

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 Community Plan area of the City of Los Angeles (City), approximately 14 miles east of the Pacific Ocean. Primary regional access is provided by State Route 110 (SR-110 or Harbor Freeway), which runs north-south approximately 0.3 mile west of the Project Site. The Project Site specifically bounded by two parking structures to the north, 8th Street to the south, Grand Avenue to the east, and Hope Street to the west. Major arterials providing regional access to the Project Site vicinity include Grand Avenue, Figueroa Street and Olympic Boulevard. In addition, access to the Los Angeles County Metropolitan Transportation Authority (Metro) 7th Street/Metro Center Station is located approximately two blocks from the Project Site. The 7th Street/Metro Center Station is served by Metro's Red, Purple, Blue, and Expo rail lines along with the Silver Line limited-stop bus route. In addition, Metro, City of Los Angeles Department of Transportation (LADOT), and other transit agencies, including the Santa Monica Big Blue Bus, Foothill Transit, Torrance Transit, and Montebello Bus Transit, operate numerous bus lines with stops located in proximity to the Project Site.

a. On-Site Conditions

Rectangular in shape, the Project Site is comprised of two tax assessor parcels (APNs: 5144-011-009 and 5144-011-016), encompassing approximately 36,178 square feet of lot area (0.83-acre). The Project Site is currently developed with a low-rise four level parking structure and a surface parking lot that is entirely paved and devoid of landscaping. This parking structure and surface parking lot currently provide 324 parking spaces, which are used for commercial parking by businesses in the area. As described above, the Project Site is bounded by two parking structures to the north. In addition, a chain-link fence lines portions of two sides of the existing surface parking lot along

8th Street and Grand Avenue. One street tree is situated along Hope Street, and six street trees line in the sidewalk along 8th Street.

b. Surrounding Uses

The Project Site is located in an urbanized area dominated by high-rise buildings. Surrounding uses in the vicinity of the Project Site are similarly zoned C2-4D and developed with commercial, retail, restaurant, office, multi-family residential, and parking uses. Immediately to the north of the Project Site are two parking structures—an eight-story structure along Hope Street at 746 S. Hope Street and a four-story structure along Grand Avenue at 725 S. Grand Avenue. Across Hope Street to the west of the Project Site is a recently renovated business/commercial development (i.e., The Bloc), consisting of a department store, hotel, gym, cinema, retail and restaurant uses, and an office tower at 700 W. 7th Street. To the east of the Project Site is a mixed-use development (i.e., Eighth & Grand), consisting of a mid-rise residential complex with a ground floor market at 788 S. Grand Avenue. To the south of the Project Site are multiple office/commercial buildings and other residential developments, including a high-rise residential tower (i.e., 8th+Hope) immediately to the southwest at 801 S. Hope Street, two mixed-use high-rise buildings at 801 S. Grand Avenue and 888 S. Hope Street, and three other high-rise residential towers (i.e., Atelier at 801 S. Olive Street; the approved 845 S. Olive Street Tower; and 820 S. Olive/825 S. Hill Street Tower) to the southeast on Olive Street between 8th Street and 9th Street. In the Project vicinity, beyond these land uses are other high-rise buildings that include commercial and 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 Central City Community Plan, the Los Angeles Municipal Code (LAMC), Citywide Design Guidelines, Downtown Design Guide, and other City of Los Angeles Environmental policies, ordinances, and plans, such as the Los Angeles Green Building Code, RENEW LA Plan, and L.A.'s Green New Deal. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments (SCAG) 2016–2040 and 2020-2045 RTP/SCS Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the South Coast Air Quality Management District 2016 Air Quality Management Plan.

