

## **4.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES**

### **4.0.1 ENVIRONMENTAL ISSUES ADDRESSED**

Chapter 4.0 includes an analysis of the proposed project's environmental impacts. It is organized into topical sections, including Aesthetics (4.1), Air Quality (4.2), Biological Resources (4.3), Cultural and Paleontological Resources (4.4), Geology and Soils (4.5), Global Climate Change (4.6), Hazards and Hazardous Materials (4.7), Hydrology and Water Quality (4.8), Land Use and Planning (4.9), Noise (4.10), Population and Housing (4.11), Public Services and Utilities (4.12), Recreation (4.13), and Transportation/Circulation (4.14).

The "existing environmental setting" discussions in Chapter 4.0 describe the current environmental conditions of the project site and the vicinity of the site as the conditions pertain to the environmental issues being analyzed (California Environmental Quality Act [CEQA] Guidelines, Section 15125).

The "significance criteria" discussions in Chapter 4.0 list the threshold of significance the City of West Hollywood (City), as the Lead Agency, uses in determination of the significance of environmental effects. The City has developed and adopted these thresholds, which are specific to the City's environmental concerns (CEQA Guidelines Section 15064.7).

The project impact discussions identify and focus on the potentially significant environmental effects of the proposed project. The direct and indirect significant effects of the proposed project on the environment are identified and described, given due consideration to both the short-term and long-term effects as necessary (CEQA Guidelines Section 15126.2(a)). Impact significance criteria are identified to provide a standard or threshold for gauging the significance of impacts. Impacts of the proposed project are evaluated against the existing setting.

The discussions of mitigation measures identify and describe feasible measures that could minimize or lessen significant adverse impacts for each significant environmental effect identified in the Recirculated Draft EIR (CEQA Guidelines Section 15126(a)). The level of significance after mitigation is reported in each section. Unavoidable adverse effects are identified where mitigation is not expected to reduce the effects to less than significant levels.

### **4.0.2 CUMULATIVE IMPACTS ANALYSIS**

As defined in the CEQA Guidelines, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and reasonably foreseeable projects within the cumulative impact area (CEQA Guidelines Section 15355). When considered together, two or more individual effects combine to compound or increase other environmental impacts.

This Recirculated Draft EIR analyzes cumulative impacts for each environmental issue contained in Sections 4.1 through 4.14 of this Recirculated Draft EIR. Cumulative impacts are based on the buildout of the project and the surrounding area, including all other known projects in the surrounding area. The cumulative impact area for each environmental topic is described within each topical section.

Due to the close proximity of the proposed project to the City of Beverly Hills and the City of Los Angeles, the cumulative (or related) projects list includes projects in the City of West Hollywood, the City of Beverly Hills, and the City of Los Angeles. Although this Recirculated Draft EIR assumes that the related projects will be constructed as identified, it should be noted that not all of the projects may be approved or constructed. In addition, environmental impacts associated with each of the related projects would be subject to project-specific mitigation that would further reduce potential cumulative impacts.

A list of the related projects are identified in Table 4.A and illustrated in Figure 4.1.

