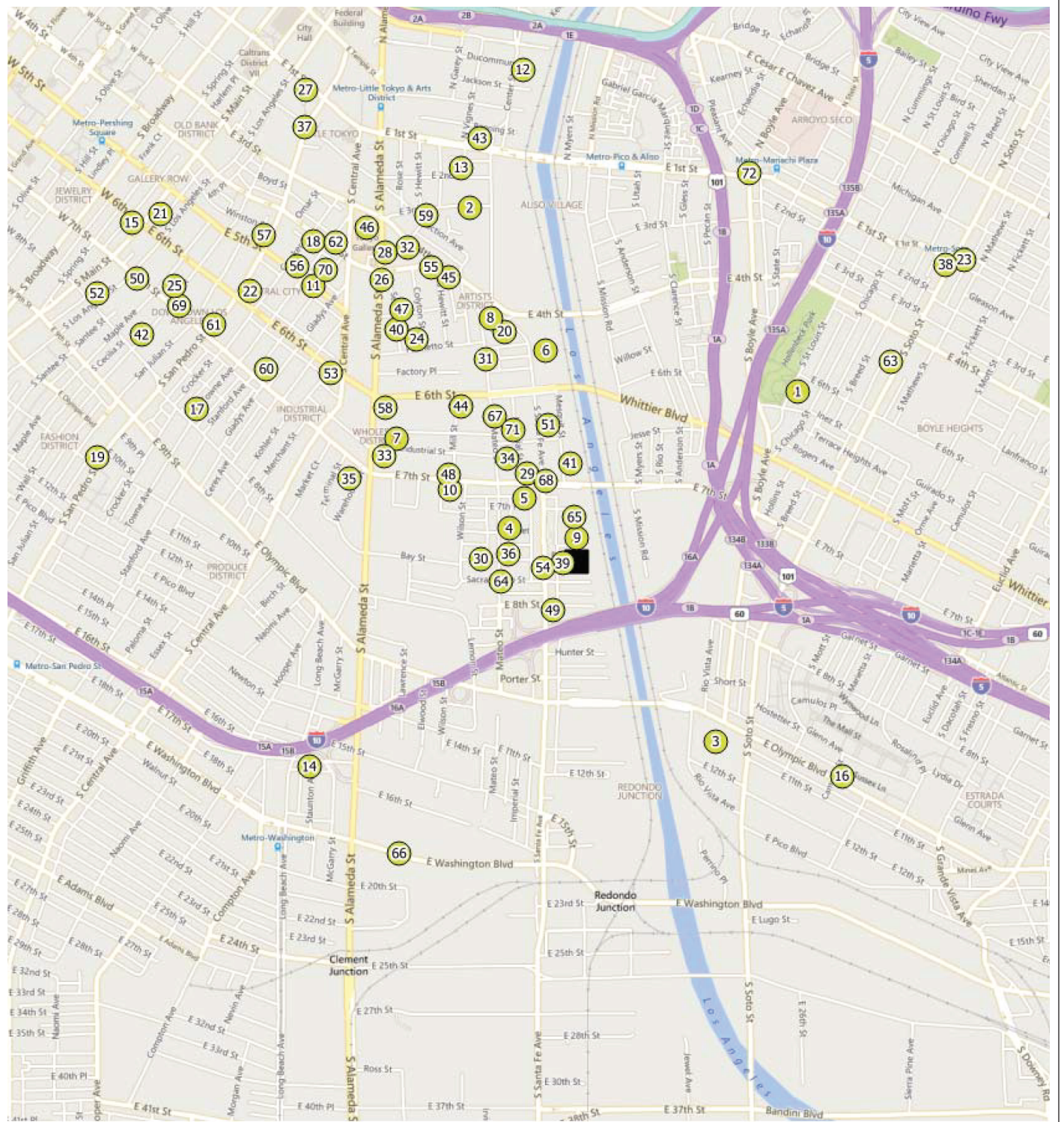
du = dwelling units

stu = students

rm = rooms

^a *Related projects based on data from Los Angeles Department of Transportation and Department of City Planning as of November 12, 2018.*

Source: The Mobility Group, November 2018, and Eyestone Environmental, January 2022.



LEGEND

- Project Site
- XX Related Project



Not to Scale

Figure III-1
Related Projects Location Map