The Project Site is located within the planning boundary of the Central City Community Plan. The Project Site is designated as Regional Center Commercial and zoned by the LAMC as C2-4D (Commercial, Height District No. 4). The Commercial zones permit a wide array of land uses, such as retail stores, offices, hotels, schools, parks, and theaters. The C2 zone also permits any land uses permitted in the R4 (Multiple Residential) zone, which includes one-family dwellings, two-family dwellings, apartment

houses, multiple dwellings, and home occupations. Height District No. 4 within the C2 zone does not impose any height limit with an allowable maximum Floor Area Ratio (FAR) of 13:1. However, while Height District No. 4 permits an FAR of 13:1, the maximum permitted floor area of the Project Site is restricted by the “D” limitation, which restricts the FAR to 6:1 without a transfer of floor area rights (TFAR), pursuant to Ordinance No. 164,307. The Project Site is located within a Transit Priority Area (TPA), as defined by Senate Bill (SB) 743 and City Zoning Information (ZI) File No. 2452.¹

¹ City of Los Angeles, *ZIMAS Parcel Profile Report for 754 S. Hope Street and 609 and 625 W. 8th Street*, <http://zimas.lacity.org/>, accessed July 8, 2020.

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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 off-site noise impact during construction may only affect 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 adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained primarily from the LADOT and the City of Los Angeles Department of City Planning (City Planning Department). A total of 74 potential related development projects have been identified within a 0.6-mile radius 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, schools, hotels, offices, and retail uses, as well as mixed-use developments incorporating some or all of these elements. These related projects would occur primarily as urban infill within the existing land use of the area.

The related projects are listed in Table III-1 on page III-7, 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-13. It is noted that some of the related projects may not be built out by 2025 (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 future baseline forecast assumes that all of the related projects are fully built out by 2025.

It should also be noted that the City Planning Department is currently updating the Central City Community Plan in conjunction with the Central City North Community Plan, whose areas together comprise Downtown Los Angeles (sometimes known as DTLA), in a combined planning process referred to as the DTLA 2040 Plan. The purpose of the DTLA 2040 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.² Downtown is home to a diverse range of industries and distinct neighborhoods that sit at the center of an expanding regional transportation network.

² City of Los Angeles, *Downtown Los Angeles Community Plan Update*, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed September 15, 2021.

According to DTLA 2040 projections, an additional estimated 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.³ In partnership with the Downtown community, the City Planning Department is anticipated to incorporate growth trends into the DTLA 2040 Plan and other Downtown policies, plans, and programs. As such, the DTLA 2040 Plan will include development options, densities, and intensities to bring the 2003 Central City Community Plan up-to-date as a planning tool. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is anticipated to be completed in 2025, well before the Community Plan Update'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 Community Plan Update upon its adoption. See Section IV.D, Land Use, of this Draft EIR for further discussion.

³ City of Los Angeles, *Downtown Los Angeles Community Plan Update*, <https://planning.lacity.org/plans-policies/community-plan-update/downtown-los-angeles-community-plan-update>, accessed September 15, 2021.

**Table III-1
Related Projects**

No.	Project Name/Address	Land Use	Size
1	1247 S. Grand Ave.	Apartments	115 du
		Commercial	4,610 sf
2	820 S. Olive St.	Apartments	589 du
		Retail	4,500 sf
3	DTLA South Park—Site 1 1120 S. Grand Ave.	High-Rise Apartments	536 du
		Commercial/Retail	14,061 sf
4	Mixed-Use (Herald Examiner) 146 W. 11th St. (11th St./Broadway)	Apartments	391 du
		Office	39,725 sf
		Retail	49,000 sf
5	11th & Hill Project 1111 S. Hill St.	Condominium	528 du
		High-Turnover Restaurant	4,568 sf
		Fast-Food Restaurant	1,523 sf
6	Park/Fifth Project 427 W. 5th St.	Apartments	615 du
		Commercial	16,968 sf
7	955 S. Broadway	Apartments	163 du
		Retail	6,406 sf
8	SB OMEGA 601 S Main St.	High-Rise Condo	452 du
		Retail	25,000 sf
9	920 S. Hill St.	Apartments	239 du
		Condominiums	4 du
		Commercial	5,671 sf
10	8th & Figueroa 744 S. Figueroa St.	Apartments	438 du
		Commercial/Retail	3,750 sf
		Restaurant	3,750 sf
11	1133 Hope St.	Condominiums	208 du
		Restaurant	5,029 sf
12	433 S. Main St.	Condominiums	196 du
		Retail	5,300 sf
		Restaurant	900 sf
13	Spring St. Hotel 633 S. Spring St.	Hotel	176 rm
		Conference Space	1,200 sf
		Restaurant	8,400 sf
		Bar	5,290 sf
14	928 S. Broadway	Apartments	662 du
		Retail	47,000 sf
		Live/Work	11,000 sf
		Office	34,824 sf
15	1100 S. Main St.	Apartments	379 du
		Other	25,810 sf
16	400 S. Broadway Mixed-Use Project 400-416 Broadway	Apartments	450 du
		Retail	7,500 sf

