

### **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 of the City of Los Angeles (City). The Project Site is generally bounded by White Knoll Drive to the north, Alpine Street to the east, Beaudry Avenue to the south, and Sunset Boulevard to the west.

##### **a. On-Site Conditions**

The Project Site comprises a 262,437-square-foot lot at 1111–1115 Sunset Boulevard and a 10,481-square-foot portion of Beaudry Avenue and Sunset Boulevard adjacent to the 1111–1115 Sunset Boulevard lot. The 262,437-square-foot portion of the Project Site is specifically comprised of the 1111 Sunset Boulevard parcel (Parcel B) and an airspace lot (Parcel A) at 1115 Sunset Boulevard. The Project Site is currently developed with five structures, including four vacant structures generally situated in the center and along the western area of the 262,437-square-foot lot and a fifth occupied building, the Elysian apartment building (which is on the Project Site, but not part of the Project), situated generally along the northern portion of the lot; and surface parking and circulation areas generally located on the eastern half of the Project Site. The existing vacant structures comprise approximately 114,600 square feet and are three stories with an approximate height of 58 feet. The Elysian apartment building consists of approximately 110,336 square feet<sup>1</sup> and is nine stories with an approximate height of 178 feet. Vehicular

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<sup>1</sup> *The Elysian apartment building's joint-live work units occupy 109,236 square feet based on Building Permit, No. 08016-10003-11438, issued December 3, 2014. The Elysian apartment building's ground floor commercial restaurant occupies 1,100 square feet per a Ready to Issue stamped plan, dated (Footnote continued on next page)*

access to the Project Site is available at driveways along White Knoll Drive and Alpine Street. The Project Site slopes generally east to west with a grade difference of approximately 51 feet. Unmaintained landscaping, including trees, is dispersed throughout the Project Site.

The 10,481-square-foot portion of Beaudry Avenue and Sunset Boulevard of the Project Site includes part of the Beaudry Avenue frontage extending generally around the south and east portions of the 1111–1115 Sunset Boulevard lot, as well as a portion of the street and the Beaudry Triangle, a triangular road separator that divides Beaudry Avenue at Sunset Boulevard. The Beaudry Avenue frontage around the 1111–1115 Sunset Boulevard lot is currently improved with sidewalks and street trees. The Beaudry Triangle, a triangular road separator that divides Beaudry Avenue and Sunset Boulevard, is paved and landscaped with trees and shrubs that are unmaintained and in poor condition.

## **b. Surrounding Uses**

The vicinity of the Project Site is developed primarily with commercial and residential uses. Specifically, north of the Elysian apartment building located within the Project Site, across White Knoll Drive, are multi-family residential uses and an auto repair shop at White Knoll Drive and Sunset Boulevard. Expanses of multi-family residential uses continue east of the Project Site, across Alpine Street. South of the Project Site, across Beaudry Avenue, are structured parking and commercial uses, including a bank, florist, spa, and framing services. West of the Project Site, across Sunset Boulevard, are a motel, a nightclub, and multi-family residential uses.

## **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 Community Plan; 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' 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.

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*May 19, 2016, associated with the Winsome CUB case ZA 2015-0825 and not including the patio seating area.*

The Project Site is located within the planning boundary of the Central City North Community Plan<sup>2</sup> area. The Project Site is designated as General Commercial and zoned C2-2D (Commercial Zone, Height District 2 with Development Limitation<sup>3</sup>). Height District 2 imposes no height limit and typically permits a floor area ratio of 6:1. However, the Project Site's floor area ratio is further restricted to 3:1 by a site-specific "D" limitation established by Ordinance 174,327 (effective January 5, 2002). It is also noted that Footnote No. 4 of the Community Plan limits the Project Site's FAR to 3:1. The permitted density within the Project Site, regardless of the development scenario pursued, is one dwelling unit per 400 square feet of lot area or one guest room per 200 square feet of lot area. In addition, no front yard setbacks are required for commercial or residential uses. The Project Site is also located within a Transit Priority Area, as defined by Zoning Information (ZI) File 2452 and is subject to the Freeway Adjacent Advisory Notice for Sensitive Uses, per ZI File 2427.<sup>4</sup>

