II. PROJECT DESCRIPTION

B. PROJECT LOCATION

FIGURE 2
LOCAL VICINITY

SOURCE: THOMAS BROS. GUIDE
Figure 3
AERIAL OVERVIEW AND SURROUNDING USES

Source: Planning Associates, Inc.
FIGURE 8
SITE ACCESS AND PEDESTRIAN CIRCULATION

SOURCE: HOK
FIGURE 9
PROPOSED BUILDING SECTION

SOURCE: HOK
FIGURE 10
PROPOSED BUILDING FLOOR PLANS 1

SOURCE: HOK
FIGURE 12
PROPOSED BUILDING PERSPECTIVES: VIEW FROM GRACIE ALLEN DRIVE

SOURCE: HOK
FIGURE 13
PROPOSED BUILDING PERSPECTIVES: VIEW FROM BEVERLY BOULEVARD

SOURCE: HOK
II. PROJECT DESCRIPTION

F. PROJECT CHARACTERISTICS

**FIGURE 14**

TRANSIT PLAN

EXISTING PUBLIC TRANSIT ROUTES

RECOMMENDED PUBLIC TRANSIT ROUTES

SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 15
CONCEPTUAL LANDSCAPE PLAN

SOURCE: HOK
FIGURE 16
LOCATION OF RELATED PROJECTS

SOURCE: THOMAS BROS. GUIDE/UNSCOTT, LAW & GREENSPAN, ENGINEERS

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LOOKING NORTHWEST TOWARD CSMC CAMPUS

FIGURE 17
VIEWS OF URBAN CHARACTER: SAN VICENTE BOULEVARD/THIRD STREET
FIGURE 18
VIEWS OF URBAN CHARACTER: THIRD STREET/GEORGE BURNS ROAD

LOOKING NORTH TOWARD CSMC CAMPUS

SOURCE: PLANNING ASSOCIATES, INC.
FIGURE 19
VIEWS OF URBAN CHARACTER: ROBERTSON BOULEVARD/GRACIE ALLEN DRIVE-ALDEN DRIVE

SOURCE: PLANNING ASSOCIATES, INC.
LOOKING SOUTHEAST TOWARD CSMC CAMPUS

FIGURE 20
VIEWS OF URBAN CHARACTER: BEVERLY BOULEVARD/ROBERTSON BOULEVARD

SOURCE: PLANNING ASSOCIATES, INC.
FIGURE 21
VIEWS OF URBAN CHARACTER: BEVERLY BOULEVARD/SAN VICENTE BOULEVARD

LOOKING SOUTHWEST TOWARD CSMC CAMPUS

SOURCE: PLANNING ASSOCIATES, INC.
FIGURE 22
VIEWS OF URBAN CHARACTER: SAN VICENTE BOULEVARD/GRACIE ALLEN DRIVE

SOURCE: PLANNING ASSOCIATES, INC.
FIGURE 23
VIEWS OF PROJECT SITE: SOUTHEAST CORNER OF GEORGE BURNS ROAD/GRACIE ALLEN DRIVE

SOURCE: PLANNING ASSOCIATES, INC.

LOOKING NORTHWEST TOWARD PROJECT SITE
FIGURE 24

VIEWS OF PROJECT SITE: SOUTH OF BEVERLY BOULEVARD ON GEORGE BURNS ROAD

SOURCE: PLANNING ASSOCIATES, INC.
FIGURE 25
VIEWS OF PROJECT SITE: EAST OF ROBERTSON BOULEVARD ON GRACIE ALLEN DRIVE

SOURCE: PLANNING ASSOCIATES, INC.
LEGEND:  ⛧ West Los Angeles Monitoring Station  ⛬ Los Angeles Monitoring Station

Air Monitoring Areas in Los Angeles County:
1. Central Los Angeles
2. Northwest Coastal (West LA)
3. Southwest Coastal (Hawthorne)
4. South Coastal (Long Beach)
5. Southeast Los Angeles County
6. West San Fernando Valley
7. East San Fernando Valley
8. West San Gabriel Valley
9. East San Gabriel Valley
10. Pomona/Walnut Valley
11. South San Gabriel Valley
12. South Central Los Angeles
13. Santa Clarita Valley
14. Antelope Valley
15. San Gabriel Mountains

SOURCE: South Coast Air Quality Management District Air Monitoring Areas Map, 1989

FIGURE 26
AIR MONITORING AREAS
FIGURE 27
SENSITIVE AIR QUALITY RECEPTORS

SOURCE: TERRY A. HAYES AND ASSOCIATES
FIGURE 28
A-WEIGHTED NOISE LEVELS

SOURCE: COWAN, JAMES P., HANDBOOK OF ENVIRONMENTAL ACOUSTICS
FIGURE 29
NOISE MONITORING POSITIONS

SOURCE: TERRY A. HAYES AND ASSOCIATES
FIGURE 30
SENSITIVE RECEPTOR LOCATIONS

SOURCE: TERRY A. HAYES AND ASSOCIATES

A. Medical office building located adjacent and to the north of the Project Site
B. Cedars-Sinai Medical Office Towers (including the hospital) located approximately 50 feet east and southeast of the Project Site
C. Single-family residences located along Bonner Drive approximately 400 feet north of the Project Site
D. Multi-family residences located along Clark Drive approximately 475 feet west of the Project Site
E. Multi-family residences located along Burton Way approximately 975 feet south of the Project Site
FIGURE 31
STUDY INTERSECTION MAP

SOURCE: LINSCOTT, LAW & GREENSPAN, ENGINEERS

LEGEND:
- STUDY INTERSECTION
- PROJECT SITE

CITY OF LOS ANGELES
CITY OF WEST HOLLYWOOD
CITY OF BEVERLY HILLS
FIGURE 33
EXISTING TRAFFIC VOLUMES - P.M. PEAK HOUR
SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 34
EXISTING LANE CONFIGURATION AT STUDY INTERSECTIONS
SOURCE: LINSCOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 35
CSMC CAMPUS ACCESS

SOURCE: HOK
FIGURE 36
EXISTING PUBLIC TRANSIT ROUTES
SOURCE: METROPOLITAN TRANSPORTATION AUTHORITY
FIGURE 37
PROJECT TRIP DISTRIBUTION

SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 38
A.M. PEAK HOUR PROJECT TRAFFIC VOLUMES
SOURCE: LINSCOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 39
P.M. PEAK HOUR PROJECT TRAFFIC VOLUMES
SOURCE: LINSCHOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 40
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES FOR
A.M. PEAK HOUR
SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 41
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES FOR P.M. PEAK HOUR

SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 42
LOCATION OF RELATED PROJECTS

SOURCE: THOMAS BROS. GUIDE/
LINSWELL, LAW & GREENSPAN, ENGINEERS
FIGURE 43
RELATED PROJECTS TRAFFIC VOLUME FOR A.M. PEAK HOUR
SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 44
RELATED PROJECTS TRAFFIC VOLUME FOR P.M. PEAK HOUR
SOURCE: LINSCLOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 45
FUTURE PRE-PROJECT TRAFFIC VOLUMES FOR A.M. PEAK HOUR
SOURCE: LINSCOTT, LAW & GREENSPAN, ENGINEERS
FIGURE 46
FUTURE PRE-PROJECT TRAFFIC VOLUMES FOR P.M. PEAK HOUR
SOURCE: LINSOCTT, LAW & GREENSPAN, ENGINEERS
FIGURE 47
RESIDENTIAL STREET SEGMENT LOCATIONS

SOURCE: THOMAS BROS. GUIDE/LLNSCOTT, LAW & GREENSPAN, ENGINEERS