

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 at 332, 350, and 358 South Olive Street; 351 and 361 South Hill Street; and 417 and 425 West 4th Street within the City of Los Angeles Central City Community Plan (Community Plan) area and the Bunker Hill Specific Plan area. The Project Site is generally bounded by Angels Flight (a funicular) to the north, 4th Street to the south, Hill Street to the east, and Olive Street and the California Plaza to the west.

Primary regional access is provided by State Route 110 (SR-110 or Harbor Freeway), which runs north-south approximately 0.4 mile west of the Project Site and U.S. Highway 101 (US-101 or Hollywood Freeway), which runs north-south approximately 0.5 mile north of the Project Site. Local access is provided by Grand Avenue, 4th Street, Olive Street, Hill Street, and Broadway. In addition, the Project Site is served by the Los Angeles County Metropolitan Transportation Authority (Metro) B (formerly Red) and D (formerly Purple) Lines Pershing Square Station and bus lines/stops operated by Metro and the City of Los Angeles Department of Transportation (LADOT). An underground portion of the Metro B (formerly Red) and Metro D (formerly Purple) Lines Pershing Square Station is directly beneath the southeasterly portion of the Project Site, and there is an existing portal that provides direct access to the public plaza portion of the Project.

a. On-Site Conditions

The Project Site includes approximately 2.24 acres that contains a portal for Metro's B and D Lines Pershing Square Station, a publicly accessible staircase running along the historic Angels Flight funicular and connecting Hill Street to Olive Street and California Plaza, and is otherwise mostly landscaped vacant land. The topography of the Project Site slopes down from the northwest along Olive Street at approximately 355 feet above mean

sea level to the southeast near the Hill Street/4th Street intersection at approximately 285 feet mean sea level (an elevation differential of 70 feet). The perimeter of the Project Site (except for the Metro Lines B and D Pershing Square Station portal and stairway) has been fenced and closed to public access for several years. The resulting existing condition for the majority of the Project Site is mostly unmaintained and unused landscaped area.

b. Surrounding Uses

The Project Site is located on the southern edge of the Bunker Hill neighborhood, and is bounded by the historic Angels Flight funicular to the north, 4th Street to the south, Hill Street to the east, and Olive Street and California Plaza to the west.

Farther north of the Project Site are residential towers and a set of iconic cultural arts buildings, such as the Broad Museum, Museum of Contemporary Arts, and the Walt Disney Concert Hall. To the west of the Project Site, across Olive Street, are two large high-rise office buildings (One and Two California Plaza) with a hardscaped two-level public open space between the skyscrapers that is used by office patrons and visitors and is periodically programmed with special events. The upper level of the open space plaza area is connected to the top of the Angels Flight funicular, and both levels span over Olive Street and end at the Project Site's western boundary. These plazas serve as part of an open space and pedestrian network between skyscrapers on Bunker Hill and the lower-rise structures in the Historic Core. The plaza area was recently renovated. To the east of the Project Site, across Hill Street, are several restaurants and the Grand Central Market, which is an open and semi-enclosed retail use that includes numerous restaurants, food markets, and general commercial space. To the south of the Project Site, across 4th Street, are two above-grade parking structures and the Metro 417 mid-rise apartment building. The uses surrounding the Project Site are primarily designated for Regional Center Commercial land uses, with interspersed residential uses, and zoned C2-4D (Commercial Zone, Height District 4 with Development Limitations) or R5-4D (Multiple Dwelling Zone, Height District 4 with Development Limitations).

2. Land Use Plans

The adopted land use plans applicable to the Project Site include: the City of Los Angeles General Plan and Framework Element; the Central City Community Plan; the Bunker Hill Specific Plan; the Los Angeles Municipal Code (LAMC); Citywide Urban Design Guidelines; the Downtown Design Guide, the City of Los Angeles Walkability Checklist Guidance for Entitlement Review; and other City of Los Angeles environmental policies, ordinances, and plans such as the Los Angeles Green Building Code and Green New Deal (Sustainable City pLAn 2019). Regional plans applicable to the Project Site include the Southern California Association of Governments 2016–2040 Regional Transportation

Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS) and the South Coast Air Quality Management District (SCAQMD) 2016 Air Quality Management Plan.

