

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 of the City of Los Angeles, approximately 6 miles northwest of downtown Los Angeles and approximately 11.8 miles northeast of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101) located approximately 0.4 miles east of the Project Site. Major arterials providing regional access to the Project Site vicinity include Hollywood Boulevard, Cahuenga Boulevard, Vine Street, and Sunset Boulevard. The Project Site is well-served by public transportation, with the Hollywood/Vine station of the Los Angeles County Metropolitan Transportation Authority (Metro) Metro Red Line located approximately 0.25 mile east of the Project Site and several bus lines with stops along Hollywood Boulevard near the Project site.

a. On-Site Conditions

The Project Site is currently occupied by four low-rise commercial buildings that comprise a total of 29,200 square feet of floor area, as well as surface parking. Included in this floor area is the 9,000-square-foot Attie Building located at the corner of Hollywood Boulevard and Wilcox Avenue. The Attie Building is a contributing structure to the Hollywood Boulevard Commercial and Entertainment District.¹ Vehicular access to the surface parking within the Project Site is provided via a driveway on Wilcox Avenue.

¹ *The Hollywood Boulevard Commercial and Entertainment District is a 12-block area of the commercial core of Hollywood which contains examples of architecture from the 1920s and 1930s. The District includes 63 contributing properties and was listed in the National Register of Historic Places in 1984. Source: Hollywood Heritage, Inc., "Policies and Procedures," www.hollywoodheritage.org/policies-and-procedures (Footnote continued on next page)*

Landscaping within the Project Site is limited. Two ornamental trees are located along Hollywood Boulevard and two ornamental trees are located within the surface parking lot. These existing trees consist of various non-native species that are not subject to the City of Los Angeles Protected Tree Relocation and Replacement Ordinance (Ordinance No. 177404).²

b. Surrounding Uses

The Project Site is located in a highly urbanized area characterized by medium to high-density, low- and high-rise commercial and multi-family structures. Surrounding uses include a one-story retail building immediately to the east on Hollywood Boulevard, a three-story hotel to the south, the five-story Hollywood Pacific Theatre (also known as the Warner Pacific Theatre or Warner Hollywood Theatre) building to the north across Hollywood Boulevard, and one-story commercial buildings and surface parking to the west across Wilcox Avenue. The newly constructed 10-story Dream Hotel is also located southeast of the Project Site within the same block.

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 (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' 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

The Community Plan designates the Project Site for Regional Center Commercial land uses, with corresponding permitted zones of C2, C4, RAS3, RAS4, P, and PB. The Regional Center Commercial designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to 4.5:1 floor area ratio (FAR) with a maximum of 6:1 FAR possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.

procedures, accessed January 7, 2020, and National Park Service, "National Register of Historic Places Inventory—Nomination Form," March 6, 1985.

² *The City of Los Angeles Protected Tree Relocation and Replacement Ordinance (Ordinance No. 177404) protects 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.*

The Project Site has two zoning designations under the Los Angeles Municipal Code (LAMC). The two lots that front on Hollywood Boulevard (the Hollywood Parcels) are zoned C4-2D-SN (Commercial, Height District 2 with “D” Development Limitation, Hollywood Signage Supplemental Use District). The balance of the Project Site (the Wilcox Parcels) is zoned C4-2D (Commercial, Height District 2 with Development Limitation). The C4 Zone permits a wide array of land uses, including commercial, office, residential, retail, and hotel uses. The C4 Zone, in conjunction with the Project Site’s Regional Center Commercial land use designation, and pursuant to LAMC Section 12.22 A.18, also permits any land use permitted in the R5 (Multiple Residential) Zone, including the corresponding residential density of 200 square feet per dwelling unit. The Height District 2 designation, in conjunction with the C4 Zone, does not impose a maximum building height limitation but does impose a maximum FAR of 6:1. The “D” Limitation of the Project Site’s zoning limits the total floor area contained in all buildings on both the Hollywood and Wilcox Parcels to a maximum FAR of 2:1 (per Ordinance No. 165660, adopted in 1990); however, a project could exceed the 2:1 FAR subject to certain conditions.³ The “D” Limitation further restricts the maximum building height for the Hollywood Parcels to 45 feet, while there is no height limitation on the Wilcox Parcels. The Hollywood Parcels have the SN designation which indicates that these parcels are located in the Hollywood Signage Supplemental Use District (HSSUD).

