

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 Hollywood community of the City of Los Angeles (City). The Project Site is bounded by Sunset Boulevard to the north, Gordon Street to the east, Fountain Avenue to the south, and Gower Street to the west.

a. On-Site Conditions

The Project Site is an existing major motion picture and television studio. Existing development within the Project Site includes approximately 616,602 square feet of floor area, consisting of 378,978 square feet of creative office space, 56,050 square feet of production support, 175,058 square feet of sound stages, and 6,516 square feet of restaurant. Currently, activities on the Project Site include the production of motion pictures, television, and commercials on indoor and outdoor sets, and in production offices. These activities include pre-production and post-production activities, and related administrative functions. The Project Site operates 24 hours a day. Filming activities may occur at any time of day and any day of the week, including evenings and weekends. Most filming is closed to the public.

The Project Site includes three parking structures providing a total of 1,398 parking spaces. The northwest corner of Sunset Gower Studios (1448 N. Gower Street), which includes a five-story office building and an approximately 6,500-square foot single-story building, is included as part of the overall 16.5-acre Project Site though no approvals are being sought for 1448 N. Gower Street and no development is proposed for the separate legal lot. The existing vacant structure located at 1448 N. Gower Street was previously used as a restaurant. The Project Site also includes approximately 1,400 square feet of service areas.

The Project Site contains limited to sparse landscaping in the form of non-native/non-protected trees,¹ hedges, and shrubs. The Project Site is enclosed with restricted access and on-site security, with access limited to the tenants and their guests.

Vehicular access to the Project Site is provided along Sunset Boulevard at North Beachwood Drive and along Gordon Street. Both access points have 24-hour security and gates. Emergency and limited vehicular access is provided along Fountain Avenue. Limited pedestrian access is also provided along Gower Street through a gated entry and pedestrians can also enter the Project Site through a secure gate off of Sunset Boulevard.

b. Surrounding Uses

The Project Site is within the highly urbanized Hollywood Community Plan Area. The Community Plan Area is characterized by a mix of uses within a range of building types, such as historic and modern low-rise to high-rise buildings with commercial/retail uses, tourist and entertainment-related commercial/retail uses, offices, hotels, educational institutions, and single-family and multi-family residences. In general, the major arterials in the vicinity of the Project Site, including Sunset Boulevard, Hollywood Boulevard, and Santa Monica Boulevard, are lined with commercial, industrial, and some residential mixed-use developments, with residential neighborhoods primarily interspersed between the major arterials.

Land uses surrounding the Project Site specifically include retail and restaurant uses within the Sunset Gower Plaza, Siren Studios, a motel, and other commercial/retail uses to the north, along Sunset Boulevard; the EastWest Studios, Emerson College, and single- and multi-family residential uses to the east, along Gordon Street; single- and multi-family residential and commercial uses to the south, along Fountain Avenue; and commercial, retail, restaurant, and multi-family residential uses to the west, along Gower Street.

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 Hollywood Community Plan (Community Plan); the Hollywood Redevelopment Plan; the Mobility Plan 2035; the Citywide Urban Design Guidelines; and the City of Los Angeles Walkability Checklist Guidance for Entitlement Review. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' 2016–2040 Regional

¹ *The City of Los Angeles Protected Tree Regulations apply to Oak, Southern California Black Walnut, Western Sycamore, and California Bay tree species that are native to Southern California, and excludes trees grown by a nursery or trees planted or grown as part of a tree planting program.*

Transportation Plan/Sustainable Communities Strategy; the South Coast Air Quality Management District's 2016 Air Quality Management Plan; and the Metropolitan Transportation Authority's 2010 Congestion Management Plan.