The existing land use at the Project Site is designated by the Central City Community Plan as Regional Center Commercial and is zoned C2-4D (Commercial, Height District 4 with Development Limitations).¹ Refer to Section IV.F, Land Use, of this Draft EIR for further discussion.

¹ City of Los Angeles, *Zoning Information and Mapping System, Parcel Profile Report for 332 South Olive Street*, <http://zimas.lacity.org/reports/319b56111df2475494174f610aa73a3e.pdf>, accessed August 23, 2019.

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B. Related Projects

The California Environmental Quality Act (CEQA) Guidelines require that Environmental Impact Reports (EIRs) analyze cumulative impacts. As defined in the State CEQA Guidelines Section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related 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. 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)(1) states that use of 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 cumulative conditions in the Project area 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. A total of 50 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. Specifically, the related projects comprise a variety of uses, including apartments, condominiums, restaurants, 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-8, 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-14. It is noted that some of the related projects may not be built out by 2028 (i.e., the Project's buildout year), may never be built, or may be approved and built at reduced densities.

To provide a conservative forecast, the analysis of future conditions in this Draft EIR assumes that all of the related projects are fully built out by 2028 (the year in which full occupancy of the Project is expected), unless otherwise noted. Furthermore, it is noted that the sections of this Draft EIR that use the related projects list as a basis for the

cumulative analysis are conservative because they include more related projects than will likely be constructed by 2026 (the buildout year of the Project).

As noted above, the Department of City Planning is currently updating the Central City Community Plan in conjunction with the Central City North Community Plan, whose areas together make up Downtown Los Angeles (sometimes known as DTLA), in a combined planning document referred to as the Draft Downtown Community Plan.² The purpose of the Draft Downtown Community Plan is to develop and implement a future vision for Downtown Los Angeles that supports and sustains ongoing revitalization while thoughtfully accommodating projected future growth.³ As Downtown has been a rapidly changing setting within Los Angeles, it supports a collection of economic opportunities and entrepreneurship, people, culture, and distinct neighborhoods, and sits at the center of the regional transportation network. The Project Site is designated as a Transit Core land use area in the Draft Downtown Community Plan, which generally provides for regional mixed use, multi-family residential, entertainment, and office emphasis. Transit Core areas are dense centers of activity built around regional transit hubs that provide easy access for pedestrians, transit users, and cyclists to a variety of experiences and activities. Proposed zoning for the Project Site is [HUB4-G1-5][XG1-FA][-CPIO-] ([High Unspecified Broad Form District—General 1 Frontage District—Development Standard District 5] [Commercial Mixed General 1 Use District—Floor Area Density District] [Community Plan Implementation Ordinance]). The Downtown Community Plan is not adopted at this time.

According to growth projections in the Draft Downtown Community Plan, an additional estimated 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.⁴ In partnership with the Downtown community, the Department of City Planning is anticipated to incorporate growth trends into the Draft Downtown Community Plan and other Downtown policies, plans, and programs. As such, the Draft Downtown Community Plan will include development options, densities, and intensities and bring the 2003 Central City Community Plan up-to-date as an improved planning tool.⁵ Only the initial period of any such projected growth would overlap with the

² *Analysis of the Draft Downtown Community Plan provided for informational purposes only (not adopted plan).*

³ *Los Angeles Department of City Planning, Downtown Los Angeles Community Plan Update, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed August 19, 2020.*

⁴ *Los Angeles Department of City Planning, Downtown Los Angeles Community Plan Update, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed August 19, 2020.*

⁵ *Los Angeles Department of City Planning, Downtown Los Angeles Community Plan Update, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed August 19, 2020.*

Project's future forecast, as the Project is anticipated to be completed in 2028, well before the Draft Downtown Community Plan's horizon year. Moreover, the Project's projected buildout and occupancy years are similar to those of many 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 Draft Downtown Community Plan upon its adoption. See Section IV.F, Land Use, of this Draft EIR for further discussion.

