

### **III. Environmental Setting**

---

# **III. Environmental Setting**

---

## **1. 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.

### **a. Project Location and Environmental Setting**

The Project Site is located in the Hollywood community of the City of Los Angeles, approximately six miles northwest of downtown Los Angeles and approximately 12 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), which runs north-south approximately 0.5 mile to the east of the Project Site. Major arterials providing regional access to the Project Site include Sunset Boulevard, Hollywood Boulevard, Gower Street, and Vine Street. The Project Site is approximately 0.2 mile southeast of the Metro Red Line Hollywood/Vine Station. The Project Site is bounded by Selma Avenue to the north, Argyle Avenue to the west, and surface parking lots to the east and south.

#### **(1) On-Site Conditions**

The Project Site is currently developed with six commercial buildings totaling approximately 61,816 square feet of floor area, as well as surface parking, all of which would be demolished to provide for the Project. The buildings are currently occupied by a commercial audio/video equipment rental and sales business, offices, and a commercial printing shop. Landscaping within the Project Site is limited, with one lemon gum tree located toward the southeastern portion of the Project Site. In addition, three ficus and three evergreen pear street trees are located outside of the property line along Selma and Argyle Avenues.

## (2) Surrounding Uses

The Project Site is located in a highly urbanized area surrounded by existing and planned development. Surrounding uses in the vicinity of the Project Site include the Hollywood Palladium and the site of the recently approved Palladium Residences project to the south and east, the Columbia Square mixed-use project one block east, the Camden Hollywood mixed-use project to the west (across Selma Avenue), Phase 2 of the Blvd 6200 project that is under construction approximately one-half block to the north, and the 1600 Vine and W Hollywood developments, as well as the Metro Red Line Hollywood/Vine Station, to the northwest (across Argyle and Selma Avenues).

### b. 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 City of Los Angeles Health and Wellness Element; the Hollywood Community Plan (Community Plan); the Hollywood Redevelopment Plan; the Mobility Plan 2035; 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; 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 Commercial Manufacturing land uses within the Hollywood Community Plan, and is zoned [Q]C4-1VL-SN (Commercial with Q Condition, Height District 1-VL, Hollywood Signage Supplemental Use District [HSSUD]). The C4 zone permits a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters, as well as any land use permitted in the R4 (Multiple Residential) including one-family dwellings, two-family dwellings, apartment houses, multiple dwellings, and home occupations. However, the Project Site's existing Q condition, imposed by Ordinance 165,662 in 1990, prohibits residential uses. The Height District 1-VL designation, in conjunction with the C4 zone, imposes a height limit of 3 stories or 45 feet and a maximum FAR of 1.5:1. The "SN" in the Project Site's zoning suffix indicates that the Project Site is located in the HSSUD.

## 2. 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, the City of Los Angeles Department of City Planning, and the City of West Hollywood Community Development Department. A total of 108 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 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, hotels, office, and retail uses, as well as mixed-use developments incorporating some or all of these elements.

The list of related projects also includes the City's draft Hollywood Community Plan Update (Related Project No. 109), which was released for public review in November 2018. 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-6, which identifies the location of each related project along with the types of land uses. The locations of Related Project Nos. 1 through 108 are shown in Figure III-1 on page III-16. 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 108 are fully built out by 2023, unless otherwise noted. In addition, Related Project No. 109, 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**

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
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.	Live/Work Units	28 du
			Apartments	1,014 du
			Retail	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	6911 W. Santa Monica Blvd.	Apartments	231 du
			High-Turnover Restaurant	5,000 sf
			General Retail	10,000 sf
7	Temple Israel of Hollywood <sup>b</sup>	7300 W. Hollywood Blvd.	Temple Renovation	N/A
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 Theater 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**

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
17	Hotel & Restaurant Project	6381 W. Hollywood Blvd.	Hotel	80 rm
			Restaurant	15,290 sf
18	Emerson College Project (Student Housing) <sup>b</sup>	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	Selma Community Housing <sup>b</sup>	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	492 du
			Hotel	200 rm
			Office	100,000 sf
			Fitness Club	35,000 sf
			Retail	15,000 sf
			Restaurant	34,000 sf



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

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
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	Columbia Square Mixed-Use <sup>b</sup>	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	Tutoring Center <sup>b</sup>	927 N. Highland Ave.	School	100 stu
				18 emp
36	Las Palmas Residential (Hollywood Cherokee)	1718 N. Las Palmas Ave.	Apartments	224 du
			Retail	985 sf
37	Mixed-Use	6915 Melrose Ave.	Condominiums	13 du
			Retail	6,250 sf
38	Sunset & Vine Mixed-Use <sup>b</sup>	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**

