

### **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 Surrounding Uses**

The Project Site comprises an approximately 6.06-acre portion of the existing Marina Marketplace shopping center located in the Palms–Mar Vista–Del Rey Community Plan area of the City of Los Angeles (City). The Project Site is specifically bounded by Maxella Avenue to the north, Glencoe Avenue to the east, Marina Marketplace shopping center uses to the south, and the Stella apartment complex to the west.

The area surrounding the Project Site is highly urbanized and includes a mix of low- to high-rise buildings containing a variety of land uses. Predominantly mid- to high-rise, high-density commercial, office, and multi-family residential uses line Lincoln Boulevard/Pacific Coast Highway, generally transitioning to lower density multi-family neighborhoods to the east and west of Lincoln Boulevard/Pacific Coast Highway. Land uses surrounding the Project Site specifically include commercial, retail, and residential uses to the north-northeast, along Maxella Avenue; multi-family residential uses to the east, along Glencoe Avenue; additional Marina Marketplace shopping center-related commercial and retail uses and associated parking to the south; the six-story multi-family Stella apartment complex to the west; and the Hotel MdR and associated surface parking lot area located southwest of the Project Site.

### **2. Existing Project Site Conditions**

#### **a. Existing Conditions**

The Project Site is currently occupied by three structures, including a two-story Barnes & Noble bookstore located along the northeast corner of the Project Site, near the Maxella Avenue and Glencoe Avenue intersection; a single-story building providing a

variety of retail uses located generally within the southern portion of the Project Site, along Glencoe Avenue; a two-story commercial and retail building located generally within the western portion of the Project Site; and associated surface parking and circulation areas. The existing surface parking areas within the Project Site include a total of 418 parking spaces. Vehicular access to the Project Site is currently available via driveways on Maxella Avenue and Glencoe Avenue. Pedestrians may access the Project Site using the vehicular driveways points and from other areas along Maxella Avenue and Glencoe Avenue.

Landscaping within the Project Site includes ornamental landscaping and hardscape features. Street trees and trees within the Project Site consist of various non-native species, including palm, pine, fig, gum, fern, cajeput, carrotwood, octopus, strawberry, and olive trees that are not subject to the City's Protected Tree Regulations.<sup>1</sup>

## **b. Existing Land Use and Zoning**

The Project Site is located within the planning boundary of the Palms–Mar Vista–Del Rey Community Plan and is designated for Limited Manufacturing land uses.

The Project Site is zoned by the Los Angeles Municipal Code as [Q]M1-1 (Qualified Limited Industrial, Height District 1). The Limited Industrial zone permits a wide array of land uses. Specifically, the M1 Zone permits any commercial land use permitted in the MR1 and C2 zones, in addition to other specified uses including (but not limited to) foundry, rental of equipment commonly used by contractors, stadiums, arenas, auditoriums, and indoor swap meets. Residential uses are generally not permitted. Height District 1 within the M1 Zone normally imposes no height limitation and a maximum floor area ratio (FAR) of 1.5:1. However, pursuant to Ordinance No. 167,962, adopted in 1992, the Q conditions for the Project Site restrict building heights to 45 feet. The Q Conditions also provide that if any use not permitted in the MR1 zone is developed on the Project Site, the FAR for such uses shall be limited to 0.5 to 1. In addition, per Ordinance No. 167,962, no portion of a building or structure shall exceed 35 feet in height within 50 feet of the Glencoe Avenue right-of-way. The Q conditions also establish recycling and graffiti removal requirements for the Project Site.

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<sup>1</sup> *The City of Los Angeles Protected Tree Regulations apply to 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.*

### **3. Land Use Plans**

City land use plans applicable to the Project site include the City of Los Angeles General Plan and Framework Element, the Palms–Mar Vista–Del Rey Community Plan, the Citywide Urban Design Guidelines, and the Los Angeles Coastal Transportation Corridor Specific Plan.