The Project Site is also located within a Transit Priority Area (TPA) pursuant to Senate Bill (SB) 743,^{4,5} the Los Angeles State Enterprise Zone, the Los Angeles Promise Zone, and the Hollywood Entertainment District Business Improvement District.

³ *The conditions are: (a) The Community Redevelopment Agency Board finds that the project conforms to: (1) the Hollywood Redevelopment Plan; (2) a Transportation Program adopted by the Community Redevelopment Agency Board pursuant to Section 518.1 of the Redevelopment Plan; (3) the Hollywood Boulevard District urban design plan as approved by the City Planning Commission and adopted by the CRA Board pursuant to Sections 501 and 506.2.1 of the Hollywood Redevelopment Plan; and, If applicable, (4) any Designs for Development adopted pursuant to Section 503 of the Redevelopment Plan; and (b) The project complies with the following two requirements: A Disposition and Development Agreement or Owner Participation Agreement has been executed by the Community Redevelopment Agency Board; and the Project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in Municipal Code Section 12.24-B.3.*

⁴ *The City’s Zone Information and Map Access System (ZIMAS) confirms the Project Site’s location within a Transit Priority Area, as defined in the City’s Zoning Information File No. 2452.*

⁵ *Gibson Transportation Consultants, Transportation Impact Study for the Hollywood & Wilcox Project, June 2018. See Appendix O.1 of this Draft EIR.*

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 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, the City of Los Angeles Department of City Planning, and the City of West Hollywood Community Development Department. A total of 107 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, 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 was released for public review in May 2017. The Community Plan Update proposes 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. 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-7, which identifies the location of each related project along with the types of land uses. The locations of Related Project Nos. 1 through 107 are shown in Figure III-1 on page III-17. It is noted that some of the related projects may not be built out by 2023 (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 107 are fully built out by 2023, unless otherwise noted. In addition, the Hollywood Community Plan Update, is also included in the forecast. The 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 2023, well before the Community Plan Update's horizon year. Moreover, 2023 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^a**

No.	Project Name^b	Project Location	Description	Size
1.	Paseo Plaza Mixed-Use	5651 W. Santa Monica Blvd.	Condominiums	375 du
			Retail	377,900 sf
2.	BLVD 6200 Mixed-Use	6200 W. Hollywood Blvd.	JLWQ	28 du
			Apartments	1,014 du
			Retail (Phase 1 Complete)	175,000 sf
3.	Sunset Bronson Studios	5800 W. Sunset Blvd.	Office	404,799 sf
4.	Yucca Street Condos	6230 W. Yucca St.	Apartments	114 du
			Commercial	2,697 sf
5.	Hollywood 959	959 N. Seward St.	Office	241,568 sf
6.	Archstone Hollywood Mixed-Use Project	6901–6911 W. Santa Monica Blvd.	Apartments	231 du
			High-Turnover Restaurant	5,000 sf
			General Retail	10,000 sf
7. ^b	Temple Israel of Hollywood	7300 W. Hollywood Blvd.	Temple Renovation	47,010 sf
8.	Mixed-Use	5245 W. Santa Monica Blvd.	Apartments	49 du
			Retail	32,272 sf
9.	Selma Hotel	6417 W. Selma Ave.	Hotel	180 rm
			Restaurant	12,840 sf
10.	Hollywood Production Center	1149 N. Gower St.	Apartments	57 du
11.	Hollywood Gower Mixed-Use	6100 W. Hollywood Blvd.	Apartments	220 du
			Restaurant	3,270 sf
12.	Mixed-Use Office/Retail	936 N. La Brea Ave.	Office	88,750 sf
			Retail	12,000 sf
13.	Pantages Theatre Office	6225 W. Hollywood Blvd.	Office	210,000 sf
14.	Selma & Vine Office Project	1601 N. Vine St.	Office	100,386 sf
			Commercial	2,012 sf
15.	Argyle Hotel Project	1800 N. Argyle Ave.	Hotel	225 rm
16.	Seward Street Office Project	956 N. Seward St.	Office	126,980 sf