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
40	6250 Sunset (Nickelodeon)	6250 W. Sunset Blvd.	Apartments	200 du
			Retail	4,700 sf
41	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
42	Movietown <sup>b</sup>	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. East	Theater	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 Room	4 du
			Retail/Restaurant	5,500 sf

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

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
49	Palladium Residences	6201 W. Sunset Blvd.	Apartments (37 Affordable)	731 du
			Retail/Restaurant	24,000 sf
50	5600 W 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	Hotel <sup>b</sup>	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**

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
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	Restaurant Addition (to existing 7,838 sf restaurant)	135 N. Western Ave.	Restaurant	4,066 sf
66	TAO Restaurant <sup>b</sup>	6421 W. Selma Ave.	Quality Restaurant	17,607 sf
67	Hollywood Crossroads	1540-1552 Highland Ave.	Residential	950 du
			Hotel	308 rm
			Office	95,000 sf
			Commercial Retail	185,000 sf
68	Wilcox Hotel	1717 N. Wilcox Ave.	Hotel	133 rm
			Retail	3,580 sf
69	Faith Plating <sup>b</sup>	7143 Santa Monica Blvd.	Residential	145 du
			Retail/Restaurant	7,858 sf
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
76	Melrose Crossing Mixed-Use	7000 Melrose Ave.	Apartments	40 du
			Retail	6,634 sf

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

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
77	Mixed-Use	1657 N. Western Ave.	Apartments	91 du
			Retail	15,300 sf
78	McCadden Campus (LGBT)	1118 N. McCadden Pl.	Youth/Senior Housing	45 du
			Social Service Support	50,325 sf
			Office	17,040 sf
			Retail/Restaurant	1,885 sf
			Emergency Housing	40 beds
			Transitional Living	60 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	Apartments	1749 Las Palmas Ave.	Apartments	70 du
			Retail	3,117 sf
82	Mixed-Use	1868 N. Western Ave.	Apartments	96 du
			Retail	5,546 sf
83	6400 Sunset Mixed-Use	6400 Sunset Blvd.	Apartments	232 du
			Restaurant	7,000 sf
84	6200 W Sunset Boulevard	6200 W Sunset Blvd.	Apartments	270 du
			Quality Restaurant	1,750 sf
			Pharmacy	2,300 sf
			Retail	8,070 sf
85	747 N Western Avenue	747 N. Western Ave.	Apartments	44 du
			Retail	7,700 sf
86	6630 W Sunset Boulevard	6630 W. Sunset Blvd.	Apartments	40 du
87	1001 N Orange Drive	1001 N. Orange Dr.	Office	53,537 sf
88	Sunset & Western	5420 W. Sunset Blvd.	Apartments	735 du
			Commercial	95,820 sf

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

<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
89	Hollywood & Wilcox	6430-6440 W. Hollywood Blvd.	Apartments	260 du
			Office	3,580 sf
			Retail	11,020 sf
			Restaurant	3,200 sf
90	Mixed-Use	4914 W. Melrose Ave.	Live/Work Units	45 du
			Retail	3,760 sf
91	Hospital Seismic Retrofit	1300 N. Vermont Ave.	Office	30,933 sf
92	Onni Group Mixed-Use Development	1360 N. Vine St.	Condominiums	429 du
			Grocery Store	55,000 sf
			Retail	5,000 sf
			Restaurant	8,988 sf
93	1600 Schrader	1600 Schrader Blvd.	Hotel	168 rm
			Restaurant	5,979 sf
94	Mixed-Use	5939 W. Sunset Blvd.	Apartments	299 stu
			Office	38,440 sf
			Restaurant	5,064 sf
			Retail	3,739 sf
95	Melrose & Beachwood	5570 W. Melrose Ave.	Apartments	52 du
			Commercial	5,500 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**



<b>No.</b>	<b>Project<sup>a</sup></b>	<b>Address</b>	<b>Description</b>	<b>Size</b>
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 N Wilcox Residential	1723 N. Wilcox Ave.	Apartments	68 du
			Retail	3,700 sf
103	Select @ Los Feliz (Mixed-Use)	4850 W. Hollywood Blvd.	Apartments	101 du
			Restaurant	10,000 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	Kaiser Hospital Redevelopment	1317-1345 N. Vermont/1328 N. New Hampshire/4760 Sunset/ 1505 N. Edgemont/1526 N. Edgemont/1517 N. Vermont/ 1424-1430 N. Alexandria	Hospital Expansion	211,992 sf
107	1276 N Western Ave	1276 N. Western Ave.	Apartments	75 du
108	NBC Universal Evolution Plan	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
			Hotel	900,000 sf
109	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.	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.	

