

III ENVIRONMENTAL SETTING AND RELATED PROJECTS

Section 15125 of the California Environmental Quality Act (CEQA) Guidelines requires that an environmental impact report (EIR) include a description of the existing environment. This section provides a general overview of the existing environmental setting for the Project; however, detailed information on existing conditions is provided for each environmental topic studied in **Section IV, Environmental Impacts and Analysis**. This section also provides an overview of related projects that are considered as part of the future conditions in evaluating cumulative impacts.

A. OVERVIEW OF ENVIRONMENTAL SETTING

1. On-Site Conditions

The Project is located at 1311 North Cahuenga Boulevard, within the boundaries of the Hollywood Community Plan in Central Los Angeles. The Site is located within a network of regional transportation facilities providing connectivity to the larger region. A Metro Red Line rail station operated by the Los Angeles County Metropolitan Transportation Authority (Metro) is located approximately 0.4 miles from the Project Site and the Hollywood Freeway is located less than one mile east of the Site. Other key regional roadways, all served by Metro bus routes, include nearby Sunset Boulevard, Vine Street, and Santa Monica Boulevard.

The Project Site includes approximately 2.15 acres of lot area and is bound by North Cahuenga Boulevard to the east, Fountain Avenue to the south, and Cole Avenue to the west. Homewood Avenue bisects the Project Site. Existing topology causes a gradual incline across the Project Site from south to north.

The Project Site currently consists of single-family residence, a vacant 3-unit apartment building, an office building, auto repair facility, and surface parking lots. The Project Site contains a variety of ornamental trees and landscaping, including several street trees located along Homewood Avenue.

2. Surrounding Uses

The Project Site is immediately surrounded by a mix of government buildings, residential and commercial uses, and surface parking lots with a generally urban character. Buildings range from low-rise to high-rise buildings, which are physically separated from the Project Site by secondary and local streets. The seven-story parking structure for the Cinerama Dome/Arclight Cinemas entertainment complex is located one block to the northeast, and the 14-story CNN office building on Sunset Boulevard is located one block to the north of the Project Site. Other surrounding uses include single- and multifamily residential buildings, the Los Angeles Fire and Police Departments, Los Angeles Fire

Department Historical Society, a variety of commercial buildings, and surface parking lots. Land use densities are higher along major arterials (e.g., Cahuenga Boulevard), and generally become less dense away from major arterials.

3. Existing Conditions

Detailed descriptions of the environmental settings have been prepared for each of the environmental topics in this Draft EIR. For more detailed descriptions of existing conditions that are specific to each of the environmental issues analyzed in this Draft EIR, See **Section IV, Environmental Impacts and Analysis.**

B. RELATED PROJECTS

CEQA requires that 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. State CEQA Guidelines Section 15130(a) states that an EIR must discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable, as defined in Section 15065 (a)(3). Where a lead agency is examining a project with an incremental effect that is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if a project is required to implement or fund its fair share of a mitigation measures designed to alleviate the cumulative impact. A lead agency must identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

In addition, CEQA Guidelines Section 15130(b) states that the analysis of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great of detail as provided for the effects attributable to the project alone. Instead, the discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of the other projects which do not contribute to the cumulative impact.

A project has “cumulatively considerable” or significant cumulative impacts, when its incremental effects “are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

For an adequate discussion of significant cumulative impacts, the State CEQA Guidelines (Sections 15130(b)(1)(A) and (B)) allow an EIR to determine cumulative impacts and reasonably foreseeable growth based on either of the following methods:

- A list of past, present, and probable future projects producing related or cumulative impacts including, if appropriate, those projects outside the control of the agency; or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document that has been adopted or certified, which describes or evaluates regional or area-wide conditions contributing to the cumulative impact.

For the purposes of the cumulative impacts analysis for the Project, the City has incorporated into its analyses a list of related projects for evaluating cumulative effects. Based on information on file with the City, a list of past, present, and probable future projects in the Project vicinity has been prepared for this Draft EIR. The list of identified related projects is provided in **Table III-1, Related Projects List**, and mapped in **Figure III-1, Related Projects Map**. The selection of the related projects is based on a 1.5-mile radius from the Project Site. The radius was selected by LADOT as a step in preparing the Memorandum of Understanding that defines the traffic analysis procedures. Although the projects listed in **Table III-1** serve as the primary bases for evaluation of cumulative impacts, the approach to these analyses varies for certain environmental issues. The cumulative analyses for each environmental issue are provided in their applicable sections in **Section IV, Environmental Impacts and Analysis**, of this Draft EIR.