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

No.	Project Name/Address	Land Use	Size
17	737 S. Spring St.	Apartments	320 du
		Pharmacy	25,000 sf
18	Foreman and Clark Building 400, 402 W. 7th St.; 701, 715 S. Hill St.	Apartments	165 du
		Bar	11,902 sf
		Restaurant	14,032 sf
19	649 S. Wall St.	Apartments	55 du
		Clinic	25,000 sf
20	732 S. Spring St.	Apartments	400 du
		Pharmacy/Drug Store	15,000 sf
21	340 S. Hill St.	Apartments	428 du
		Quality Restaurant	2,630 sf
		Office	2,980 sf
22	940 S. Hill St.	Apartments	232 du
		Retail	14,000 sf
23	Apex Phase II 700 W. 9th St.	Condominiums	341 du
		Retail	11,687 sf
24	Alexan South Broadway 850 S. Hill St.	Apartments	305 du
		Restaurant	3,500 sf
		Retail	3,499 sf
25	Grand Residence 1229 S. Grand Ave.	Condominiums	161 du
		Restaurant	3,000 sf
26	Southern California Flower Market Project 755 S. Wall St.	Apartments	323 du
		Office	64,363 sf
		Retail	4,385 sf
		Wholesale/Storage	63,785 sf
		Food/Beverage Space	13,420 sf
		Event Space	10,226 sf
27	Proper Hotel 1106 S. Broadway	Hotel	148 rm
		Restaurant	17,452 sf
28	Fashion District Tower 222 E. 7th St., 701 Maple St.	Apartment	452 du
		Retail	6,801 sf
		Restaurant	6,802 sf
29	5th & Hill Center 333 W. 5th St.	Condominiums	100 du
		Hotel	200 rm
		Restaurant	27,500 sf
		Meeting Rooms	4,500 sf
30	845 S. Olive St.	Apartments	208 du
		Retail	810 sf
		Other	1,620 sf

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

No.	Project Name/Address	Land Use	Size
31	755 S. Los Angeles St.	Retail	16,700 sf
		Office	60,200 sf
		Restaurant	27,000 sf
32	1000 S. Hill St.	Apartments	700 du
		Retail	7,000 sf
		Restaurant	8,000 sf
33	888 S. Hope St.	Apartments	526 du
34	Harris Building Office Conversion 11th St. & Main St.; 110 11th St.	Retail	5,435 sf
35	Variety Arts Project 940 S. Figueroa St.	Theater	1,942 seats
		Restaurant	10,056 sf
		Bar	5,119 sf
36	1201 S. Grand Ave.	Condominium	312 du
		Retail	7,100 sf
37	Metropolis Mixed-Use 851 and 899 S. Francisco St. (8th St./ Francisco St.)	Condominium	698 du
		Retail	65,000 sf
38	1027 W. Wilshire Blvd. (Wilshire St./Paul St.)	Condominium	402 du
		Retail	4,728 sf
39	LASED Entertainment District (Excluding development to date) Figueroa St./11th St.	Residential	1,264 du
		Educational	95,706 sf
		Retail	138,583 sf
		Restaurant	70,000 sf
		Health Club	4,062 sf
		Sport Bar/Night Club	14,409 sf
		Hotel	183 rm
40	1212 S. Flower St.	Apartments	730 du
		Retail/Restaurant	10,500 sf
		Office	70,465 sf
41	1150 W. Wilshire Blvd.	Condominiums	140 du
		Restaurant	4,830 sf
		Retail	4,295 sf
42	1218 W. Ingraham St.	Apartments	121 du
43	1145 W. 7th St.	Condominiums	241 du
		Commercial	7,291 sf
44	Sapphire 1111 W. 6th St.	Apartments	369 du
		Retail	18,600 sf
		Quality Restaurant	2,200 sf
		Coffee Shop	1,200 sf

