

### **III. Environmental Setting**

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## A. Overview of Environmental Setting

### 1. Introduction

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.

### 2. Project Location and Environmental Setting

The 1.4-acre Project Site is located directly east of Exposition Park at 3822-3828 South Figueroa Street; 3801-3833 ½ South Flower Drive; and 468-470 West 39th Street. The Assessor Parcel Numbers (APNs) include: 5037-031-015, 5037-031-016 (South Figueroa lots), 5037-031-001, 5037-031-002, 5037-031-003, 5037-031-004, 5037-031-005, 5037-031-006, and 5037-031-007 (South Flower Drive lots).

The Project is located within an urbanized area located approximately two miles southwest of Downtown Los Angeles within the South Los Angeles Community Plan area. The Project Site is generally bounded by South Figueroa Street to the west, West 38th Street to the north, South Flower Drive and the Interstate 110 (I-110) freeway to the east, and existing residential uses and an auto servicing center to the south.

The Project Site is partially within the boundaries of the Flower Drive Historic District; specifically, the South Flower Drive lots are within the boundaries of the Flower Drive Historic District, while the South Figueroa lots are not. The Flower Drive Historic District was determined eligible for listing in the California Register by the State Historical Resources Commission (SHRC) in 2008. As such, the district as a whole and each of its contributors are considered historical resources for the purposes of CEQA.

#### a. Existing Conditions

As shown in Figure 2, the Project Site is currently developed with seven (7), two-story multi-family residential buildings on the South Flower Drive lots, and a two-story multi-family residential building and surface parking on the South Figueroa lots. Six of the buildings on the South Flower Drive lots are contributing resources to the Flower Drive Historic District. Existing development on the Project Site totals 51 residential units and 26,597 square feet of residential floor area.

The addresses, APNs, and descriptions of the existing buildings on the Project Site are listed below in **Table III-1**. Six of the existing buildings on the Project Site, Parcel Nos. 3, 5, 6, 7,

8 and 9, along South Flower Drive, are designated contributing resources to the Flower Drive Historic District.

All existing households on the Project Site would be subject to the City's Rent Stabilization Ordinance (RSO), and lower income households on the Project Site are entitled to relocation benefits subject to Government Code Section 7260 et seq. as well as the right of first refusal (Right to Return) to a comparable unit (same bedroom type) when the Project is completed.

**Table III-1: Parcels on Project Site**

#	Address	Year Built	Number of Units	Estimated Total Floor Area*	Description
1	3822 South Figueroa Street	1922	4	4,458	Two-story multi-family building
2	3828 South Figueroa Street	N/A	N/A	0	Vacant, parking lot
3	3801 South Flower Drive (468 West 38th Street)	1923	6	7,142	Two-story multi-family building
4	3809 South Flower Drive	1921	4	5,670	Two-story multi-family building
5	3813 South Flower Drive	1922	4	4,186	Two-story multi-family building
6	3819 South Flower Drive	1924	20	9,506	Two-story multi-family building
7	3821 South Flower Drive	1924	4	5,506	Two-story multi-family building
8	3825 South Flower Drive	1927	5	5,302	Two-story multi-family building
9	3831 South Flower Drive	1920	4	4,478	Two-story multi-family building

Source: GPA Consulting, 2025 and  
 \* Civil Engineering Report, prepared by David Evans and Associates, dated August 2025. The Civil Engineering Report is included in Appendix J of this Draft EIR.

The Project Site is relatively flat with limited landscaping. Existing landscaping within the Project Site includes a total of 14 on-site trees and nine street trees located within the public right-of-way surrounding the Project Site. Existing on-site trees include species such as Mexican Fan Palm, Spinless Yucca, and Queen Palm. None of the on-site trees or street trees are protected by the City of Los Angeles Protected Tree and Shrubs Ordinance No. 186,873.

The Los Angeles County Metropolitan Transportation Authority (Metro) operates multiple rail and bus-rapid transit lines that serve the Project Site. The Metro J Line 37<sup>th</sup> Street/USC Station and the Metro E Line Expo Park/USC Station are located 0.15 miles northeast and 0.3 miles

northwest of the Project Site, respectively. Metro also operates multiple local and express bus lines that serve the Project Site, including Lines 2, 81, and 550 which travel north/west along South Figueroa Street. The Los Angeles Department of Transportation (LADOT) also serves the Project Site with the DASH Southeast and DASH King-East service routes. The Project Site is located within the Greater Downtown Housing Incentive Area, the Exposition/University Park Redevelopment Project Area, a Transit Priority Area, a State Enterprise Zone, the South Los Angeles Alcohol Sales Specific Plan, and the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) Zone (although the NSO overlay is not applicable to the Project since it has a frontage along South Figueroa Street, pursuant to Ordinance 180218).<sup>1</sup>