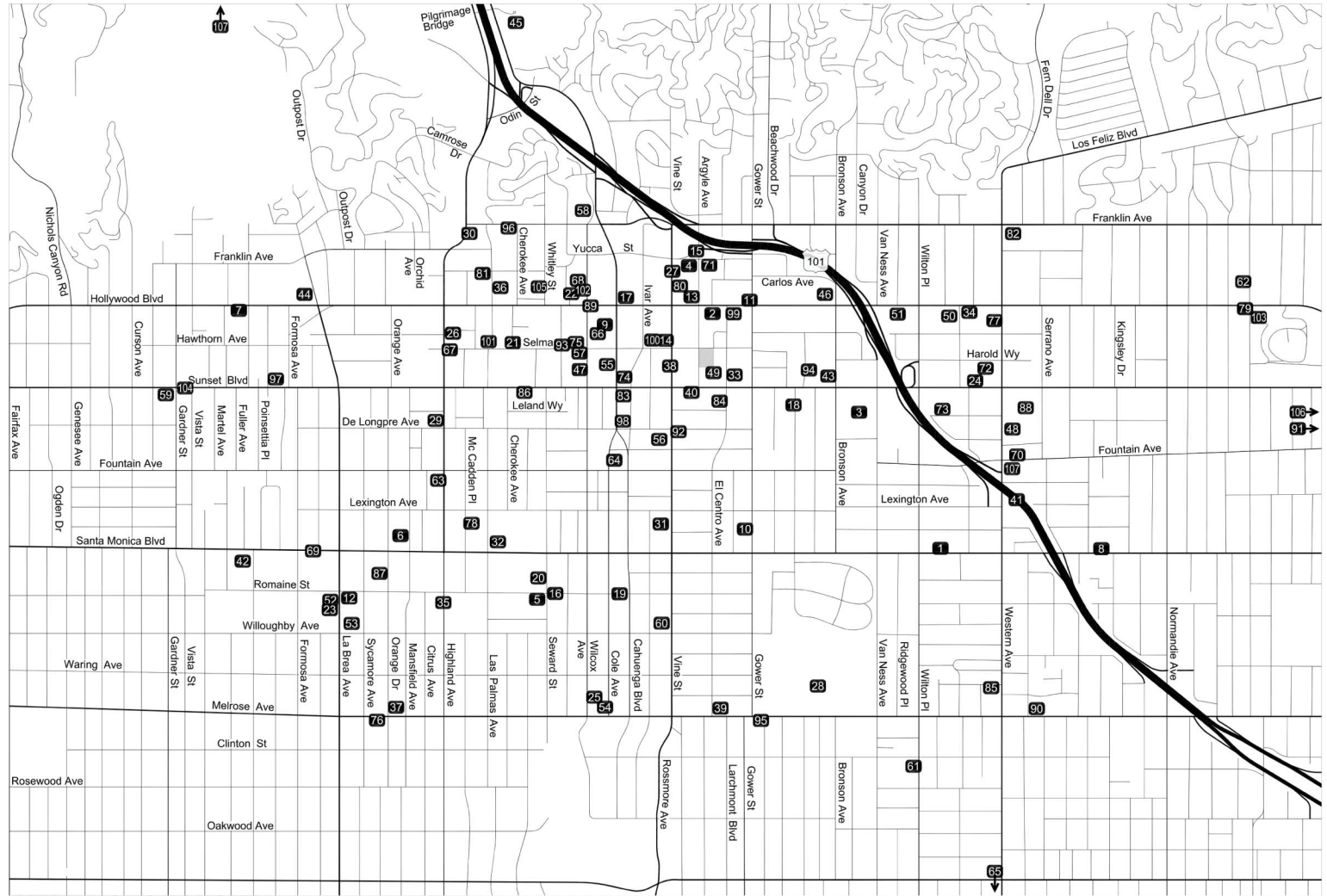
**Table III-1 (Continued)**  
**Related Projects**

No.	Project <sup>a</sup>	Address	Description	Size
	<p><i>du = dwelling units</i>  <i>emp = employees</i>  <i>rm = rooms</i>  <i>sf = square feet</i>  <i>stu = students</i></p> <p><sup>a</sup> <i>List of projects is based on available information at the time of the NOP (August 23, 2017) provided by LADOT, Department of City Planning, City of West Hollywood, and recent studies in the area.</i></p> <p><sup>b</sup> <i>Although construction of the 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</i></p>			



LEGEND

-  Project Site
-  Related Projects



**Figure III-1**  
Related Project Location Map