
II. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

This section provides a brief overview of the project site's regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in this Draft EIR are included in the environmental setting discussions contained within Section IV (Environmental Impact Analysis). A list of related projects, which is used as the basis for the discussions of cumulative impacts throughout Section IV (Environmental Impact Analysis), is also provided in this section.

Regional Setting

The project site encompasses approximately 3.8 acres and is located at the northwest corner of Olympic Boulevard and Avenue of the Stars in the Century City area of the City of Los Angeles (the "City"). Downtown Los Angeles is located approximately 11 miles to east of the project site (see Figure III-1, Regional and Vicinity Map). Regional access to the project site is provided by: Interstate 10, which is located approximately 2.5 miles to the south of the project site; and Interstate 405, which is located approximately 2.5 miles to the west of the project site.

Local Setting

As shown in Figure II-1, the project site is generally bounded by Avenue of the Stars on the northeast, Olympic Boulevard on the south, multi-family residences (the Century Woods homes) on the west, and the Century Plaza Hotel on the north.

The project site is within the West Los Angeles Community Plan Area (CPA), which designates the site as Regional Commercial. The City of Los Angeles Planning and Zoning Code designates the project site as C2-2-O (Commercial, Height District No. 2, Oil Drilling District O). The project site is located in Height District No. 2, which limits development to a maximum 6 to 1 FAR. Furthermore, the Oil Drilling District designation allows for the use of a controlled drill site. As further discussed in Section IV.I (Land Use Planning), the proposed project would be consistent with the current West Los Angeles CPA land use and zoning designations.

Figure II-1 Regional and Vicinity Map

The project site is also located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan (TIMP) area and the Century City North Specific Plan (the “Specific Plan”) area. The TIMP applies to the issuance of building permits for properties in Westwood, West Los Angeles, Brentwood-Pacific Palisades, and Palms-Mar Vista Del Rey District Plan areas. The Specific Plan controls development within the specific plan area by allocating a certain number of “Specific Plan Trips” among its parcels, thereby prohibiting development that would cause trip generations to exceed those allocations. Furthermore, the Specific Plan sets forth development requirements for Century City, including allowable uses, floor area ratios, building heights, yard and setback requirements, parking requirements, pedestrian corridors and crossings, and signage. As further discussed in Section IV.I (Land Use Planning), the proposed project would be consistent with the TIMP and the Specific Plan.

Existing Land Uses

As shown in Figure II-2, Aerial Photograph, the project site is currently occupied with the former St. Regis Hotel, which is comprised of a recently vacant 318-foot-high building approximately 373,000 square feet in floor area and associated landscaped area, including an open deck/pool area, garden, landscaping, and natural vegetation. The hotel, which was constructed in 1984 as the “Century Plaza Tower,” was originally built with 322 guest rooms. In 2002, the hotel was remodeled and renamed the “St. Regis Hotel” with 297 guest rooms. The St. Regis Hotel also contains banquet facilities, ballrooms, meeting rooms, office space, a bar/restaurant, a health spa, and other ancillary facilities and amenities. In addition, the project site currently contains an emergency helicopter pad on roof of the former St. Regis Hotel, and an existing cellular tower on the site. Parking for the St. Regis hotel was provided by covenant in an offsite parking structure located immediately to the west of the project site. A total of 447 parking spaces were required and provided for the hotel by the offsite parking covenant. In January 2005, the St. Regis Hotel was closed. Photographs of the project site, in addition to a map indicating where the photos were taken, are depicted in Figure II-3, Photograph Location Map, and Figure II-4, Existing Views of Project Site.

Surrounding Land Uses

The project site and surrounding area are characterized by high-rise buildings consisting of hotel, office, and multi-family residential land uses. Photographs of the surrounding uses, in addition to a map indicating where the photos were taken, are depicted in Figure II-3 and Figures II-5 through Figure II-8, Views of Surrounding Uses.

The Century Woods homes are located immediately southwest and west of the project site. The Century Woods homes consist of a variety of low-rise, multi-family residences that are two to five stories in height (see Figure II-8, View 12). Immediately northwest of the project site is the 159-foot-high Century Plaza Hotel and its associated low-rise Spa Mystique (see Figure II-5, View 5 and Figure II-8, View 14). A parking structure and the 491-foot-high MGM building are located beyond the Century Plaza Hotel to the west (see Figure II-8, View 13). Further northwest of the project site across

Constellation Boulevard is the Westfield Shoppingtown Century City Mall, the 533-foot-high AIG Sun America building (see Figure II-5, View 5), and a vacant lot.