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

No.	Project Name^b	Project Location	Description	Size
17.	Hotel & Restaurant Project	6381 W. Hollywood Blvd.	Hotel	80 rm
			Restaurant	15,290 sf
18. ^b	Emerson College Project (Student Housing)	1460 N. Gordon St.	Student Housing	224 du
			Faculty/Staff Housing	16 du
			Retail	6,400 sf
19.	Television Center (TVC Expansion)	6300 W. Romaine St.	Office	114,725 sf
			Gym	40,927 sf
			Dance Studio	38,072 sf
20.	Hollywood Center Studios Office	6601 W. Romaine St.	Office	106,125 sf
21. ^b	Selma Community Housing	1603 N. Cherokee Ave.	Affordable Apartments	66 du
22.	Hudson Building	6523 W. Hollywood Blvd.	Restaurant	10,402 sf
			Office	4,074 sf
			Storage	890 sf
23.	La Brea Gateway	915 N. La Brea Ave.	Supermarket	33,500 sf
			Apartments	179 du
24.	Target Retail Shopping Center Project	5520 W. Sunset Blvd.	Discount Store	163,862 sf
			Shopping Center	30,887 sf
25.	Residential	712 N. Wilcox Ave.	Apartments	103 du
26.	Mixed-Use	1600–1610 N. Highland Ave.	Apartments	248 du
			Retail	12,785 sf
27.	Millennium Hollywood Mixed-Use Project	1740 N. Vine St.	Apartments	1,005 du
			Restaurant/Retail	30,176

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

No.	Project Name^b	Project Location	Description	Size
28.	Paramount Pictures	5555 W. Melrose Ave.	Production Office	635,500 sf
			Office	638,100 sf
			Retail	89,200 sf
			Stage	21,000 sf
			Support Uses	1,900 sf
29.	Apartments	1411 N. Highland Ave.	Apartments	76 du
			Commercial	2,500 sf
30.	Apartment Project	1824 N. Highland Ave.	Apartments	118 du
31.	Hotel	1133 N. Vine St.	Hotel	112 rm
			Café	661 sf
32.	The Lexington Mixed-Use	6677 W. Santa Monica Blvd.	Apartments	695 du
			Commercial	24,900 sf
33. ^b	Columbia Square Mixed-Use	6121 W. Sunset Blvd.	Apartments	200 du
			Office	422,610 sf
			Retail/Restaurant	41,300 sf
			Hotel	125 rm
34.	Mixed-Use (High Line West)	5550 W. Hollywood Blvd.	Apartments	280 du
			Retail	12,030 sf
35. ^b	Tutoring Center	927 N. Highland Ave.	School	100 stu
			Tutors	18 emp
36.	Las Palmas Residential (Hollywood Cherokee)	1718 N. Las Palmas Ave.	Residential	224 du
			Retail	985 sf
37.	Mixed-Use	6915 Melrose Ave.	Condominiums	13 du
			Retail	6,250 sf
38. ^b	Sunset & Vine Mixed-Use	1538 N. Vine St.	Apartments	306 du
			Retail	68,000 sf
39.	Condos & Retail	5663 Melrose Ave.	Condominiums	96 du
			Retail	3,350 sf

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

No.	Project Name^b	Project Location	Description	Size
40.	6250 Sunset (Nickelodeon)	6250 W. Sunset Blvd.	Apartments	200 du
			Retail	4,700 sf
41.	Hollywood Central Park	Hollywood Freeway (US-101)	Park	625,086 sf
			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
42. ^b	Movietown	7302 W. Santa Monica Blvd.	Apartments	371 du
			Office	7,800 sf
			Restaurant	5,000 sf
			Commercial	19,500 sf
43.	Mixed-Use	5901 Sunset Blvd.	Office	274,000 sf
			Supermarket	26,000 sf
44.	Mixed-Use	7107 Hollywood Blvd.	Apartments	410 du
			Restaurant	5,000 sf
			Retail	5,000 sf
45.	John Anson Ford Theater	2580 Cahuenga Blvd. E.	Net New Theater Seats	311 seats
			Restaurant	5,400 sf
			Office	30 emp
46.	1717 Bronson Avenue	1717 N. Bronson Ave.	Apartments	89 du
47.	Sunset + Wilcox	1541 N. Wilcox Ave.	Hotel	200 rm
			Restaurant	9,000 sf
48.	Mixed-Use	1350 N. Western Ave.	Apartments	200 du
			Guest Rooms	4 rm
			Retail/Restaurant	5,500 sf