The Project Site is designated for Limited Manufacturing land uses within the Hollywood Community Plan and is zoned as M1-1 (Limited Industrial Zone, Height District 1). The M1 Zone permits MR1 uses (Restricted Industrial), limited industrial and manufacturing uses, any enclosed C2 use, wireless telecommunications, and household storage. Studio production and office uses are a permitted use in the M1 zone. Height District 1 within the M1 Zone has no height limit but restricts the maximum Floor Area Ratio (FAR) to 1.5:1. The Project Site is located in a Transit Priority Area, as defined by Zoning Information File 2452.²

² *The City's Zone Information and Map Access System (ZIMAS) confirms the Project Site's location within a Transit Priority Area, as defined in the City's Zoning Information File No. 2452.*

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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 Section 15065(a)(3) of the CEQA Guidelines, "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 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 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 City of Los Angeles Department of Transportation and the City of Los Angeles Department of City Planning. A total of 104 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 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, hotels, office, and retail uses, as well as mixed-use developments incorporating some or all of these elements. In addition, the list of related projects includes the City's draft Hollywood Community Plan Update (Related Project No. 105), which was released for public review in May 2017. The Community Plan Update proposes updates to land use policies and maps that would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. Corresponding decreases in development potential would be primarily focused on low- to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods.

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 Related Project Nos. 1 through 104 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 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 Related Project Nos. 1 through 104 are fully built out by 2028, unless otherwise noted. In addition, Related Project No. 105, the Hollywood Community Plan Update, is also included in the forecast. The Community Plan Update, once adopted, will be a long-range plan designed to accommodate growth in Hollywood until 2040. Only the initial period of any such projected growth would overlap with the Project's future baseline forecast, as the Project is to be completed in 2028, well before the Community Plan Update's horizon year. Moreover, many of the related projects identified below could also be built out by the Project's projected build out year of 2028.

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.

**Table III-1
Related Projects**

No.^a	Project Name/Address	Description	Unit/Area
1	Paseo Plaza Mixed-Use 5651 W. Santa Monica Blvd.	Condominium	375 du
		Retail	377,900 sf
2	BLVD 6200 Mixed-Use 6200 W. Hollywood Blvd.	JLWQ Units	28 du
		Apartments	1,014 du
		Retail	175,000 sf
3	Sunset Bronson Studios 5800 W. Sunset Blvd.	Office	404,799 sf
4	Yucca Street Condos 6230 W. Yucca St.	Apartments	114 du
		Commercial	2,697 sf
5	Hollywood 959 959 N. Seward St.	Office	241,568 sf
6	Archstone Hollywood Mixed-Use Project 6901–6911 W. Santa Monica Blvd.	Apartments	231 du
		High-Turnover Restaurant	5,000 sf
		Retail	10,000 sf
7	7445 Sunset Grocery 7445 W. Sunset Blvd.	Specialty Grocery Store	32,416 sf
8	Mixed-Use 5245 W. Santa Monica Blvd.	Apartments	49 du
		Retail	32,272 sf
9	Selma Hotel 6417 W. Selma Ave.	Hotel	180 rm
		Restaurant	12,840 sf
10	Hollywood Production Center 1149 N. Gower St.	Apartments	57 du
11	Mixed-Use Office/Retail 936 N. La Brea Ave.	Office	88,750 sf
		Retail	12,000 sf
12	Pantages Theater Office 6225 W. Hollywood Blvd.	Office	210,000 sf
13	Selma & Vine Office Project 1601 N. Vine St.	Office	100,386 sf
		Commercial	2,012 sf
14	1723 North Wilcox Residential 1723 N. Wilcox Ave.	Apartments	68 du
		Retail	3,700 sf
15	Seward Street Office Project 956 N. Seward St.	Office	126,980 sf
16	Hotel & Restaurant Project 6381 W. Hollywood Blvd.	Hotel	80 rm
		Restaurant	15,290 sf
17	Television Center (TVC Expansion) 6300 W. Romaine St.	Office	114,725 sf
		Gym	40,927 sf
		Dance Studio	38,072 sf
18	Hollywood Center Studios Office 6601 W. Romaine St.	Office	106,125 sf
19	Apartments 1601 N. Las Palmas Ave.	Apartments	86 du