The 2000 Avenue of the Stars is a 213-foot-high restaurant/retail/office development that is currently under construction just across Avenue of the Stars and north of the project site, and the twin 571-foot-high Century Plaza Towers are located just beyond this development to the north (see Figure II-6, View 7). The street ramps from Avenue of the Stars to Olympic Boulevard are located across Avenue of the Stars, northeast and east of the project site. The Park Place Condominiums consist of 65-foot-high residential buildings, and are located to the east of the project site across Olympic Boulevard and beyond the associated Olympic Boulevard ramps (see Figure II-6, View 8). The low-rise Century Hills Condominiums are located further southeast of the Park Place Condominiums, along the northeast side of Avenue of the Stars (see Figure II-6, View 9). The jurisdictional boundary between the City of Los Angeles and the City of Beverly Hills is to the east of Century Park East, with Beverly Hills High School located immediately adjacent to the City boundary.

The land uses across Olympic Boulevard to the southeast and south are comprised of parking structures and high-rise and mid-rise commercial and office structures, including the 492-foot-high Fox Plaza building and the 266-foot-high Park Hyatt beyond the Fox Plaza building to the southeast (see Figure II-7, View 10). Thus, the land uses in the project vicinity primarily include high-rise office buildings, hotels, and commercial development as well as low-rise condominiums.

Figure II-2 Aerial Photograph

Figure II-3 Photograph Location Map

Figure II-4 Existing Views of the Project Site

Figure II-5 Views of Surrounding Uses

Figure II-6 Views of Surrounding Uses

Figure II-7 Views of Surrounding Uses

Figure II-8 Views of Surrounding Uses

B. RELATED PROJECTS

Section 15130 of the State CEQA Guidelines stipulates that EIRs must consider the significant environmental effects of a proposed project as well as “cumulative impacts.” A cumulative impact is defined as an impact which 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 15355). As stated in the State CEQA Guidelines, Section 15130(a)(1), the cumulative impacts discussion in an EIR need not discuss impacts which do not result in part from the project evaluated in the EIR. Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts [State CEQA Guidelines Section 15130(b)(1)(A)].

All projects that are proposed (i.e., with pending applications), recently approved, under construction, or reasonably foreseeable that could produce a cumulative impact on the local environment when considered in combination with the proposed project are included in an EIR. These projects can include, if necessary, projects outside of the control of the lead agency. If a concise list of related projects is not available, cumulative impacts may be analyzed using the regional or area-wide growth projections contained in an adopted or certified general plan or related planning document.

In this Draft EIR, cumulative impact analyses are provided for each environmental issue discussed in Section IV (Environmental Impact Analysis), and can be found in each respective subsection (e.g., Air Quality, Traffic, etc.). Table III-1, Related Projects List, lists the related projects that were considered in each cumulative impact analysis. The related project list consists of all potential projects located within an approximately two-mile radius of the project site, and was obtained from the City of Los Angeles Department of Transportation. The locations of the related projects are depicted in Figure II-9, Related Projects Map. In addition, the cumulative impact analyses in Section IV of this Draft EIR include an ambient growth factor of 1.5 percent in order to account for any smaller or unknown related projects in the project vicinity.

**Table II-1
Related Projects List**

| Map No. | Location | Land Use | Size |
|---------|------------------------|-----------------------|-----------|
| 1 | 9261 Alden Drive | Religious Institution | 14,811 sf |
| 2 | 240 N. Beverly Drive | Hotel | 228 rooms |
| | | Condominiums | 25 units |
| | | Retail | 791 sf |
| | | Restaurant | 2,230 sf |
| 3 | 265 N. Beverly Drive | Office | 41,500 sf |
| 4 | 432 S. Beverly Drive | Church | 9,325 sf |
| 5 | 456 N. Camden Drive | Retail | 1,750 sf |
| 6 | 338 N. Canon Drive | Retail | 11,900 sf |
| 7 | 9355-9373 Wilshire Bd. | Condominiums | 88 units |
| | | Retail | 40,000 sf |
| 8 | 469 N. Crescent Drive | Cultural Center | 34,000 sf |