**Table III-1
Related Projects List**

	Project Location	Land Use	Size
1	7300 W Hollywood Boulevard	Synagogue chapel expansion Private school expansion	3,000 sq. ft. 75 students
2	1718 N Las Palmas Avenue	Condominium Apartment	29 du 196 du
3	7120 W Sunset Boulevard	Apartment Other	44 du 2,900 sq. ft.
4	1411 N Highland Avenue	Apartment Retail	76 du 2,500 sq. ft.
5	7045 Lanewood Avenue	Apartment	43 du
6	1824 N Highland Avenue	Apartment	118 du

	Project Location	Land Use	Size
7	6757 W Hollywood Boulevard	High-turnover restaurant	17,717 sq. ft.
8	1603 N Cherokee Avenue	Apartment	66 du
9	6608 W Hollywood Boulevard	Quality restaurant	11,400 sq. ft.
10	6523 W Hollywood Boulevard	Restaurant	10,402 sq. ft.
		Office	4,074 sq. ft.
11	6516 W Selma Avenue	Office	85,000 sq. ft.
12	6417 W Selma Avenue	Hotel	85 rm
		Restaurant/Club	12,840 sq. ft.
13	1313 N Vine Street	Museum	44,000 sq. ft.
		Storage	35,231 sq. ft.
14	1133 N Vine Street	Hotel	118 rm
15	6381 W Hollywood Boulevard	Hotel	80 rm
		High-turnover restaurant	15,290 rm
16	1546 N Argyle Avenue	Office	169,463 sq. ft.
		Retail	24,200 sq. ft.
17	1740 N Vine Street	Residential	461 du
		Hotel	254 rm
		Sports/Fitness club	80,000 sq. ft.
		General office	264,303 sq. ft.
		Retail	100,000 sq. ft.
		Quality restaurant	25,000 sq. ft.
18	6225 W Hollywood Boulevard	Office	214,000 sq. ft.
		Apartment	1,018 du
19	6200 W Hollywood Boulevard	Live/Work	24 du
		Retail	175,000 sq. ft.
20	1601 N Vine Street	Office	118,996 sq. ft.
		Quality restaurant	2,613 sq. ft.
21	6230 W Yucca Street	Apartment	108 du
		Live/Work	8 du
		Office	13,442 sq. ft.
		Other	6,177 sq. ft.
22	1800 N Argyle Avenue	Hotel	225 rm
23	6100 W Hollywood Boulevard	Apartment	176 du
		Retail	7,200 sq. ft.
24	1610 N Highland Avenue	Apartment	248 du
		Retail	14,710 sq. ft.
25	927 N Highland Avenue	School	100 students
		Staff	18 employees

