

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

Project Site is located in the Arts District area of the City of Los Angeles (City), approximately 14 miles east of the Pacific Ocean. Primary regional access is provided by the Hollywood Freeway (US-101), the Santa Monica Freeway (I-10), and the Golden State Freeway (I-5), which are all accessible within less than 1 mile of the Project Site. Major arterials providing regional access to the Project Site include South Santa Fe Avenue, East 7th Street, East Olympic Boulevard, and South Alameda Street. The approximately 2.2-acre Project Site is specifically bounded by East 7th Place to the north, East Violet Street to the south, an alley to the west, and properties to the east used primarily for parking. Further to the east are railroad tracks and the Los Angeles River approximately 400 feet from the Project Site.

a. On-Site Conditions

The northern portion of the Project Site is currently developed with seven buildings that comprise approximately 63,530 square feet of floor area and range in height from one to three stories and used for 6,983 square feet of office, 25,739 square feet of retail, 2,109 square of warehouse, and 10 live-work units comprised of 28,699 square feet. The Project Site also includes two sheds and surface parking areas generally located on the southern half of the Project Site. Vehicular access to the Project Site is currently available at driveways along Violet Street, East 7th Place, and a public alley that abuts the Project Site to the west. The Project Site is relatively flat with limited ornamental landscaping.

b. Surrounding Uses

The Project Site is located at the southern edge of the Arts District, and the Project vicinity is developed with a mix of light industrial, commercial, and residential uses. Nearby uses include Blu Leaf Clothing store, restaurants (Bestia, Sprout LA), the Cartifact corporate offices, and the 2121 Lofts to the north; a recycling center (Excel Metals) and a distribution facility (Manuel's Produce) to the south; Stumptown Coffee Roasters, Ruffworld Recording Studio, Alphacast Foundry, and other office uses to the west; and rail lines and the Los Angeles River to the east. Other uses in the Project vicinity include creative loft spaces (Toy Factory Lofts and the Biscuit Company Lofts) located north of the Project Site along Mateo Street, the Ford Factory building across South Santa Fe Avenue, and the Hyperloop One headquarters along Bay Street.

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 (Community Plan), Mobility Plan 2035, 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 Regional Transportation Plan/Sustainable Communities Strategy and the South Coast Air Quality Management District's 2016 Air Quality Management Plan.

The Project Site has a General Plan land use designation of 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.

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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 CEQA Guidelines Section 15355, 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 CEQA Guidelines Section 15130, 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. CEQA Guidelines Section 15065(a)(3) 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 (LADOT) and the City of Los Angeles Department of City Planning (DCP). A total of 74 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, affordable housing, restaurants, hotels, office, retail, and industrial 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-5, which identifies the location of each related project along with the types of land uses, and shown in Figure III-1 on page III-11. To provide a conservative forecast, the future baseline forecast assumes that Related Project Nos. 1 through 74 are fully built out by 2022, unless otherwise noted.

**Table III-1
Related Projects**

No.	Project	Description	Size
1	540 S. Santa Fe Ave.	Office	65,800 sf
2	601 S. Main St.	Apartment	452 du
		Retail	25,000 sf
3	150 N. Los Angeles St.	Office	713,000 sf
		Retail	35,000 sf
		Child Care	2,500 sf
4	534 S. Main St.	Apartment	160 du
		Retail	18,000 sf
		Restaurant	3,500 sf
		Fast-Food Restaurant	3,500 sf
5	1057 S. San Pedro St.	Office	294,600 sf
		Retail	224,900 sf
		Cinema	744 seats
		Apartment	877 du
		Condominium	68 du
		Hotel	210 rm
		Medical Office	77,300 sf
6	1525 E. Industrial St.	Apartment	328 du
		Office	27,300 sf
		Retail	6,400 sf
		Restaurant	5,700 sf
7	950 E. 3rd St.	School	532 stu
		Retail	30,100 sf
		Apartment	635 du
8	2051 E. 7th St.	Apartment	320 du
		Retail	15,000 sf
		Restaurant	5,000 sf
9	963 E. 4th St.	Office	79,000 sf
		Retail	25,000 sf
		Restaurant	20,000 sf
10	826 S. Mateo St.	Condominium	90 du
		Retail	11,000 sf
		Restaurant	5,600 sf
11	2030 E. 7th St.	Office	243,600 sf
		Retail	40,000 sf
12	360 S. Alameda St.	Apartment	55 du
		Retail	2,500 sf
		Creative Office	6,300 sf