Table III-1 (Continued)
Related Projects

No.^a	Project Name/Address	Description	Unit/Area
20	Hudson Building 6523 W. Hollywood Blvd.	Restaurant	10,402 sf
		Office	4,074 sf
		Storage	890 sf
21	La Brea Gateway 915 N. La Brea Ave.	Supermarket	33,500 sf
		Apartments	179 du
22	Target Retail Shopping Center Project 5520 W. Sunset Blvd.	Discount Store	163,862 sf
		Shopping Center	30,887 sf
23	Residential 712 N. Wilcox Ave.	Apartments	103 du
24	Mixed-Use 1600–1610 N. Highland Ave.	Apartments	248 du
		Retail	12,785 sf
25	Millennium Hollywood Mixed-Use Project 1740 N. Vine St.	Apartments	492 du
		Hotel	200 rm
		Office	100,000 sf
		Fitness Club	35,000 sf
		Retail	15,000 sf
		Restaurant	34,000 sf
26	Paramount Pictures 5555 W. Melrose Ave.	Production Office	635,500 sf
		Office	638,100 sf
		Retail	89,200 sf
		Stage	21,000 sf
		Support Uses	1,900 sf
27	Apartments 1411 N. Highland Ave.	Apartments	76 du
		Commercial	2,500 sf
28	Apartment Project 1824 N. Highland Ave.	Apartments	118 du
29	Hotel 1133 N. Vine St.	Hotel	112 rm
		Café	661 sf
30	The Lexington Mixed-Use 6677 W. Santa Monica Blvd.	Apartments	695 du
		Commercial	24,900 sf
31	Selma–Wilcox Hotel 6421 W. Selma Ave.	Hotel	114 rm
		Restaurant	1,993 sf
32	Mixed-Use (High Line West) 5550 W. Hollywood Blvd.	Apartments	280 du
		Retail	12,030 sf
33	Las Palmas Residential (Hollywood Cherokee) 1718 N. Las Palmas Ave.	Residential	224 du
		Retail	985 sf
34	Mixed-Use 6915 Melrose Ave.	Condominium	13 du
		Retail	6,250 sf
35	6140 Hollywood 6140 Hollywood Blvd.	Hotel	102 rm
		Condominium	27 du
		Restaurant	11,460 sf

Table III-1 (Continued)
Related Projects

No.^a	Project Name/Address	Description	Unit/Area
36	Condos & Retail 5663 Melrose Ave.	Condominium	96 du
		Retail	3,350 sf
37	6250 Sunset (Nickelodeon) 6250 W. Sunset Blvd.	Apartments	200 du
		Retail	4,700 sf
38	Hollywood Central Park Hollywood Freeway (US-101)	Park	38 ac
39	1276 North Western Ave 1276 N. Western Ave.	Apartments	75 du
40	Godfrey Hotel 1400 N. Cahuenga Blvd.	Hotel	221 rm
		Restaurant	3,000 sf
41	Modera Argyle 1546 N. Argyle Ave.	Apartments	276 du
		Retail	9,000 sf
		Restaurant	15,000 sf
42	Mixed-Use 5901 Sunset Blvd.	Office	274,000 sf
		Supermarket	26,000 sf
43	Mixed-Use 7107 Hollywood Blvd.	Apartments	410 du
		Restaurant	5,000 sf
		Retail	5,000 sf
44	John Anson Ford Theater 2580 Cahuenga Blvd. East	Theater	311 seats
		Restaurant	5,400 sf
		Office	30 emp
45	1717 Bronson Avenue 1717 N. Bronson Ave.	Apartments	89 du
46	Sunset + Wilcox 1541 N. Wilcox Ave.	Hotel	200 rm
		Restaurant	9,000 sf
47	Mixed-Use 1350 N. Western Ave.	Apartments	200 du
		Guest Rooms	4 rm
		Retail/Restaurant	5,500 sf
48	Palladium Residences 6201 W. Sunset Blvd.	Apartments	731 du
		Retail/Restaurant	24,000 sf
49	5600 West Hollywood Boulevard 5600 W. Hollywood Blvd.	Apartments	33 du
		Commercial	1,289 sf
50	5750 Hollywood 5750 Hollywood Blvd.	Apartments	161 du
		Commercial	4,747 sf
51	925 La Brea Avenue 925 La Brea Ave.	Retail	16,360 sf
		Office	45,432 sf
52	904 La Brea Avenue 904 La Brea Ave.	Apartments	169 du
		Retail	37,057 sf
53	2014 Residential 707 N. Cole Ave.	Apartments	84 du