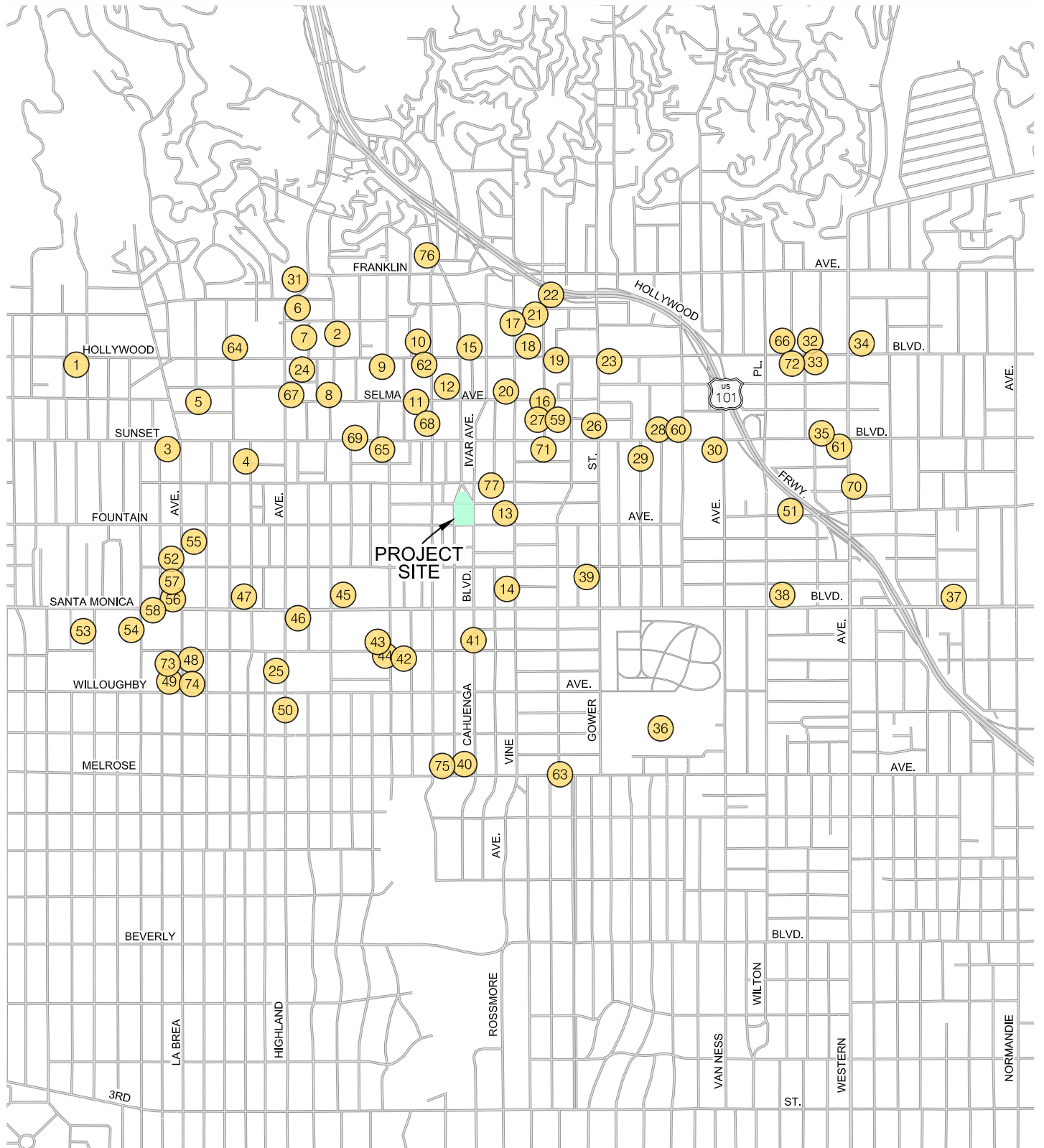
Project Location	Land Use	Size
26 6121 W Sunset Boulevard	Condominium	200 du
	Apartment	200 du
	Office	380,000 sq. ft.
	Hotel	125 rm
	Quality restaurant	20,000 sq. ft.
	Fast food without drive-through	11,000 sq. ft.
	Specialty retail	10,300 sq. ft.
27 1540 N Vine Street	Apartment	306 du
	Retail	68,000 sq. ft.
28 5935–5939 W Sunset Boulevard	Condominium	311 du
	Office	40,000 sq. ft.
	Retail	5,000 sq. ft.
	Other	8,500 sq. ft.
29 1460 N Gordon Street	Student	224 students
	Faculty	4 employees
	Administrative staff	12 employees
	Specialty retail	6,400 sq. ft.
30 5800 W Sunset Boulevard	Office	397,929 sq. ft.
31 1841 N Highland Avenue	Hotel	100 rm
	5555 W Hollywood Boulevard	Apartment Specialty retail
33 5550 W Hollywood Boulevard	Condominium	278 du
	Retail	12,500 sq. ft.
34 5500 W Hollywood Boulevard	Restaurant	4,648 sq. ft.
	Deli	1,000 sq. ft.
35 5520 W Sunset Boulevard	Discount retail (Target)	163,862 sq. ft.
	Shopping center	30,877 sq. ft.
36 5555 Melrose Avenue	n/a	n/a
37 5245 W Santa Monica Boulevard	Apartment	84 du
	Retail	10,885 sq. ft.
	Other	4,665 sq. ft.
38 5601 W Santa Monica Boulevard	Apartment	437 du
	Retail	377,900 sq. ft.
39 1149 N Gower Street	Apartment	21 du
	Condominium	36 sq. ft.
40 712 N Wilcox Avenue	Apartment	100 du
41 6300 W Romaine Street	Office	114,725 sq. ft.
	Other	40,927 sq. ft.