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

No.	Project	Description	Size
13	649 S. Wall St.	Assisted Living	55 beds
		Office	55 emp
14	410 Center St.	Office	110,000 sf
15	500 S. Mateo St.	Restaurant	12,820 sf
16	400 S. Alameda St.	Hotel	66 rm
		Retail	840 sf
		Restaurant	2,130 sf
17	719 E. 5th St.	Apartment	160 du
		Retail	7,500 sf
18	2130 E. Violet St.	Office	94,000 sf
		Retail	7,450 sf
19	929 E. 2nd St.	Mixed Use Private Club	48,900 sf
20	1800 E. 7th St.	Apartment	122 du
		Office	13,600 sf
21	1722 E. 16th St.	Restaurant	8,151 sf
22	454 E. Commercial St.	LADOT Bus Facility	2 acres
23	118 S. Astronaut E.S. Onizuka St.	Apartment	77 du
24	555 S. Mateo St.	Retail	153,000 sf
25	1000 S. Santa Fe. Ave. ^a	Private Club	59,000 sf
		Guest Rooms	48 rm
26	2110 Bay St. ^a	Apartment	110 du
		Office	113,000 sf
		Retail	43,700 sf
27	330 S. Alameda St. ^a	Apartment	186 du
		Commercial	22,000 sf
28	668 S. Alameda St. ^a	Apartment	475 du
		Commercial	84,000 sf
29	520 Mateo St.	Live/Work	475 units
		Office	105,000 sf
		Retail	10,000 sf
		Restaurant	10,000 sf
30	717 Maple Ave. ^a	Apartment	452 du
		Retail	14,000 sf
31	433 S. Main St.	Condominium	191 du
		Retail	5,300 sf
		Coffee Shop	900 sf
32	676 Mateo St. ^b	Apartment	185 du
		Commercial	27,000 sf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
33	732 Wall St. ^b	Apartment	323 du
		Office	53,200 sf
		Retail	4,400 sf
		Wholesale/Storage	63,600 sf
		Restaurant	4,420 sf
		Event Space	9,200 sf
34	333 S. Alameda St. ^a	Apartment	994 du
		Retail	993,000 sf
35	1129 E. 5th St.	Retail	27,000 sf
		Restaurant	31,700 sf
		Hotel	113 rm
		Apartment	129 du
		Art School	3,430 sf
		Art Space	10,340 sf
36	2650 E. Olympic Blvd.	Apartment	1,000 du
		Restaurant	46,000 sf
		Office	230,000 sf
37	670 Mesquit St.	Hotel	236 rm
		Apartment	308 du
		Retail	79,200 sf
		Restaurant	89,600 sf
		Event Space	93,600 sf
		Gym	62,200 sf
		Grocery/Food Hall	56,900 sf
		Office	944,100 sf
38	237 S. Los Angeles St.	Sports Complex	43,000 sf
39	640 S. Santa Fe Ave.	Office	91,200 sf
		Retail	9,400 sf
		Restaurant	6,600 sf
40	1745 E. 7th St.	Apartment	57 du
		Commercial	6,000 sf
41	940 E. 4th St.	Apartment	93 du
		Office	6,000 sf
		Retail	12,300 sf
42	609 E. 5th St.	Apartment	151 du
43	713 E. 5th St.	Apartment	51 du
44	1000 S. Mateo St.	Apartment	113 du
		Commercial	134,000 sf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
45	2159 E. Bay St.	Creative Office	202,954 sf
		Retail/Restaurant	16,000 sf
		Event/Meeting Space	3,235 sf
46	401 S. Hewitt St.	Office	255,500 sf
		Retail	4,970 sf
47	552 S. San Pedro St.	Affordable Housing	407 du
		Retail	12,300 sf
48	1005 S. Mateo St.	Industrial Park	94,800 sf
49	1800 E. 1st St.	Apartment	65 du
		Retail	5,000 sf
50	755 S. Los Angeles St.	Retail	16,700 sf
		Office	60,200 sf
		Restaurant	27,000 sf
51	601 S. Central Ave.	Apartment	236 du
		Retail	12,000 sf
52	527 Colyton St.	Condominium	310 du
		Retail	11,400 sf
		Production Space	11,700 sf
53	1100 E. 5th St.	Apartment (Live/Work)	220 du
		Commercial	49,000 sf
54	600 S. San Pedro St.	Apartment	303 du
		Retail	20,000 sf
55	655 S. San Pedro St.	Apartment	81 du
56	656 S. Stanford Ave.	Apartment	82 du
57	641 Imperial St.	Residential	140 du
		Office	14,700 sf
58	2901 E. Olympic Blvd.	Apartment	4,400 du
		Retail	185,000 sf
		Office	125,000 sf
		Medical Office	25,000 sf
		Daycare	15,000 sf
		Library	15,000 sf
59	2407 E. 1st St.	Apartment	50 du
		Office	8,500 sf
		Retail	3,400 sf
60	810 E. 3rd St.	Apartment	4 du
		Restaurant	3,500 sf
		Retail	6,200 sf