**Table III-1
Related Projects**

No.	Project Name	Address	Description	Size
1	Equity Residential Mixed-Use	340 S. Hill St.	Apartments	406 du
			Affordable Apartments	22 du
			Office	2,980 sf
			Retail	2,630 sf
2	5th & Olive (formerly Park Fifth Project)	437 S. Hill St.	Condominiums	660 du
			Restaurant	13,742 sf
3	Mixed-Use	400 S. Broadway	Apartments	450 du
			Retail	6,904 sf
			Bar	5,000 sf
4	4th & Spring Hotel	361 S. Spring St.	Hotel	315 rm
			Meeting Space	2,000 sf
5	5th & Hill	323 W. 5th St.	Hotel	190 rm
			Meeting Room	6,100 sf
			Apartments	31 du
			Restaurant	29,200 sf
6	Grand Avenue Project	100 S. Grand Ave.	Apartments	412 du
			Condominiums	1,648 du
			Retail	225,300 sf
			Supermarket	53,000 sf
			Restaurant	67,000 sf
			Health Club	50,000 sf
			Event Facility	250 seats
			Hotel	275 rm
			Office	681,000 sf
7	Hellman/Banco Building	354 S. Spring St.	Apartments	212 du
8	Tribune (LA Times) South Tower Project	222 E. 2nd St.	Condominiums	107 du
			Office	534,044 sf
			Retail	7,200 sf

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

No.	Project Name	Address	Description	Size
9	433 South Main Street	433 S. Main St.	Condominiums	196 du
			Retail	5,300 sf
			Restaurant	900 sf
10	Medallion Phase 2	300 S. Main St.	Apartments	471 du
			Restaurant	27,780 sf
			Retail	5,190 sf
11	Mixed-Use (Times Mirror Square)	100 S. Broadway	Apartments	1,127 du
			Office	285,088 sf
			Supermarket	50,000 sf
			Restaurant	75,589 sf
12	Budokan of Los Angeles	237 S. Los Angeles St.	Sports Complex	43,453 sf
13	Mixed-Use	601 S. Main St.	Apartments	452 du
			Retail	25,000 sf
14	Spring Street Hotel	633 S. Spring St.	Hotel	176 rm
			Bar	5,290 sf
			Restaurant	8,430 sf
15	Broadway Mixed-Use	955 S. Broadway	Apartments	163 du
			Retail	6,406 sf
16	Wilshire Grand Project	900 W. Wilshire Blvd	Hotel	560 rm
			Apartments	100 du
			Office	150,000 sf
			Retail/Restaurant	275,000 sf
17	LA Civic Center Office	150 N. Los Angeles St.	Office	712,500 sf
			Retail	35,000 sf
			Child Care	2,500 sf
18	Mixed-Use	737 S. Spring St.	Apartments	320 du
			Pharmacy/Drugstore	25,000 sf

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

No.	Project Name	Address	Description	Size
19	Mixed-Use	732 S. Spring St.	Apartments	400 du
			Retail	15,000 sf
20	8th/Grand/Hope Project	754 S. Hope St.	Condominiums	409 du
			Retail	7,329 sf
21	Beaudry Ave & 2nd St. Mixed-Use Project.	130 S. Beaudry Ave	Apartments	220 du
			Other	9,000 sf
22	Mixed-Use	820 S. Olive St.	Apartments	589 du
			Retail	4,500 sf
23	Mixed-Use	840 S. Olive St.	Condominiums	303 du
			Restaurant	9,680 sf
24	7th & Maple Mixed-Use	701 S. Maple Ave.	Apartments	452 du
			Retail	6,800 sf
			Restaurant	6,800 sf
25	Mitsui Fudosan (Eighth and Figueroa Tower)	744 S. Figueroa St.	Apartments	436 du
			Restaurant	3,750 sf
			Retail	3,750 sf
26	945 West 8th Street	945 W. 8th St.	Apartments	781 du
			Commercial	6,700 sf
27	Mixed-Use	755 S. Los Angeles St.	Office	60,243 sf
			Retail	16,694 sf
			Restaurant	26,959 sf
28	Alexan South Broadway	850 S. Hill St.	Apartments	305 du
			Retail	3,500 sf
			Restaurant	3,500 sf
29	845 Olive & 842 Grand Mixed-Use	845 S. Olive St.	Apartments	208 du
			Retail	2,430 sf
30	Embassy Tower	848 S. Grand Ave.	Condominiums	420 du
			Retail	38,500 sf