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<sup>2</sup> *The City is currently in the process of updating the Central City North Community Plan.*

<sup>3</sup> *Ordinance No. 174,327, approved by City Council on November 2, 2001, signed by the Mayor on November 15, 2001, effective January 5, 2002.*

<sup>4</sup> *ZI 2427, Freeway Adjacent Advisory Notice for Sensitive Uses, addresses air pollution caused by freeway proximity.*

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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 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 89 potential related development projects have been identified within the vicinity of the Project Site at the time of the Notice of Preparation of the EIR (May 21, 2018, Appendix XX) 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 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 the related projects are shown in Figure III-1 on page III-12. It is noted that some of the related projects may not be built out by 2028 (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 2028, unless otherwise noted.

**Table III-1  
Related Projects**

<b>No.</b>	<b>Project Name</b>	<b>Description</b>	<b>Unit/Area</b>
1	Bus Maintenance & Inspection Facility 454 E. Commercial St.	Bus Facility	2 ac
2	Tenten Wilshire Expansion (the Icon) 1027 W. Wilshire Blvd.	Condominiums	402 du
		Retail	4,728 sf
3	Da Vinci Apartments 327 N. Fremont Ave.	Apartments	600 du
		Retail	30,000 sf
4	1101 North Main Condos 1101 N. Main St.	Condominiums	316 du
5	5th & Olive (formerly Park Fifth Project) 437 S. Hill St.	Condominiums	660 du
		Restaurant	16,309 sf
6	Beverly + Lucas Project 1430 W. Beverly Blvd.	Apartments	157 du
		Commercial	3,500 sf
7	Wilshire Grand Project 900 W. Wilshire Blvd.	Hotel	889 rm
		Office	369,299 sf
		Retail/Restaurant	34,765 sf
		Ancillary Space	46,170 sf
8	Mixed-Use 1435 W. 3rd St.	Apartments	122 du
		Retail	3,500 sf
9	Grand Avenue Project 100 S. Grand Ave.	Condominiums	968 du
		Apartments	242 du
		Hotel	225 rm
		Retail	152,150 sf
		Office	650,000 sf
		Restaurant	52,000 sf
		Supermarket	53,000 sf
		Health Club	24,000 sf
		Event Facility	250 seats
10	LA Civic Center Office 150 N. Los Angeles St.	Office	712,500 sf
		Retail	35,000 sf
		Child Care	2,500 sf
11	Residential 1329 W. 7th St.	Apartments	87 du
12	Mixed-Use 534 S. Main St.	Apartments	160 du
		Retail	18,000 sf
		Restaurant	3,500 sf
		Fast Food	3,500 sf
13	Retail/Restaurant 201 S. Broadway	Retail/Restaurant	27,765 sf
14	Mixed-Use 400 S. Broadway	Apartments	450 du
		Retail	6,904 sf
		Bar	5,000 sf

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

<b>No.</b>	<b>Project Name</b>	<b>Description</b>	<b>Unit/Area</b>
15	Mixed-Use 601 S. Main St.	Apartments	452 du
		Retail	25,000 sf
16	La Plaza Cultura Village 527 N. Spring St.	Apartments	345 du
		Retail	23,000 sf
		Specialty Retail	21,000 sf
		Restaurant	11,000 sf
17	Mixed-Use 1335 W. 1st St.	Apartments	102 du
		Retail	3,463 sf
18	Residential 401 N. Boylston St.	Apartments	101 du
19	Apartments 1218 W. Ingraham St.	Apartments	80 du
20	Mixed-Use 1145 W. 7th St.	Condominiums	241 du
		Retail	7,291 sf
21	Apartments 118 S. Astronaut E.S. Onizuka St.	Apartments	77 du
22	Stadium Way and Chavez Ravine Apartments 959 E. Stadium Way	Apartments	158 du
23	Mixed-Use 700 W. Cesar E. Chavez Ave.	Apartments	300 du
		Retail	8,000 sf
24	Metro Emergency Security Operations Center 410 N. Center St.	Office	110,000 sf
25	Medallion Phase 2 300 S. Main St.	Apartments	471 du
		Restaurant	27,780 sf
		Retail	5,190 sf
26	Apartments 340 N. Patton St.	Apartments	43 du
27	Giannini Place (Nomad Hotel) 649 S. Olive St.	Hotel	241 rm
28	Sapphire Mixed-Use (Revised) 1111 W. 6th St.	Apartments	362 du
		Retail	25,805 sf
29	Sunset Everett Mixed-Use 1185 W. Sunset Blvd.	Apartments	214 du
		Single-Family Homes	6 du
		Condominiums	6 du
30	Hotel & Apartments 675 S. Bixel St.	Apartments	422 du
		Hotel	126 rm
		Retail	4,874 sf
31	Spring Street Hotel 633 S. Spring St.	Hotel	176 rm
		Bar	5,290 sf
		Restaurant	8,430 sf
32	Everett Street (1013) Project 1013 Everett St.	Apartments	49 du