Table III-1 (Continued)
Related Projects

No.^a	Project Name/Address	Description	Unit/Area
54	Cahuenga Boulevard Hotel 1525 N. Cahuenga Blvd.	Hotel	64 rm
		Rooftop Restaurant/Lounge	700 sf
		Restaurant	3,300 sf
55	Academy Square 1341 Vine St.	Office	285,719 sf
		Apartments	200 du
		Restaurant	16,135 sf
56	Hotel 1921 Wilcox Ave.	Hotel	122 rm
		Restaurant	4,225 sf
57	Sunset Mixed-Use 7500–7510 W. Sunset Blvd.	Apartments	219 du
		Restaurant	10,000 sf
		Retail	20,000 sf
58	Mixed-Use 901 N. Vine St.	Apartments	70 du
		Commercial	3,000 sf
59	Apartments 525 N. Wilton Pl	Apartments	88 du
60	Hardware Store 4905 W. Hollywood Blvd.	Retail	36,600 sf
61	Mixed-Use 1233 N. Highland Ave.	Apartments	72 du
		Commercial	12,160 sf
62	Mixed-Use 1310 N. Cole Ave.	Apartments	369 du
		Office	2,570 sf
63	Kaiser Hospital Redevelopment Various parcels near Vermont Ave. & Sunset Blvd.	Hospital Expansion	211,992 sf
64	Melrose & Beachwood 5570 W. Melrose Ave.	Apartments	52 du
		Commercial	5,500 sf
65	Hollywood Crossroads 1540–1552 Highland Ave.	Residential	950 du
		Hotel	308 rm
		Office	95,000 sf
		Commercial/Retail	185,000 sf
66	Wilcox Hotel 1717 N. Wilcox Ave.	Hotel	133 rm
		Retail	3,580 sf
67	1719 Whitley Hotel 1719 N. Whitley Ave.	Hotel	156 rm
68	Mixed-Use 5939 W. Sunset Blvd.	Apartments	299 du
		Office	38,440 sf
		Restaurant	5,064 sf
		Retail	3,739 sf
69	Apartments 5460 W. Fountain Ave.	Apartments	75 du

Table III-1 (Continued)
Related Projects

No.^a	Project Name/Address	Description	Unit/Area
70	Mixed-Use 6220 W. Yucca St.	Hotel	210 rm
		Apartments	136 du
		Retail	3,450 sf
		Restaurant	9,120 sf
71	SunWest Project (Mixed-Use) 5525 W. Sunset Blvd.	Apartments	293 du
		Commercial	33,980 sf
72	Hollywood De Longpre Apartments 5632 De Longpre Ave.	Apartments	185 du
73	Ivar Gardens Hotel 6409 W. Sunset Blvd.	Hotel	275 rm
		Retail	1,900 sf
74	Selma Hotel 6516 W. Selma Ave.	Hotel	212 rm
		Bar/Lounge	3,855 sf
		Rooftop Bar/Event Space	8,500 sf
75	Melrose Crossing Mixed-Use 7000 Melrose Ave.	Apartments	40 du
		Retail	6,634 sf
76	Mixed-Use 1657 N. Western Ave.	Apartments	91 du
		Retail	15,300 sf
77	McCadden Campus (LGBT) 1118 N. McCadden Pl	Housing	45 du
		Social Service Support Facility	50,325 sf
		Office	17,040 sf
		Commercial/Retail or Restaurant	1,885 sf
		Temporary Housing	100 bed
78	4900 Hollywood Mixed-Use 4900 W. Hollywood Blvd.	Apartments	150 du
		Retail	13,813 sf
79	citizenM Hotel 1718 Vine St.	Hotel	216 rm
		Restaurant	4,354 sf
80	Apartments 1749 Las Palmas Ave.	Apartments	70 du
		Retail	3,117 sf
81	Mixed-Use 1868 N. Western Ave.	Apartments	96 du
		Retail	5,546 sf
82	6400 Sunset Mixed-Use 6400 Sunset Blvd.	Apartments	200 du
		Restaurant	7,000 sf
83	6200 West Sunset Boulevard 6200 W. Sunset Blvd.	Apartments	270 du
		Quality Restaurant	1,750 sf
		Pharmacy	2,300 sf
		Retail	8,070 sf
84	747 North Western Avenue 747 N. Western Ave.	Apartments	44 du
		Retail	7,700 sf