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
61	1206 E. 6th St.	Apartment	1,305 du
		Condominium	431 du
		Hotel	510 rm
		Office	253,514 sf
		School (29,316 sf)	300 stu
		Commercial	127,609 sf
		Live Theater	400 seats
62	554 S. San Pedro St.	Apartment	303 du
		Commercial	19,900 sf
63	443 S. Soto St.	School	625 stu
64	1024 S. Mateo St.	Apartment	104 du
		Office	102,000 sf
		Restaurant	16,300 sf
		Retail	5,830 sf
		Industrial	5,500 sf
65	755 S. Wall St.	Office	53,200 sf
		Apartment	323 du
		Retail	4,400 sf
66	508 E. 4th St.	Apartment	41 du
67	2001 E. Washington Blvd.	Industrial	187,000 sf
68	300 S. Main St.	Apartment	471 du
		Retail	5,190 sf
		Restaurant	27,800 sf
69	100 S. Boyle Ave.	Affordable Housing	44 du
		Retail	8,000 sf
70	2053 E. 7th St.	Hotel	53,400 sf
71	401 E. 7th St.	Affordable Housing	99 du
72	443 S. Soto St.	Elementary School	625 stu
73	777 S. Alameda St.	Restaurant	117,375 sf
		Retail	66,155 sf
		Office	850,444 sf
		Hotel	125 rm
74	2124-2132 E. 7th Place ^c	Retail/Warehouse-Restaurant conversion	5,055 sf
<p><i>du = dwelling units</i> <i>emp = employees</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>stu = students</i></p>			

Table III-1 (Continued)
Related Projects

No.	Project	Description	Size
^a	<i>This project and associated land use(s) were not included in information provided by LADOT but are instead based on third party research. Trip generation estimates are based on ITE rates.</i>		
^b	<i>This project and associated land use(s) were not included in information provided by LADOT but are instead based on the City of Los Angeles Department of City Planning's Major Projects website.</i>		
^c	<i>This project is located on the Project Site but is not considered part of the Project because both the building permit and certificate of occupancy were granted but the project was not occupied at the time of issuance of the NOP.</i>		
<i>Source: Fehr and Peers, 2018.</i>			