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

<b>No.</b>	<b>Project Name</b>	<b>Description</b>	<b>Unit/Area</b>
33	Hill Mixed Use Project 708 N. Hill St.	Apartments	162 du
		Retail	5,000 sf
34	Alpine Mixed-Use 211 W. Alpine St.	Apartments	122 du
		Retail	7,500 sf
35	Beaudry Ave & 2nd Street Mixed-Use Project 130 S. Beaudry Ave.	Apartments	220 du
		Commercial	9,000 sf
36	College Station Mixed-Use 129 W. College St., 924 N. Spring St.	Apartments	770 du
		Commercial	51,390 sf
37	Apartments 422 S. Lake St.	Apartments	80 du
38	Title Insurance Building 433 S. Spring St.	Office	320,000 sf
39	Mitsui Fudosan (Eighth and Figueroa Tower) 744 S. Figueroa St.	Apartments	436 du
		Restaurant	3,750 sf
		Retail	3,750 sf
40	945 West 8th Street 845 W. 8th St.	Apartments	781 du
		Commercial	6,700 sf
41	Brooks Building 644 S. Broadway	Apartments	30 du
		Bar	2,500 sf
42	Ferrante 1000 W. Temple St.	Apartments	1,500 du
		Retail	30,000 sf
43	Marionette Lofts 1345 W. 1st St.	Apartments	102 du
44	Budokan of Los Angeles 237 S. Los Angeles St.	Sports Complex	43,453 sf
45	643–655 North Spring Street 643-655 N. Spring St.	Apartments	281 du
		Hotel	142 rm
		Commercial	17,003 sf
		Restaurant	2,532 sf
46	1201 North Broadway Mixed-Use 1201 N. Broadway	Apartments	118 du
		Office	9,000 sf
47	Sunset Flats Mixed-Use 2225 W. Sunset Blvd.	Condominiums	65 du
		Retail and Restaurant	15,550 sf
48	Mixed-Use 1924 W. Temple St.	Condominiums	205 du
		Apartments	46 du
		Retail	19,103 sf
49	Barlow Hospital Replacement & Master Plan 2000 Stadium Way	Condominiums	888 du
		Hospital	56 beds
		Retail	15,000 sf
50	LA Hotel 1625 W. Palo Alto St.	Hotel	89 rm