## **b. Surrounding Uses**

The area surrounding the Project Site is urbanized and includes a mix of low- to mid-rise buildings containing a variety of commercial, residential and public facilities uses. The surrounding properties are generally zoned C2-1L, RD1.5-1, and PF-1, which are generally consistent with the zoning on the Project Site. Bordering the Project Site to the south are two, two-story multi-family units, surface parking, and commercial uses (currently an auto servicing center) which are zoned C2-1L and RD1.5-1. Further south across West 39th Street is the mixed-use 3900 South Figueroa Street project currently under construction, that will provide student and affordable housing, and ground floor commercial uses, zoned (Q)C2-2D. The western portion of the Project Site fronting South Figueroa Street is bordered to the north by the seven-story “Hub Los Angeles Coliseum,” a private student housing development that includes ground floor retail, multi-family units, and various residential amenities, zoned C2-1L.

Exposition Park is located west of the Project Site across South Figueroa Street and includes the Los Angeles Memorial Coliseum, the BMO Stadium, the California Science Center, the Dr. Theodore T. Alexander Jr. Science Center School, the California African American Museum, the Los Angeles County Natural History Museum, the Exposition Park Rose Garden, the Wallis Annenberg Building, the Expo Center, and the Lucas Museum of Narrative Art which is currently under construction. To the north of the Project Site across West 38th Street are commercial and residential developments including the University of Southern California’s (USC) University Park Campus and Garrett Gardens apartment complex, generally zoned C2-1L. To the east of the Project Site across South Flower Drive is the I-110 freeway.

## **3. Land Use Plans**

City land use plans applicable to the Project Site include the following: the City of Los Angeles General Plan, including the Framework Element and Mobility Plan; the Health and Wellness Element; the South Los Angeles Community Plan; the Exposition/University Park Redevelopment Plan; and the Citywide Design Guidelines. Regional plans that are applicable to the Project Site include the Southern California Association of Governments (SCAG) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (2024-2050 RTP/SCS) and the South Coast Air Quality Management District’s (SCAQMD) Air Quality Management Plan (AQMP).

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<sup>1</sup> City of Los Angeles, Ordinance No. 180,218, [https://cityclerk.lacity.org/onlinedocs/2006/06-1666\\_ord\\_180218.pdf](https://cityclerk.lacity.org/onlinedocs/2006/06-1666_ord_180218.pdf), accessed February 26, 2026.

## B. Related Projects

California Environmental Quality Act (CEQA) Guidelines Section 15130 requires that an Environmental Impact Report (EIR) consider the environmental effects of a proposed project individually, as well as cumulatively. As defined in CEQA Guidelines Section 15355, cumulative impacts refer to two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts.

As set forth in CEQA Guidelines Section 15130, the determination of cumulative impacts is generally a two-step process. The first step is to determine whether or not the combined effects from the proposed project and related projects, as identified below, would result in a potentially significant cumulative impact. If the answer is no, then the EIR only briefly needs to indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. If the answer is yes, then the analysis proceeds to the second step, which is to determine whether the proposed project's incremental effects are cumulatively considerable. CEQA Guidelines Section 15065(a)(3) defines "cumulatively considerable" to mean 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 analyses 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 complying with one of the following two protocols 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 schools impact may only affect the schools serving 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 4, Environmental Impact Analysis, of this Draft EIR.

A list of proposed development projects in the area of the Project that could affect conditions in the Project area (e.g., by generating construction noise and/or generating population increases) was prepared (**Table III-2**) based on information obtained primarily from LADOT and the Department of City Planning. In accordance with LADOT's Transportation Assessment Guidelines, a total of seven potential related development projects (Related Projects) have been identified within 0.5 miles of the Project Site for inclusion in the cumulative impact analysis for this Draft EIR. These Related Projects are shown in **Figure III-1: Related Projects**. The Projects are in varying stages of the approval/entitlement/ development process and consist of a variety of land uses reflecting the diverse range of land uses in the vicinity of the Project Site. The Related Projects comprise a variety of uses, including apartments, museums, and mixed-use developments incorporating residential and commercial uses.