Regional plans that are applicable to the Project Site include the Southern California Association of Governments' (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), 2004 Compass Growth Vision Report, and 2008 Regional Comprehensive Plan; the South Coast Air Quality Management District's 2016 Air Quality Management Plan; and Metro's 2010 Congestion Management Plan.

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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 Section 15065(a)(3) of the CEQA Guidelines, "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. When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency shall identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

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 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) also states that one of the following two elements are 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.

The cumulative analysis contained in this Draft EIR considers the growth generated by related projects, and also incorporates a general ambient growth factor to traffic volumes. Accordingly, the cumulative analysis provides a highly conservative estimate of future conditions since it includes both elements listed in CEQA Guidelines Section 15130(b) for the purposes of developing the forecast.

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 a project site, while a cumulative air quality impact may affect the entire 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 that could affect environmental conditions in the vicinity of the Project Site was prepared based on information obtained from the City of Los Angeles Department of Transportation, the City of Los Angeles Department of City Planning, the Culver City Planning Division, and the County of Los Angeles Department of Regional Planning. A total of 39 potential development projects (referred to herein as related projects) have been identified in 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 include mixed-use, office, residential, and commercial uses. These related projects would occur primarily as urban in-fill within the existing land use of the area.

The related projects are listed in Table III-1 on page III-6. This table 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- 1on page III-10. 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 all of the related projects are fully built out by 2023.

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

No.	Map No.	Project	Address	Description/Land Use	Size
<b>City of Los Angeles</b>					
1	LA1	High-Turnover Restaurant	1020 E. Venice Blvd.	High-Turnover Restaurant	3,895 gsf
2	LA2	New Apartment & Office Building VTT-72107	4140 S. Glencoe Ave.	Apartments	67 du
				Office	3,211 gsf
3	LA3	D1 by CLG	4210 S. Del Rey Ave.	Condominiums	136 du
				Office	14,929 gsf
4	LA4	4040 Del Rey Avenue Apartment Project	4040 S. Del Rey Ave.	Apartments	230 du
				Office	18,800 gsf
5	LA5	Marina Island	5000 Beethoven St.	Apartments	236 du
				Office	18,077 gsf
6	LA6	Teledyne Office Project	12964 W. Panama St.	Office	159,000 gsf
7	LA7	New 3-Story Manufacturing & Retail	595 Venice Blvd.	Office	25,150 gsf
				Retail	5,028 gsf
				Manufacturing	5,930 gsf
8	LA8	Westside Neighborhood School	12901 W. Coral Tree Pl.	School	68 stu
9	LA9	12575 Beatrice Street Office Project	12575 Beatrice St.	Office	196,100 gsf
				Restaurant	2,500 gsf
				Retail	900 gsf
				Office	(23,072) gsf
10	LA10	Playa Vista Plant Site (Spruce Goose)	Campus Center Dr./Bluff Creek Dr.	Production/Staging	1,129,900 gsf
				Office	572,050 gsf
11	LA11	Village at Playa Vista Phase II	South of Jefferson Blvd./ Westlawn Ave.	Condominiums	2,600 du
				Office	175,000 gsf
				Retail	150,000 gsf
				Community Serving	40,000 gsf
12	LA12	Venice Place	1027 S. Abbot Kinney Blvd.	Hotel	92 rm
				Retail	3,000 gsf
				Restaurant	2,072 gsf