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

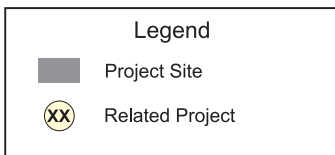
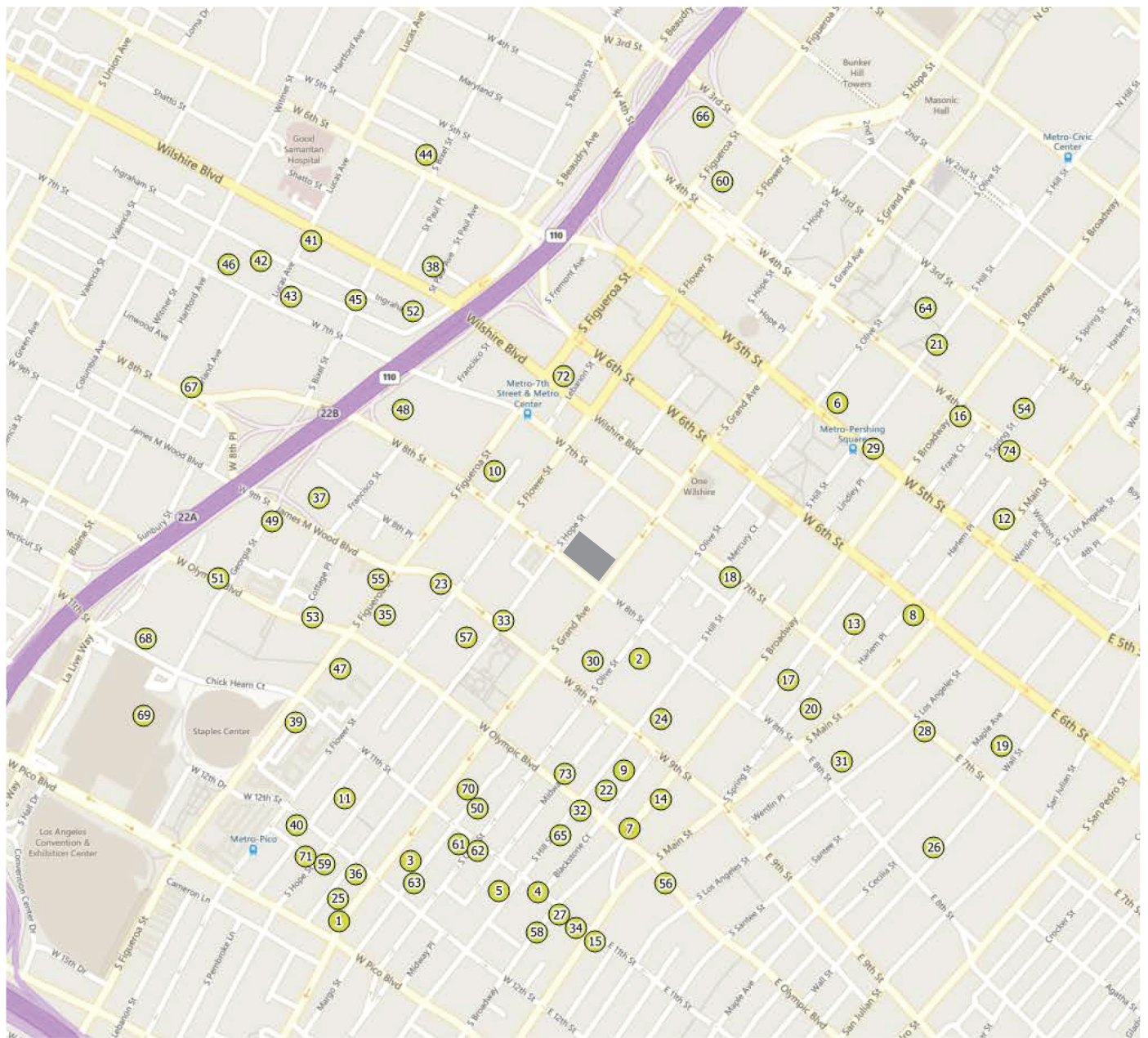
No.	Project Name/Address	Land Use	Size
45	675 S. Bixel St.	Apartments	425 du
		Hotel	126 rm
		Retail	4,874 sf
46	1235 W. 7th St.	Apartments	306 du
		Retail	5,959 sf
47	LUXE Hotel 1020 S. Figueroa St.	Condominiums	650 du
		Hotel	300 rm
		Restaurant	40,000 sf
		Retail	40,000 sf
48	945 W. 8th St.	Condominiums	781 du
		Retail	6,700 sf
49	926 W. James M. Wood Blvd.	Hotel	247 rm
		Restaurant/Bar	1,821 sf
50	1045 S. Olive St.	Apartments	794 du
		Restaurant	12,504 sf
51	1001 W. Olympic Blvd., 1015 W. Olympic Blvd.	Apartments	879 du
		Retail	20,000 sf
		Restaurant	20,000 sf
		Hotel	1,000 rm
52	1018 W. Ingraham St.	Apartments	37 du
		Retail	1,890 sf
53	Olympic Tower Project 815 W. Olympic Blvd.	Hotel	373 rm
		Condominiums	374 du
		Retail	65,074 sf
		Conference Center	10,801 sf
		Office	33,498 sf
54	361 S. Spring St.	Hotel	315 rm
		Meeting Rooms	2,000 sf
55	Figueroa Centre 911 S. Figueroa St.	Condominiums	200 du
		Hotel	220 rm
		Retail	29,080 sf
		Restaurant	20,000 sf
		Office	15,000 sf
		Private School	200 stu
		Meeting Rooms	48,000 sf
56	124 E. Olympic Blvd.	Hotel	149 rm
		Other	6,716 sf
57	949 S. Hope St.	Apartments	236 du
		Restaurant	10,010 sf