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

No.	Project Name	Address	Description	Size
31	Southern California Flower Market Project	755 S. Wall St.	Apartments	323 du
			Office	53,200 sf
			Commercial	8,820 sf
32	Tenten Wilshire Expansion (the Icon)	1027 W. Wilshire Blvd.	Condominiums	402 du
			Retail	4,728 sf
33	Weingart Tower—Affordable Housing	554 S. San Pedro St.	Affordable Apartments	378 du
			Market-Rate Apartments	4 du
			Retail	1,758 sf
			Office	4,410 sf
			Flex	5,932 sf
34	1018 West Ingraham Street	1018 W. Ingraham St.	Apartments	43 du
			Retail	7,400 sf
35	Mixed-Use	609 E. 5th St.	Apartments	151 du
36	Sapphire Mixed-Use (Revised)	1111 W. 6th St.	Apartments	362 du
			Retail	25,805 sf
37	600 South San Pedro Street	600 S. San Pedro St.	Apartments	303 du
			Commercial	19,909 sf
38	Hill Street Mixed-Use	920 S. Hill St.	Apartments	239 du
			Retail	5,400 sf
39	Ferrante	1000 W. Temple St.	Apartments	1,500 du
			Retail	30,000 sf
40	655 South San Pedro Street Residential	655 S. San Pedro St.	Apartments	81 du
41	Broadway Palace	928 S. Broadway	Apartments	667 du
			Condominiums	17 du
			Retail	58,800 sf

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

No.	Project Name	Address	Description	Size
42	La Plaza Cultura Village	527 N. Spring St.	Apartments	345 du
			Retail	23,000 sf
			Specialty Retail	21,000 sf
			Restaurant	11,000 sf
43	Mixed-Use	1322 W. Maryland St.	Apartments	47 du
			Retail	760 sf
44	Mixed-Use	700 W. Cesar Chavez Ave.	Apartments	300 du
			Retail	8,000 sf
45	Hotel & Apartments	675 S. Bixel St.	Apartments	422 du
			Hotel	126 rm
			Retail	4,874 sf
46	949 South Hope Street Mixed-Use Development	949 S. Hope St.	Apartments	236 du
			Retail	5,954 sf
47	940 South Hill Mixed-Use	940 S. Hill St.	Apartments	232 du
			Retail	14,000 sf
48	Residential	350 S. Figueroa St.	Apartments	570 du
49	333 South Figueroa Street	333 S. Figueroa St.	Apartments	224 du
			Condominiums	242 du
			Hotel	599 rm
			Commercial	28,705 sf
50 ^d	Figueroa Centre	911 S. Figueroa St.	Hotel	220 rm
			Apartments	200 du
			Commercial	94,080 sf
<hr/> <i>du = dwelling units</i> <i>emp = employees</i> <i>rm = rooms</i> <i>sf = square feet</i>				

Table III-1 (Continued)
Related Projects

No.	Project Name	Address	Description	Size
^a	<i>Although construction of the related project may be complete, the project was not fully occupied at the time of the NOP or when traffic counts were conducted. Therefore, the related project was considered and listed to provide a more conservative analysis.</i>			
^b	<i>The project description and trip-generation information is based on Transportation Study for the Wilshire Grand Redevelopment Project (Gibson Transportation Consulting, Inc., April 2010), which was reviewed and approved by LADOT in April 2010. The project that was ultimately constructed contains a reduced development program (889 hotel rooms, 369,299 sf office, 34,765 sf retail/restaurant, and 46,170 sf of ancillary uses). Thus, the assumptions are conservative.</i>			
^c	<i>The related project information based on the Final Environmental Impact Report for the Grand Avenue Project (Christopher A. Joseph & Associates, November 2006), and does not account for the completed phase on Parcels L and M-2.</i>			
^d	<i>Related Project No. 50 has been terminated. However, it has been retained in this related projects list because this list has been previously approved by both City Planning and LADOT (see the LADOT TIA Assessment Letter included as Appendix J.2 of this Draft EIR), and because retaining this related project provides a conservative analysis of cumulative impacts in this Draft EIR.</i>			
<i>Source: Gibson Transportation Consulting, Inc., Transportation Assessment for the Alternatives to the Angels Landing Project, May 2020. See Appendix J.1 of this Draft EIR..</i>				