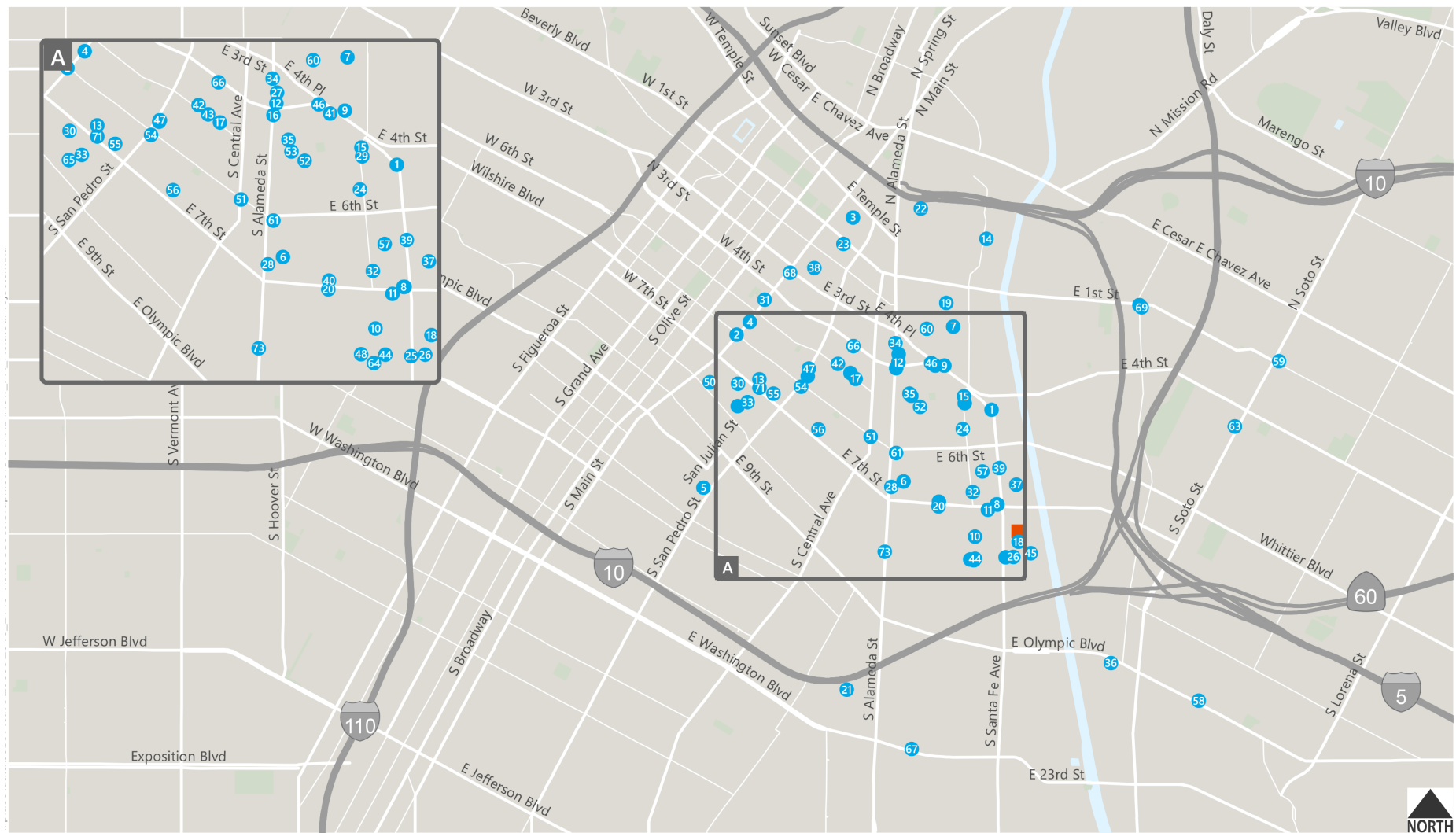


Figure III-1
Related Projects Location Map