Project Location		Land Use	Size
		Studio	38,072 sq. ft.
42	956 Seward Street	Office	130,000 sq. ft.
43	6601 Romaine Street	Studio office	104,155 sq. ft.
		Storage	1,970 sq. ft.
44	959 N Seward Street	Office	237,568 sq. ft.
		Quality restaurant	4,000 sq. ft.
45	6677 W Santa Monica Boulevard	Mid-rise apartments	786 du
		Restaurant	4,000 sq. ft.
		Coffee shop	5,500 sq. ft.
		Retail	12,700 sq. ft.
46	6766 W Santa Monica Boulevard	Pharmacy/Drug store	13,387 sq. ft.
47	6911 W Santa Monica Boulevard	Apartment	348 du
		Retail	10,000 sq. ft.
		Office	45,000 sq. ft.
		Other	8,100 sq. ft.
48	936 N La Brea Avenue	Office	88,750 sq. ft.
		Retail	12,000 sq. ft.
49	915 N La Brea Avenue	Apartment	179 du
		Supermarket	33,550 sq. ft.
50	859 N Highland Avenue	Coffee shop	806 sq. ft.
51	Along Hollywood Freeway between Bronson Avenue and Santa Monica Boulevard	Hollywood Central Park	44 acres
52	1201 La Brea Avenue	Retail	8,833 sq. ft.
		Apartment	8 du
53	7302 Santa Monica Boulevard	Movietown	n/a
54	SW corner Santa Monica Boulevard/Formosa Avenue	Warner Studios	n/a
55	1222 La Brea Avenue	Apartment	187 du
		Convenience store	5,664 sq. ft.
		Restaurant	7,089 sq. ft.
		Coffee Shop	2,300 sq. ft.
		Bank	4,506 sq. ft.
56	7113 Santa Monica Boulevard	Apartment	184 du
		Convenience store	3,300 sq. ft.
		Restaurant	4,800 sq. ft.
		Pharmacy	3,250 sq. ft.
		Bank	2,000 sq. ft.
57	1145 La Brea Avenue	Apartment/Office	n/a

	Project Location	Land Use	Size
58	7144 Santa Monica Boulevard	Mixed-use project (Faith Plating)	n/a
59	6201 W Sunset Boulevard	Apartment	731 du
		Hotel	250 rm
		Retail/Restaurant	14,000 sq. ft.
60	5901 Sunset Boulevard	Office	274,000 sq. ft.
		Retail	26,000 sq. ft.
61	5420 Sunset Boulevard	Gas station	10 fuel
62	6506 Hollywood Boulevard	Drinking place	12,255 sq. ft.
		Restaurant	745 sq. ft.
63	5663 Melrose Avenue	Condominium	96 du
		Retail	3,350 sq. ft.
64	6931 Hollywood Boulevard	Museum	42,869 sq. ft.
		Retail	1,405 sq. ft.
65	6600 Sunset Boulevard	Hotel	50 rm
66	1717 Gramercy Place	Private middle/high school	350 students
67	1600 Highland Avenue	Condominium	496 du
		Hotel	300 rm
		Office	186,200 sq. ft.
		Retail	45,400 sq. ft.
68	1541 Wilcox Avenue	Hotel	225 rm
69	6611 Hollywood Boulevard	Hotel	195 rm
		Retail	26,000 sq. ft.
70	1350 Western Avenue	Apartment	52 du
		Retail	4,500 sq. ft.
71	6250 Sunset Boulevard	Apartment	200 du
		Creative office	32,125 sq. ft.
		Shopping center	4,700 sq. ft.
72	5600 W Hollywood Boulevard	Hotel	80 rm
73	925 La Brea Avenue	Shopping center	17,000 sq. ft.
		Office	53,000 sq. ft.
74	904 N La Brea Avenue	Apartment	169 du
		Retail	40,000 sq. ft.
75	707 N Cole Avenue	Apartment	84 du
76	1921 N Wilcox Avenue	Hotel	146 rm

Project Location	Land Use	Size
	Apartment	250 du
77 1135–1357 N Vine Street; 1352 N Ivar Avenue; 6331–6355 Homewood Avenue; 6314–6372 De Longpre Avenue	Office	233,665 sq. ft.
	Grocery store	40,000 sq. ft.
	Retail/Restaurant	9,135 sq. ft.

Source: Crain & Associates (December 2014); EcoTierra Consulting, Academy Square Project Initial Study (November 2014).
 Notes: du = dwelling units; rm = rooms; sq. ft. = square feet; n/a = not available.



 NOT TO SCALE

SOURCE: Crain and Associates - October 2014

FIGURE III-1



Related Projects Map