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

No.	Project Name^b	Project Location	Description	Size
49.	Palladium Residences	6201 W. Sunset Blvd.	Apartments (37 affordable)	731 du
			Retail and Restaurant Uses	24,000 sf
50.	5600 West Hollywood Boulevard	5600 W. Hollywood Blvd.	Apartments	33 du
			Commercial	1,289 sf
51.	5750 Hollywood	5750 Hollywood Blvd.	Apartments	161 du
			Commercial	4,747 sf
52.	925 La Brea Avenue	925 La Brea Ave.	Retail	16,360 sf
			Office	45,432 sf
53.	904 La Brea Avenue	904 La Brea Ave.	Apartments	169 du
			Retail	37,057 sf
54.	2014 Residential	707 N. Cole Ave.	Apartments	84 du
55.	Cahuenga Boulevard Hotel	1525 N. Cahuenga Blvd.	Hotel	64 rm
			Rooftop Restaurant/Lounge	700 sf
			Restaurant	3,300 sf
56.	Academy Square	1341 Vine St.	Office	285,719 sf
			Apartments	200 du
			Restaurant	16,135 sf
57. ^b	Hotel	6500 Selma Ave.	Hotel	70 rm
			Restaurant	4,320 sf
58.	Hotel	1921 Wilcox Ave.	Hotel	122 rm
			Restaurant	4,225 sf
59.	Sunset Mixed-Use	7500–7510 W. Sunset Blvd.	Apartments	213 du
			Restaurant	10,000 sf
			Retail	20,000 sf
60.	Mixed-Use	901 N. Vine St.	Apartments	70 du
			Commercial	3,000 sf
61.	Apartments	525 N. Wilton Pl.	Apartments	88 du
62.	Hardware Store	4905 W. Hollywood Blvd.	Retail	36,600 sf

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

No.	Project Name^b	Project Location	Description	Size
63.	Mixed-Use	1233 N. Highland Ave.	Apartments	72 du
			Commercial	12,160 sf
64.	Mixed-Use	1310 N. Cole Ave.	Apartments	369 du
			Office	2,570 sf
65.	TAO Restaurant	6421 W. Selma Ave.	Replace Auto Body Shop with Quality Restaurant	17,607 sf
66.	Crossroads Hollywood	1540–1552 Highland Ave.	Residential	950 du
			Hotel	308 rm
			Commercial Retail Uses	190,000 sf
67.	Wilcox Hotel	1717 N. Wilcox Ave.	Hotel	134 rm
			Retail	3,580 sf
68. ^c	Faith Plating	7143 Santa Monica Blvd.	Residential	145 du
			Retail/Restaurant	7,858 sf
69.	7811 Santa Monica Boulevard	7811 Santa Monica Blvd.	Residential	88 du
			Commercial	65,888 sf
			Hotel	78 rm
70.	Apartments	5460 W. Fountain Ave.	Apartments	75 du
71.	Mixed-Use	6220 W. Yucca St.	Hotel	210 rm
			Apartments	136 du
			Restaurant	6,980 sf
72.	SunWest Project (Mixed-Use)	5525 W. Sunset Blvd.	Apartments	293 du
			Commercial	33,980 sf
73.	Hollywood De Longpre Apartments	5632 De Longpre Ave.	Apartments	185 du
74.	Ivar Gardens Hotel	6409 W. Sunset Blvd.	Hotel	275 rm
			Retail	1,900 sf
75.	Selma Hotel	6516 W. Selma Ave.	Hotel	212 rm
			Bar/Lounge	3,855 sf
			Rooftop Bar/Event Space	8,500 sf

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

No.	Project Name^b	Project Location	Description	Size
76.	Melrose Crossing Mixed-Use	7000 Melrose Ave.	Apartments	40 du
			Retail	6,634 sf
77.	Mixed-Use	1657 N. Western Ave.	Apartments	91 du
			Retail	15,300 sf
78.	McCadden Campus (LGBT)	1118 N. McCadden Pl.	Housing	45 du
			Social Service Support Facility	50,325 sf
			Office	17,040 sf
			Commercial Retail or Restaurant	1,885 sf
			Temporary Housing	100 beds
79.	4900 Hollywood Mixed-Use	4900 W. Hollywood Blvd.	Apartments	150 du
			Retail	13,813 sf
80.	citizenM Hotel	1718 Vine St.	Hotel	216 rm
			Restaurant	4,354 sf
81.	7900 Hollywood	7900 Hollywood Blvd.	Apartments	50 du
82.	Apartments	1749 Las Palmas Ave.	Apartments	70 du
			Retail	3,117 sf
83.	Mixed-Use	1868 N. Western Ave.	Apartments	96 du
			Retail	5,546 sf
84.	6400 Sunset Mixed-Use	6400 Sunset Blvd.	Apartments	200 du
			Restaurant	7,000 sf
85.	6200 West Sunset Boulevard	6200 W. Sunset Blvd.	Apartments	270 du
			Quality Restaurant	1,750 sf
			Pharmacy	2,300 sf
			Retail	8,070 sf
86.	747 North Western Avenue	747 N. Western Ave.	Apartments	44 du
			Retail	7,700 sf
87.	6630 West Sunset Boulevard	6630 W. Sunset Blvd.	Apartments	40 du
88.	1001 North Orange Drive	1001 N. Orange Dr	Office	53,537 sf