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

No.	Project Name/Address	Land Use	Size
58	1138 S. Broadway	Hotel	139 rm
		Restaurant/Bar	125 seats
		Rooftop Bar	200 seats
59	Morrison Hotel 1220 S. Hope St.	Apartments	135 du
		Hotel	450 rm
		Bar/Lounge	3,060 sf
		Restaurant/Retail	15,891 sf
		Hotel/Residential Lobby	10,415 sf
		Event/Meeting Space	14,052 sf
		Amenities	39,199 sf
60	350 S. Figueroa St.	Apartments	570 du
61	DTLA South Park—Site 2 1100 S. Olive St.	Apartments	713 du
		Commercial	7,125 sf
		Restaurant	7,125 sf
62	DTLA South Park—Site 3 1120 S. Olive St.	Apartments	537 du
		Commercial	3,794 sf
		Restaurant	3,794 sf
63	1155 S. Olive St.	Hotel	258 rm
		Retail	1,896 sf
		Restaurant	2,722 sf
64	Angels Landing 361 S. Hill St.	Condominiums	180 du
		Apartments	261 du
		Hotel	509 rm
		Charter School	38,977 sf
		Commercial	36,551 sf
65	1030 S. Hill St.	High-Rise Residential	700 du
		Retail	7,000 sf
		Restaurant	8,000 sf
66	Bunker Hill Tower 333 Figueroa St.	Apartments	224 du
		Hotel	599 rm
		Condominiums	242 du
		Amenities	37,000 sf
		Commercial	29,000 sf
67	804 S. Garland Ave., 806 S. Garland Ave.	Apartments	118 du
		Office	69,295 sf
		Retail	2,439 sf
		Restaurant	1,132 sf
		Gym/Spa	2,684 sf
68	AEG Hotel	Hotel	850 rm
		Meeting Rooms	245,249 sf

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

No.	Project Name/Address	Land Use	Size
69	Los Angeles Convention Center (LACC) Expansion	LACC Expansion	700,000 sf
70	1036 S. Grand Ave.	Restaurant	7,149 sf
71	1219 S. Hope St.	Hotel	75 rm
		Retail	2,650 sf
72	835 W. Wilshire Blvd.	Drugstore	11,345 sf
73	321 W. Olympic Blvd.	Apartments	263 du
		Commercial	14,500 sf
74	408 W. Spring St.	Hotel	140 rm
<hr/> <i>du = dwelling units</i> <i>rm = rooms</i> <i>sf = square feet</i> <i>stu = students</i> <i>Source: The Mobility Group, 2019.</i>			



Not to Scale

Figure III-1
Location of Related Projects