**Table II-1 (Continued)
Related Projects List**

| Map No. | Location | Land Use | Size |
|---------|-----------------------------|----------------------------------|--------------|
| 9 | 400 Foothill Bd. | Automotive | 53,000 sf |
| 10 | 129 S. Linden Drive | Congregate Care | 76 units |
| 11 | 9001 Olympic Bd. | Automotive | 39,700 sf |
| 12 | 8536 Wilshire Bd. | Office | 19,000 sf |
| 13 | 8600 Wilshire Bd. | Condominiums | 20 units |
| | | Medical Office | 4,800 sf |
| 14 | 8601 Wilshire Bd. | Apartment | 37 unit |
| 15 | 8767 Wilshire Bd. | Office | 85,000 sf |
| 16 | 9601 Wilshire Bd. | Gym | 30,000 sf |
| 17 | 9844 Wilshire Bd. | Retail | 90,000 sf |
| 18 | 326 N. Rodeo Drive | Retail | 4,550 sf |
| 19 | 9590 Wilshire Bd. | Condominiums | 20 units |
| | | Retail | 12,000 sf |
| 20 | 216 N. Arnaz Drive | Condominiums | 16 unit |
| 21 | 201 N. Crescent Drive | Congregate Care | 80 unit |
| 22 | 155 N. Hamilton Drive | Condominiums | 11 units |
| 23 | 552 Hillgreen Drive | Condominiums | 9 units |
| 24 | 140 S. Oakhurst Drive | Condominiums | 11 units |
| 25 | 450 N. Palm Drive | Condominiums | 38 units |
| 26 | 437 N. Palm Drive | Condominiums | 13 units |
| 27 | 261 Reeves Drive | Condominiums | 23 units |
| 28 | 428 Smithwood Drive | Apartment | 1 unit |
| 29 | 133 Spalding Drive | Condominiums | 4 units |
| 30 | 115 N. Swall Drive | Condominiums | 3 units |
| 31 | 125 S. Camden Drive | Condominiums | 40 units |
| 32 | 1016 La Cienega Bd. | Retail | 11,085 sf |
| 33 | 9200 Wilshire Bd. | Condominiums | 53 units |
| | | Retail | 14,000 sf |
| 34 | 1200 South Club View Drive | Condominiums | 35 units |
| 35 | NEC Wilshire Bd./Devon Ave. | Apartments | 19 units |
| 36 | UCLA Campus | Beds | 2,000 units |
| | | NW Phase II | 296,700 sf |
| | | Parking | 1,500 spaces |
| | | Physics & Astronomy Building | 191,900 sf |
| | | Research Center, Thermal Storage | 95,000 sf |
| | | Nanosystems Institute | 166,000 sf |
| | | Remaining 2002 LRDP growth | 1,710,000 sf |
| 37 | 10886 Le Conte Ave. | Theater | 106 seats |
| 38 | 900 South Broxton Ave. | Retail | 15,000 sf |
| | | Restaurant | 2,993 sf |
| | | Medical Office | 74,000 sf |
| | | Theater | 1,135 seats |

**Table II-1 (Continued)
Related Projects List**

| Map No. | Location | Land Use | Size |
|---------|---------------------------------------|--------------------------|---------------------|
| 39 | 1020 Glendon Ave. | Retail | 115,000 sf |
| | | Apartments | 350 units |
| 40 | 11000 Wilshire Bd. | Office | 937,000 sf |
| 41 | 10852 Lindbrook Ave. | Apartments | 19 units |
| | | Retail | 6,100 sf |
| 42 | 10840 Wilshire Bd. | Condominiums | 93 units |
| 43 | 10776 Wilshire Bd. | Condominiums | 119 units |
| | | Hotel | Less 66 rooms |
| 44 | 10991 Santa Monica Bd. | Gas Station with Mart | 6 fueling positions |
| 45 | 10201 Pico Bd. | Studio Expansion | 360,000 sf |
| 46 | 9760 Pico Bd. | High School Expansion | 14,800 sf |
| 47 | Constellation Bd. & Ave. of the Stars | Office | 508,600 sf |
| 48 | 10250 Santa Monica Bd. | Retail | 71,000 sf |
| 49 | 10131 Constellation Bd. | Condominiums | 483 units |
| 50 | 10270 Constellation Bd. | Office | 791,000 sf |
| 51 | 1062 Robertson Bd. | Day Care | 84 students |
| | | Private School (K-8) | 216 students |
| 52 | 2000 Avenue of the Stars | Office | 763,900 sf |
| | | Restaurant | 32,023 sf |
| | | Retail | 19,214 sf |
| | | Cultural | 10,675 sf |
| 53 | 700 N. Faring Road | Private School Expansion | 122,000 sf |
| 54 | Third Street & La Cienega Bd. | Condominiums | 65 units |
| | | Assisted Living | 181 units |
| | | Retail Less Theaters | 20,000 sf |
| 55 | 438 N. Beverly Drive | Retail | 78,000 sf |
| | | Office | 12,000 sf |
| 56 | 245 N. Canon Drive | Medical Use | 44,896 sf |
| 57 | 191 N. Crescent Drive | Condominiums | 88 units |
| | | Retail | 40,000 sf |
| 58 | 150 Lasky Drive | Hotel | 42 rooms |
| 59 | 9090 Olympic Bd. | Synagogue | 9,000 sf |
| | | Private School (K-12) | 10,000 sf |
| 60 | 150 E. Camino Drive | Private School (K-12) | 66 students |
| 61 | 9730 Wilshire Bd. | Hotel | 204 rooms |
| 62 | 10800 Pico Bd. | Theater | 2,340 seats |
| | | Shopping Center | 723,466 sf |
| 63 | 10901 Santa Monica Bd. | Apartments | 36 units |
| | | Retail | 8,485 sf |
| 64 | 1465 Westwood Bd. | Convenience Store | 3,750 sf |
| 65 | 9051 Pico Bd. | Private School | 42,000 sf |
| 66 | 10844 Lindbrook Ave. | Hotel | 42 rooms |

Source: Overland Traffic Consultants, August 2005.

Figure II-9 Related Projects Map