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

No.	Project Name^b	Project Location	Description	Size
89.	Sunset & Western	5420 W. Sunset Blvd.	Apartments	735 du
			Commercial	95,820 sf
90.	Mixed-Use	4914 W. Melrose Ave.	Live/Work	45 du
			Retail	3,760 sf
91.	Onni Group Mixed-Use Development	1360 N. Vine St.	Condominiums	429 du
			Grocery	55,000 sf
			Retail	5,000 sf
			Restaurant	8,988 sf
92.	1600 Schrader	1600 Schrader Blvd.	Hotel	168 rm
			Restaurant	5,979 sf
93.	Mixed-Use	5939 W. Sunset Blvd.	Apartments	299 du
			Office	38,440 sf
			Restaurant	5,064 sf
			Retail	3,739 sf
94.	Melrose & Beachwood	5570 W. Melrose Ave.	Apartments	52 du
			Commercial	5,500 sf
95.	Modera Argyle	1546 N. Argyle Ave.	Apartments	276 du
			Retail	9,000 sf
			Restaurant	15,000 sf
96.	Montecito Senior Housing	6650 W. Franklin Ave.	Senior Apartments	68 du
97.	The Chaplin Hotel Project	7219 W. Sunset Blvd.	Hotel	93 rm
			Restaurant	2,800 sf
98.	Godfrey Hotel	1400 N. Cahuenga Blvd.	Hotel	221 rm
			Restaurant	3,000 sf
99.	6140 Hollywood	6140 Hollywood Blvd.	Hotel	102 rm
			Condominiums	27 du
			Restaurant	11,460 sf

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

No.	Project Name^b	Project Location	Description	Size
100.	Selma–Wilcox Hotel	6421 W. Selma Ave.	Hotel	114 rm
			Restaurant	1,993 sf
101.	Apartments	1601 N. Las Palmas Ave.	Apartments	86 du
102.	1723 North Wilcox Residential	1723 N. Wilcox Ave.	Apartments	68 du
			Retail	3,700 sf
103.	Mixed-Use	1370 N. St. Andrews Pl.	Office	32,649 sf
			Ground Floor Restaurant	3,646 sf
			Conference/Private Dining Room	633 sf
			Outdoor Dining	9,520 sf
104.	7445 Sunset Grocery	7445 W. Sunset Blvd.	Specialty Grocery Store	32,416 sf
105.	1719 Whitley Hotel	1719 N. Whitley Ave.	Hotel	156 rm
106.	1276 North Western Avenue	1276 N. Western Ave.	Apartments	75 du
107.	NBC Universal Evolution Plan	100 Universal City Plaza	Studio	307,949 sf
			Studio Office	647,320 sf
			Office	495,406 sf
			Entertainment Area	337,895 sf
			Entertainment Retail	39,216 sf
			Hotel	900,000 sf
Other Area-Wide Projects				
	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.	

Table III-1 (Continued)
Related Projects

No.	Project Name ^b	Project Location	Description	Size
<p><i>ac = acres</i> <i>du = dwelling units</i> <i>emp = employees</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>stu = students</i></p> <p>^a <i>The related projects list represents the time of the Project's Notice of Preparation in May 2017. Since that time, a number of these projects have been terminated, denied, or withdrawn. Specifically, Related Project No. 27 is not being built at this time as the EIR and entitlements were overturned in a court ruling; Related Project No. 41 has not been officially filed; Related Project No. 82 was denied September 22, 2017; and Related Project No. 101 was terminated on September 28, 2018. This analysis includes them which represents a conservative scenario.</i></p> <p>^b <i>Source: Related project list based on available information at the time of the NOP (August 23, 2017) provided by LADOT, Department of City Planning, and recent studies in the area.</i></p> <p>^c <i>Although construction of the related project may be partially complete/entirely complete, the project was not fully occupied when traffic counts were conducted; therefore, the related project was considered and listed to provide a more conservative analysis.</i></p> <p><i>Source: Gibson Transportation Consulting, Inc, 2017, based on data provided by City of Los Angeles Department of Transportation, the City of Los Angeles Department of City Planning, and the City of West Hollywood Community Development Department.</i></p>				