**Table 4.A: Cumulative Projects List**

<b>Project Number</b>	<b>Address</b>	<b>Description</b>
<b>City of West Hollywood<sup>1</sup></b>		
1	8900 Beverly Boulevard	Development of a 18,260-square-foot retail use; 1,600 square feet of restaurant use; 18,970 square feet of medical office use; and 6 apartment units
2	458 Doheny Drive	Development of 4,850 square feet of retail use
3	1046 Genesee Avenue	Development of 5 residential condominium/townhome uses
4	1050 Genesee Avenue	Development of 5 residential condominium/ townhome uses
5	1264 Harper Avenue	Development of 16 residential condominium/ townhome uses
6	1345 Havenhurst Drive	Development of 16 residential condominium/ townhome uses
7	1342 Hayworth Avenue	Development of 16 residential condominium/ townhome uses
8	1201 Brea Avenue	Development of a 8,83-square-foot retail use; and 8 apartment units
9	1136 La Cienega Boulevard	Development of 14 residential condominium/townhome units
10	623 La Peer Drive	Development of La Peer Hotel including: 8 condominium/townhome units; 69 hotel rooms; 1,750 square feet of retail use; and a 2,680-square-foot restaurant/bar
11	1343 Laurel Avenue	Development of 35 senior housing units
12	7144 Santa Monica Avenue (Faith Plating)	Development of mixed-use project with 10,000 square feet of retail and restaurant uses and 166 rental units
13	8550 Santa Monica Boulevard	Development of 8,700 square feet of retail uses and 19 residential condominium/townhome units
14	8555 Santa Monica Boulevard	Development of mixed-use project with 40,000 square feet of retail, restaurant, and office uses, and 102 residential units
15	8551, 8564, and 8568 Melrose Avenue	Development of 30,700 square feet of retail use and 10 apartment units
16	8650 Melrose Avenue	Development of a 14,57-square-foot retail use and 7 apartment units
17	8687 Melrose Avenue	Development of 400,000 square feet of office use
18	9061 Nemo Street	Development of 9,990 square feet of retail uses
19	9062 Nemo Street	Development of a 20,105 square feet of retail use and 4 residential condominium/townhome units
20	500 Orlando Avenue	Development of 4 apartment units
21	507 Orlando Avenue	Development of 9 apartment units
22	611 Orlando Avenue	Development of 5 residential condominium/townhome units

<sup>1</sup> From a cumulative project list provided by the City of West Hollywood dated February 2012.

**Table 4.A: Cumulative Projects List**

<b>Project Number</b>	<b>Address</b>	<b>Description</b>
23	7302 Santa Monica Boulevard	Development of Movietown including: a 14,500-square-foot super market; 7,800 square feet of specialty retail uses; a 5,000-square-foot bank; a 5,000-square-foot restaurant; 294 condominium/townhome units; and 77 senior housing units
24	8120 Sana Monica Boulevard	Development of Walgreens, retail uses, and apartment units
25	8350 Sunset Boulevard	Development of Kings Road Mixed-use project; including: 20 condominium/townhome units; and, 7,099 square feet of retail uses
26	9001 Sana Monica Boulevard	Development of a Mixed-Use Project including: a 10,000-square-foot restaurant; 10,550 square feet of commercial/retail uses; and 42 condominium/townhome units
27	8305 Sunset Boulevard	Development of 12,638 square feet of retail/restaurant uses
28	8418 Sunset Boulevard	Development of Sunset Time including: 149 hotel rooms; 45 residential units; 6,127 square feet of restaurant space; 7,272 square feet comprising Jaxx Bar/dance club/roof deck pool lounge bar; 1,897 square feet of retail uses; and a 3,642-square-foot gym and spa
29	8490 Sunset Boulevard	Development of a 296-room hotel; 39,440 square feet of residential uses; and 189 residential units
30	8497 Sunset Boulevard	Development of a 62,605-square-foot mixed-use building, which would include 9,160 square feet of commercial space, 55,078 square feet of residential space; and 20,390 square feet of open space
31	8600 Sunset Boulevard	Development of a 16,785-square-foot residential use
32	8801 Sunset Boulevard	Development of Tower Records Reuse project, including: 12,014 square feet of retail space; 25,903 square feet of gym/spa space; and, 14,114 square feet of office space
33	8873 Sunset Boulevard	Development of 9,995 square feet of retail use
34	8950 Sunset Boulevard	Development of a 196-room hotel and 4 apartment units
35	9040 Sunset Boulevard	Development of a hotel
36	8703 West Knoll Drive	Development of 7 residential condominium/townhome units
37	8328 Willoughby Avenue	Development of 17 residential condominium/townhome units
38	Southwest corner of Santa Monica/Formosa	Development of Warner Studios lot, including: 88,343 square feet of office space; 88,164 square feet of stages; 87,254 square feet of media/workshop space; 46,435 square feet of storage; and a 2,300-square-foot retail/café
39	8210 Fountain Avenue	Development of 9 residential condominium/townhome units