Table III-1 (Continued)
Related Projects

No.^a	Project Name/Address	Description	Unit/Area
85	6630 West Sunset Boulevard 6630 W. Sunset Blvd.	Apartments	40 du
86	1001 North Orange Drive 1001 N. Orange Dr	Office	53,537 sf
87	Hollywood & Wilcox 6430–6440 W. Hollywood Blvd.	Apartments	260 du
		Office	3,580 sf
		Retail	11,020 sf
		Restaurant	3,200 sf
88	Mixed-Use 4914 W. Melrose Ave.	Live/Work	45 du
		Retail	3,760 sf
89	Hospital Seismic Retrofit 1300 N. Vermont Ave.	Replace existing hospital and ancillary uses with 30,933 sf office	30,933 sf
90	Onni Group Mixed-Use Development 1360 N. Vine St.	Condominium	429 du
		Grocery	55,000 sf
		Retail	5,000 sf
		Restaurant	8,988 sf
91	1600 Schrader 1600 Schrader Blvd.	Hotel	168 rm
		Restaurant	5,979 sf
92	NBC Universal Evolution Plan 100 Universal City Plaza	Studio Office	647,320 sf
		Office	495,406 sf
		Entertainment Area	337,895 sf
		Entertainment Retail	39,216 sf
		Hotel (900,000 sf)	1,385 rm
93	Hollywood Gower Mixed-Use 6100 W. Hollywood Blvd.	Apartments	220 du
		Restaurant	3,270 sf
94	Sunset & Western 5420 W. Sunset Blvd.	Apartments	735 du
		Supermarket	59,100 sf
		Retail	36,720 sf
95	Montecito Senior Housing 6650 W. Franklin Ave.	68 Senior Apartments	68 du
96	Mixed-Use 7113 W. Santa Monica Blvd.	Apartments	184 du
		Commercial/Retail	13,350 sf
97	The Chaplin Hotel Project 7219 W. Sunset Blvd.	Hotel	93 rm
		Restaurant	2,800 sf
98	Select @ Los Feliz (Mixed-Use) 4850 W. Hollywood Blvd.	Apartments	101 du
		Restaurant	10,000 sf
99	Restaurants 135 N. Western Ave.	Restaurant (addition)	4,066 sf
100	Western Galleria Market 100 N. Western Ave.	Apartments	187 du
		Retail	76,500 sf

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

No. ^a	Project Name/Address	Description	Unit/Area
101	City Lights Mixed-Use 1515 N. Hillhurst Ave.	Apartments	202 du
		Retail	5,350 sf
		Restaurant	5,050 sf
		Coffee/Donut Shop	3,025 sf
102	Mixed-Use 600 N. Vermont Ave.	Apartments	120 du
		Retail	14,600 sf
103	Mixed-Use 6436 W. Hollywood Ave.	Apartments	220 du
		Retail	8,800 sf
104	Mixed-Use 900 S. Vermont Ave.	Apartments	193 du
		Retail	24,200 sf
105	Hollywood Community Plan Update The Hollywood Community Plan Update proposes updates to land use policies and maps. The proposed changes would primarily increase commercial and residential development potential in and near the Regional Center Commercial portion of the community and along selected corridors in the Community Plan Area. The decreases in development potential would be primarily focused on low-to medium-scale multi-family residential neighborhoods to conserve existing density and intensity of those neighborhoods. The projected population growth has been captured in the conservative ambient growth rate and the Related Projects defined above. The Project Study Area is fully contained within the Community Plan Area.		

du = dwelling units
emp = employees
sf = square feet
rm = rooms
ac = acres
Source: Gibson Transportation, 2018.