**Table III-2: Related Projects**

No.	Project Name	Use	Unit/Area
1	California African American Museum Expansion 600 South State Drive	Museum	26,400 sf existing and 77, 100 sf new construction
2	USC University Park Master Plan 929 West Jefferson Boulevard	n/a	n/a
3	Lucas Museum of Narrative Art 3800 South Vermont Avenue	Museum	325,000 sf
4	Natural History Museum of LA County 900 West Exposition Boulevard	Museum	130,000 sf
5	Mixed-Use Project 3801 South Grand Avenue	Residential	36 du, including four affordable (4,061 sf live/work space)
		Commercial	1,768 sf
6	3900 South Figueroa Mixed-Use Project (i.e., Fig Project) 3900 South Figueroa Street	Residential	435 du, including 87 affordable
		Commercial	23,670 sf
7	Mixed-Use Project 3851 South Grand Avenue	Residential	12 du, including one affordable (1,446 sf live/work space)
		Commercial	723 sf of retail
sf = square feet du = dwelling units Source: LADOT July 16, 2024.			

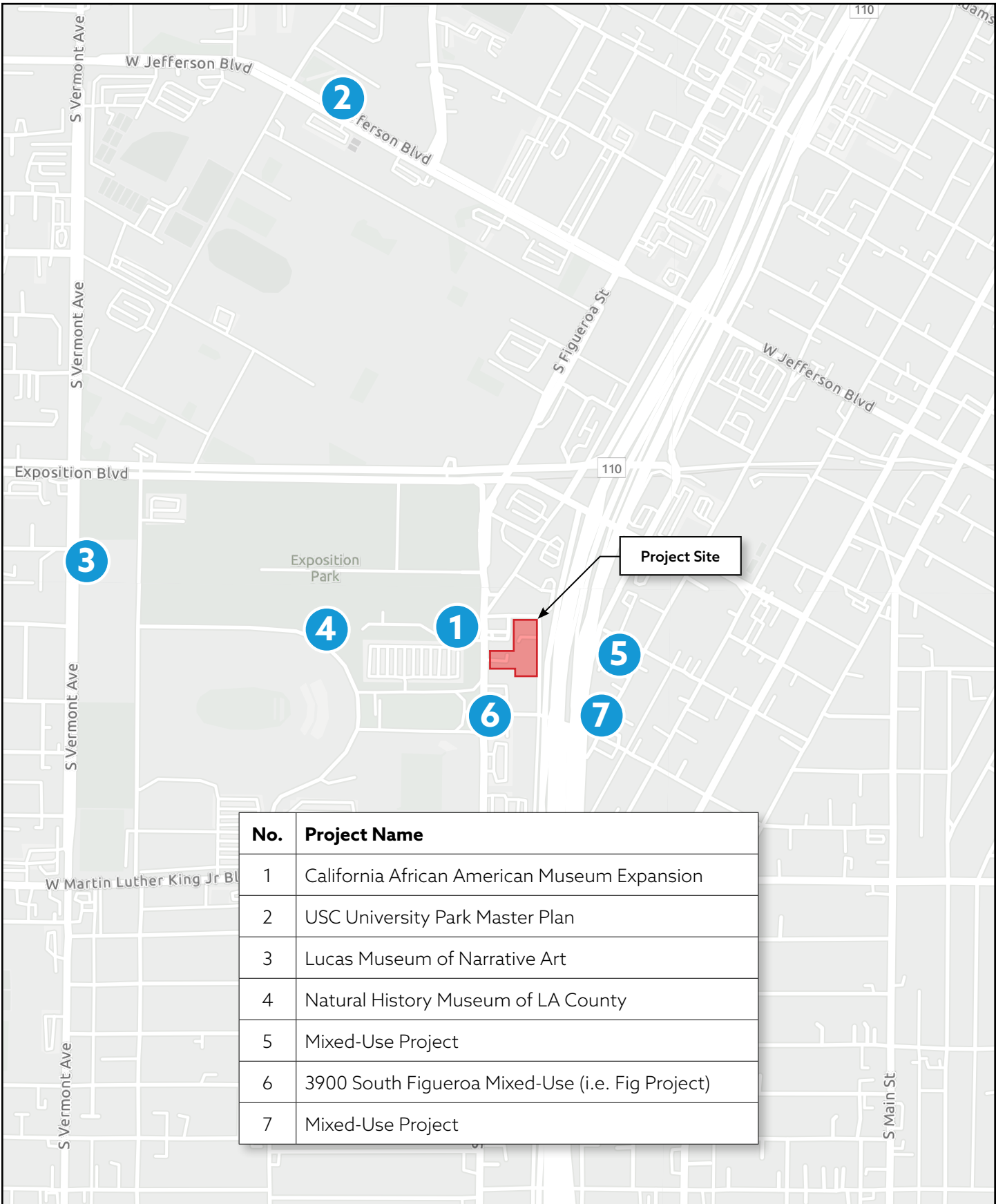


FIGURE III-1: Related Projects

3822 SOUTH FIGUEROA PROJECT