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

No.	Map No.	Project	Address	Description/Land Use	Size
13	LA13	Inclave Mixed-Use Project	4065–4071 Glencoe Ave.	Creative Office	35,206 gsf
				Specialty Retail	1,500 gsf
				Apartments	49 du
14	LA14	DIR-3016-54-DB	12575 W. Venice Blvd.	Apartments	52 du
15	LA15	DIR-2016-304-DB-SPR	12444 W. Venice Blvd.	Apartments	77 du
				Retail	2,100 gsf
16	LA16	Expansion of Charter School	4471 Inglewood Blvd.	School	800 stu
17	LA17	Warehouse to Office	4721 S. Alla Rd.	Office	118,352 gsf
18	LA18	Stella Phase 2	13488 W. Maxella Avenue	Apartments	65 du
19	LA19	Charter School	12870 W. Panama Street	School	532 stu
20	LA20	DIR-2016-3999-DB	11830 W. Courtleigh Dr.	Apartments	29 du
<b>City of Culver City</b>					
21	CC1	Costco Expansion	13463 Washington Blvd.	Discount Club	31,023 gsf
				Fueling Station	2 pumps
				Supermarket	(63,213) gsf
22	CC2	Washington/Tivoli Mixed-Use Project	13112–13114 Washington Blvd.	Retail/Restaurant	1,536 gsf
				Office	3,702 gsf
				Residential	2 du
23	CC3	Baldwin Site	12803 Washington Blvd.	Office	31,000 gsf
				Retail	6,000 gsf
24	CC4	Kayvon Mixed-Use	12712–12718 Washington Blvd.	Residential	5 du
				Commercial/Office	3,308 gsf
				Commercial	(2,340) gsf
25	CC5	Market Hall—Washington/Centinela	12403 Washington Blvd.	Market Hall	60,000 gsf
26	CC6	Grandview Apartments	4025 Grand View Blvd.	Apartments	36 du
				Mobile Homes	(20) du
27	CC7	Townhome Development	4118 Wade Street	Townhome	1 du



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

No.	Map No.	Project	Address	Description/Land Use	Size
28	CC8	Pennylane Mixed-Use Washington/ Inglewood	11924 Washington Blvd.	Restaurant	3,750 gsf
				Specialty Retail	11,250 gsf
				Apartments	98 du
				Commercial	(26,445) gsf
29	CC9	New 2-Story Office Building	12038 Washington Blvd.	Office	2,685 gsf
				Retail	(1,200) gsf
30	CC10	Mixed-Use with Density Bonus	11281 Washington Blvd.	Residential	14 du
				Retail	4,897 gsf
31	CC11	Globe Housing Project	4044–4068 Globe Ave.	Residential	10 du
32	CC12	Washington Place Condominium	12464 Washington Pl.	Condominium	2 du
33	CC13	New Condominium	4034 Sawtelle Blvd.	Condominium	2 du
34	CC14	3906–3910 Sawtelle Boulevard	3906–3910 Sawtelle Blvd.	Condominium	1 du
<b>County of Los Angeles</b>					
35	LC1	Courtyard by Marriott and Residence Inn (Lease Parcel 9)	Southeast Corner of Via Marina and Tahiti Way	Hotel	288 rm
				Park	1.46 ac
36	LC2	Neptune Marina (Lease Parcel 10/14)	Via Marina and Marquesas Way	Apartments	526 du
				Marina	174 berths
				Apartments	(136)
				Marina	(184) berths
37	LC3	AMLI MDR (Lease Parcel 15)	4242 Via Marina	Apartments	585 du
				Commercial	8,000 gsf
				Marina	241 berths
				Apartments	(288) du
				Commercial	(4,400) gsf
				Marina	(253) berths

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

No.	Map No.	Project	Address	Description/Land Use	Size
38	LC4	Pier 44 (Lease Parcel 44)	4625 & 4635 Admiralty Way	Specialty Grocery	13,625 gsf
				Retail	41,680 gsf
				Restaurant	9,978 gsf
				Office	17,369 gsf
				Marina	141 berths
				Office	(14,724) gsf
39	LC5	Boat Central (Lease parcel 52)	13843 Fiji Way	Dry Stack Boat Storage	375 spaces
				Boatwright Facility	5,300 gsf
<hr/> <i>ac = acres</i> <i>du = dwelling units</i> <i>gsf = gross square feet</i> <i>rm = rooms</i> <i>stu = students</i> <i>Source: City of Los Angeles Department of Transportation Related Projects List; Culver City Related Projects List, 2017.</i>					



## Related Projects Map