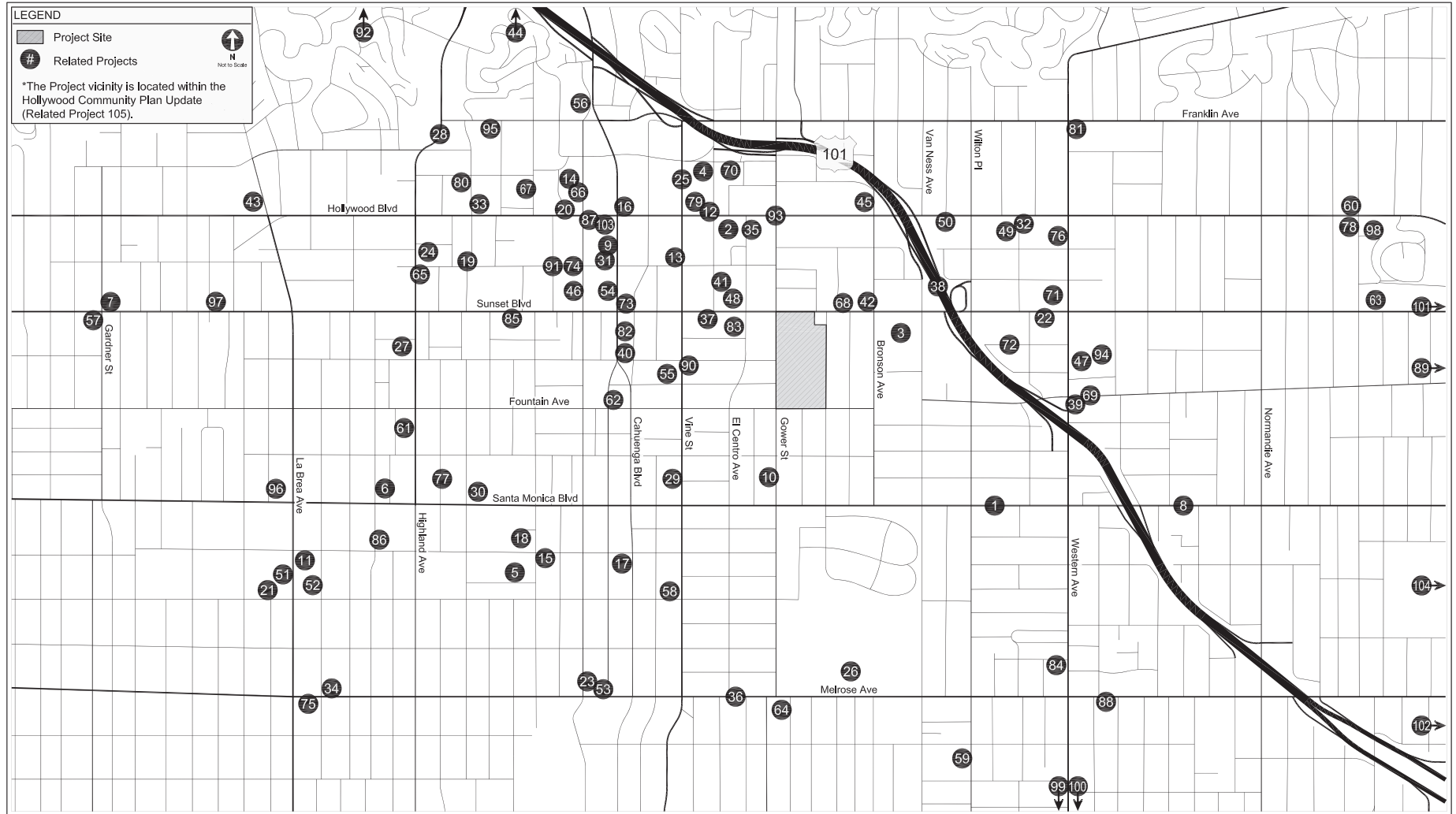


Figure III-1
Related Project Location Map