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

<b>No.</b>	<b>Project Name</b>	<b>Description</b>	<b>Unit/Area</b>
51	Urban View Lofts Project 495 S. Hartford Ave.	Apartments	220 du
52	1316 Court & 1323 Colton Apartments 1316 W. Court St.	Apartments	60 du
53	433 South Main Street 433 S. Main St.	Condominiums	196 du
		Retail	5,300 sf
		Restaurant	900 sf
54	Tribune (L.A. Times) South Tower Project 222 W. 2nd St.	Condominiums	107 du
		Office	534,044 sf
		Retail	7,200 sf
55	Elysian Park Lofts 1030–1380 N. Broadway	Apartments	920 du
		Restaurant	16,147 sf
56	Mixed-Use (Times Mirror Square) 100 S. Broadway	Apartments	1,127 du
		Office	285,088 sf
		Supermarket	50,000 sf
		Restaurant	75,589 sf
57	Apartments 1246 W. Court St.	Apartments	54 du
58	1018 West Ingraham Street 1018 W. Ingraham St.	Apartments	43 du
		Retail	7,400 sf
59	8th/Grand/Hope Project 754 S. Hope St.	Condominiums	409 du
		Retail	7,329 sf
60	4th & Spring Hotel 361 S. Spring St.	Hotel	315 rm
		Meeting Space	2,000 sf
61	Mixed-Use 1800 Beverly Blvd.	Apartments	243 du
		Restaurant	3,500 sf
62	425 South Union Apartments 425 S. Union Ave.	Apartments	33 du
63	1301 Colton Apartments 1301 Colton St.	Apartments	29 du
64	Apartments 1301 W. Sunset Blvd.	Apartments	45 du
65	1346 Court Apartments 1346 W. Court St.	Apartments	43 du
66	Kaiser Medical Center 765 W. College St.	Medical Building Office	100,000 sf
67	Alameda District Plan Union Station Terminal Annex	Residential	22 du
		Office	7,443,200 sf
		Retail	645,000 sf
		Hotel	750 rm
		Restaurant	20,000 sf
		Museum	70,000 sf

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

<b>No.</b>	<b>Project Name</b>	<b>Description</b>	<b>Unit/Area</b>
68	Hellman/Banco Building 354 S. Spring St.	Apartments	212 du
69	Foreman and Clark Building 701 S. Hill St.	Apartments	165 du
		Restaurant	11,902 sf
		Restaurant	14,032 sf
70	Data Center 900 N. Alameda St.	Data Center	179,900 sf
71	Equity Residential Mixed-Use 340 S. Hill St.	Apartments	406 du
		Affordable Apartments	22 du
		Office	2,980 sf
		Retail	2,630 sf
72	Mixed-Use (Lifan Tower) 1235 W. 7th St.	Apartments	303 du
		Retail	5,960 sf
73	Apartments 459 S. Hartford Ave.	Affordable Apartments	101 du
74	Hotel 1011 N. Broadway	Hotel	92 rm
75	708 South New Depot Street Residential 708 S. New Depot St.	Apartments	33 du
76	Mixed-Use 1322 W. Maryland St.	Apartments	47 du
		Retail	760 sf
77	5th & Hill 323 W. 5th St.	Hotel	190 rm
		Meeting Room	6,100 sf
		Apartments	31 du
		Restaurant	29,200 sf
78	Restaurant & Retail 1455 N. Alvarado St.	Restaurant	5,050 sf
		Retail	2,984 sf
79	Men's Central Jail Replacement 441 E. Bauchet St.	Prison	3,885 beds
80	Residential 2335 W. Temple St.	Apartments	71 du
81	Restaurant & Theater 2139 W. Sunset Blvd.	Restaurant and Theater	5,979 sf
82	Restaurants 1453 N. Alvarado St.	Building to House 6 restaurants with Surface Parking	7,300 sf
83	Apartments 740 S. Hartford Ave.	Apartments	80 du
84	Condominiums 742 S. Hartford Ave.	Condominiums	42 du
85	Apartments & Retail 1324 W. Wilshire Blvd.	Apartments	50 du
		Retail	5,730 sf

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

No.	Project Name	Description	Unit/Area
86	Community Center 445 W. Cottage Home St.	Community Center	8,530 sf
87	Apartments 418 N. Alvarado St.	Apartments	73 du
88	Condominiums 1100 W. Temple St.	Condominiums	53 du
89	Mixed-Use 1150 W. Wilshire Blvd.	Condominiums	140 du
		Retail and Restaurant	9,115 sf
<hr/> <i>ac = acres</i> <i>du = dwelling units</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>Related projects based on data from Los Angeles Department of Transportation and Department of City Planning as of May 21, 2018 (release of the Project's Notice of Preparation).</i> <i>Source: Gibson Transportation Consulting, Inc., 2018.</i>			



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