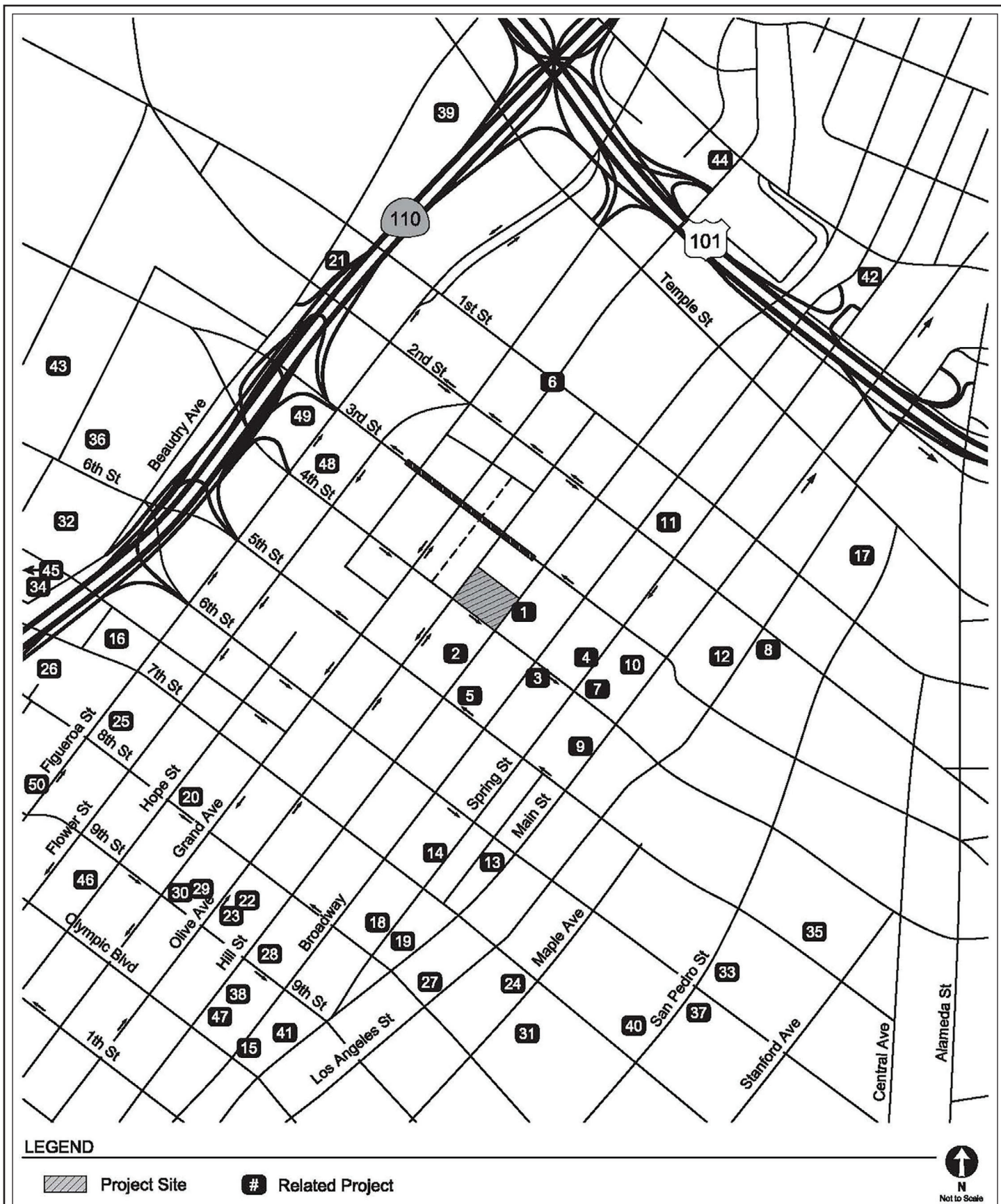


Figure III-1
Related Projects Location Map