**Table 4.A: Cumulative Projects List**

<b>Project Number</b>	<b>Address</b>	<b>Description</b>
40	1222 La Brea Avenue	Development of 187 apartment units; a 5,664-square-foot convenience store; a 7,089-square-foot restaurant; a 2,300-square-foot coffee shop; and a 4,506-square-foot bank
41	7113 Santa Monica Boulevard	Development of 184 apartment units; a 3,330- square-foot convenience store, a 4,800-square-foot restaurant; a 3,250-square-foot pharmacy; and a 2,000-square-foot bank.
<b>City of Beverly Hills<sup>1</sup></b>		
42	9261 Alden Drive	Development of a 14,811-square-foot synagogue/church
43	202–240 North Beverly Drive	Development of 25 residential condominium/townhome units; a 27,000-square-foot shopping center; and a 214-room hotel
44	231 North Beverly Drive	Development of a 68,375-square-foot shopping center; 177,225 square feet of office uses; and 8,000 square feet of restaurant uses
45	257 North Cannon Drive	Development of 11,400 square feet of office uses; a 30,700-square-foot shopping center; and a 1,800-square-foot restaurant use
46	469 North Crescent Drive	Development of a 34,000-square-foot United States Post Office; a 500-seat live theater; a 210-student private school (K–12); and the Wallis Annenberg Cultural Center
47	9936 Durant Drive	Development of 13 residential condominium/townhome units
48	3309–325 South Elm Drive	Development of 7 residential condominium/townhome units
49	225 South Hamilton Drive	Development of 13 residential condominium/townhome units
50	50 North La Cienega Boulevard	Development of 14,000 square feet medical/dental office uses
51	156–168 North La Peer Drive	Development of 10 residential condominium/townhome units
52	450–460 North La Palm Drive	Development of 35 residential condominium/townhome units
53	140–144 South Oakhurst Drive	Development of 11 residential condominium/townhome units
54	432 Oakhurst Drive	Development of 34 residential condominium townhome units
55	320 North Rodeo Drive	Development of a 15,000-square-foot shopping center
56	9900 Santa Monica Boulevard	Development of 119,000 square feet of office uses
57	121 San Vicente Boulevard	Development of a 34,000-square-foot medical/dental office; and a 6,700-square-foot specialty retail center

<sup>1</sup> From a cumulative project list provided by the City of Beverly Hills dated June 2009 (but provided in 2012).

**Table 4.A: Cumulative Projects List**

<b>Project Number</b>	<b>Address</b>	<b>Description</b>
58	8536 Wilshire	Development of 24,890 square feet of shopping center retail uses
59	8600 Wilshire	Development of 7,300 square feet of shopping center; and 21 residential condominium/townhome units
60	8767 Wilshire	Development of 60,856 square foot of office uses; a 11,260-square-foot shopping center use; and a 3,000-square-foot restaurant use
61	9200 Wilshire	Development of 53 residential condominium./townhome units; a 8,400-square-foot shopping center use; and 5,600 square feet of restaurant uses
62	9230 Wilshire	Development of a 150,300-square-foot car dealership
63	9378 Wilshire	Development of a 14,966-square-foot office building; and, a 14,966-square-foot shopping center
64	9754 Wilshire	Development of a 7,977-square-foot medical/dental office building; and 24,566 square feet of office uses
65	9817 Wilshire	Development of a 73,300-square-foot office building
66	9844 Wilshire	Development of a 5,043-square-foot restaurant; and a 95,000-square-foot shopping center
67	9876 Wilshire	Demolition of a 46-room hotel; development of 110 residential condominium/townhome units; 5,000 square feet of restaurant uses; and, a 5,000-square-foot shopping center
68	9900 Wilshire	Development of a 231,656-square-foot shopping center; 235 residential condominium/townhome units, and 4,200 square feet of restaurant uses
<b>City of Los Angeles<sup>1</sup></b>		
69	300 South Wetherly Drive	Development of 140 residential condominium/townhome units
70	375 North La Cienega Boulevard	Development of 78 apartment units; and 17,400 square feet of retail uses
71	10000 South Santa Monica Boulevard	Development of 283 residential condominium/townhome units
72	10250 Sana Monica Boulevard	Development of 359,000 square feet of retail uses; and 262 condominium units
73	2025 Avenue of the Stars	Century City Mixed Use Development
74	10131 Constellation Boulevard	Development of 4,210 square feet of retail uses; a 1,300-square-foot mobility hub; 725,830 square feet of office uses; and a transit plaza

Source: LSA, Associates (December 2012).

<sup>1</sup> From the Century Plaza Mixed Use Development Draft EIR dated June 2011; City of Los Angeles Planning Department website (<http://cityplanning.lacity.org/>).



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