

3.0 ENVIRONMENTAL SETTING

This section provides a general overview of the environmental setting for the project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

The project site is located in the City of West Hollywood (City), in western Los Angeles County (refer to figures 2-1, *Regional Location*, and 2-2, *Project Location*, in Section 2.0, *Project Description*). Incorporated in 1984, West Hollywood encompasses approximately 1.9 square miles immediately east of Beverly Hills and west of the community of Hollywood (City of Los Angeles). The City is in a highly urbanized area of the greater Los Angeles region and is almost entirely developed.

The estimated 2016 population of the City is 35,923 persons. The City's current housing stock consists of an estimated 25,127 units. The average household size in the City is about 1.56 persons per unit (California Department of Finance, 2016).

A series of east-west and north-south arterial roadways provide vehicular access to the City. Major east-west thoroughfares include Sunset Boulevard, Santa Monica Boulevard, and Fountain Avenue. Major north-south thoroughfares include Doheny Drive, La Cienega Boulevard, Fairfax Avenue, and La Brea Avenue.

West Hollywood is characterized by a dense, compact urban form with small lots, a mix of land uses, and a walkable street grid. According to Walk Score, a website that ranks cities based on walkability, West Hollywood is the most walkable city in California with a Walk Score of 91 (Walk Score website, 2017). The City's population density is 18,344 people per square mile.

The Mediterranean climate of the region and the coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. Though air quality in the area has steadily improved in recent years, the Los Angeles region remains a non-attainment area for ozone (urban smog).

3.2 PROJECT SITE SETTING

The project site is located on the Santa Monica Boulevard commercial corridor in the northwest portion of the City of West Hollywood (see figures 2.1 and 2.2 in Section 2.0, *Project Description*). The project site is located in a neighborhood characterized by a mix of residential and commercial uses. According to the West Hollywood 2035 General Plan, Land Use and Urban Form Element (2011), the area around the project site (known as Santa Monica Boulevard West) is "a destination for nightlife and entertainment, a focus of the LGBT community, and a center for neighborhood-serving retail and restaurants." Commercial structures along Santa Monica Boulevard have varying architectural styles.

Figure 2-6 in Section 2.0, *Project Description*, shows the project site and surrounding uses. Immediately west of the project site is the Ramada Plaza Hotel, a four-story hotel building with ground-floor retail and restaurants. Immediately northwest of the project site is a one-story



single-family home and a three-story multi-family condominium building. Across West Knoll Drive to the north are a four-story multi-family residential building and single-family residences. East of the project site is a one-story retail store, the Healthy Spot. Across Santa Monica Boulevard to the south are one- to two-story commercial, retail, and restaurant buildings and a currently undeveloped lot approved for commercial development at 8550 Santa Monica Boulevard.

The project site itself encompasses approximately 55,138 square feet and includes a 42,164-square-foot commercially-zoned area and a 12,974-square-foot residentially-zoned area. The commercial lot is developed with three adjoining two-story commercial structures and two parking lots. The commercial buildings include approximately 26,436 square feet of retail, office and restaurant uses. The residential area includes three parcels developed with three one-story single-family residences (8532, 8538, and 8546 West Knoll Drive). Photographs of the project site are shown on Figure 2-3 in Section 2.0, *Project Description*.

On the commercial portion of the project site, landscaping is minimal and includes street trees on the sidewalks along West Knoll Drive and Santa Monica Boulevard as well as planter boxes in near entrances to existing retail shops and in the courtyard of the existing commercial buildings. The single-family residences on the northeast portion of the project site include ornamental lawns, plants, and trees. See Figure 2-3 in Section 2.0, *Project Description*, for photos of the project site.

3.3 CUMULATIVE PROJECTS SETTING

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. Currently planned and pending projects in West Hollywood and surrounding areas (including the City of Los Angeles and City of Beverly Hills) are listed in Table 3-1. Projects included in this list are within 1.5 miles of the project site. These projects are considered in the cumulative analyses in Section 4.0, *Environmental Impact Analysis*. Table 3-2 summarizes cumulative development in West Hollywood by land use.



**Table 3-1
 Cumulative Projects**

Location	Description	Dwelling Units	Non-Residential Square Footage
City of West Hollywood			
8816 Beverly Blvd	Mixed-use Project	N/A	N/A
920 Fairfax Ave	Retail/Office	-	N/A
1216 Flores St	Condominiums	14	-
1041 Formosa Ave	Office/Media Support	-	N/A
1264 Harper Ave	Condominiums	14	-
1345 Havenhurst Dr	Condominiums	16	-
1342 Hayworth Ave	Condominiums	16	-
1125 Kings Rd	Condominiums	10	-
1232 Kings Rd	Apartments	25	-
1145 La Brea Ave	Apartments/Office	N/A	N/A
1201 La Brea Ave	Restaurant	-	4,575
623 La Peer Dr	La Peer Hotel	N/A	N/A
1223 Larrabee St	Condominiums	8	-
8451 Melrose Ave	Retail	-	3,929
8551 Melrose Ave	Retail	-	6,500
8583 Melrose Ave	Retail	-	9,545
8650 Melrose Ave	Retail	-	14,571
	Apartments	7	-
8711 Melrose Ave	Commercial	-	21,565
8715 Melrose Ave	Restaurant	-	8,997
7914 Norton Ave	Condominiums	8	-
507 Orlando Ave	Apartments	9	-
645 Robertson Blvd	Hotel/Restaurant/Retail	-	N/A
7144 Santa Monica Blvd	Mixed-use Project (Faith Plating)	N/A	N/A
7302 Santa Monica Blvd	Mixed-use Project (Movietown)	N/A	N/A
7811 Santa Monica Blvd	Hotel	-	N/A
	Apartments	79	-
7965-7985 Santa Monica Blvd	Retail	-	4,365
	Restaurant	-	13,682
	Office	-	70,036
8350 Santa Monica Blvd	Kings Rd Mixed-use	N/A	N/A
8550 Santa Monica Blvd	Retail/Restaurant	-	N/A
9001 Santa Monica Blvd	Mixed-use Project	N/A	N/A
9040-9098 Santa Monica Blvd	Melrose Triangle	N/A	N/A
8305 Sunset Blvd	Retail/Restaurant	-	N/A
8418 Sunset Blvd	Sunset Time	N/A	N/A
8490/8500 Sunset Blvd	Sunset Millennium	N/A	N/A
8497 Sunset Blvd	Mixed-use Project	N/A	N/A
8950 Sunset Blvd	Hotel	-	N/A
	Apartments	4	-
	Restaurant	-	29,710
9040 Sunset Blvd	Hotel	-	N/A
1253 Sweetzer Ave	Condominiums	8	-
605 West Knoll Dr	Retail	-	7,270
Subtotal – City of West Hollywood		218	194,745



**Table 3-1
 Cumulative Projects**

Location	Description	Dwelling Units	Non-Residential Square Footage
City of Beverly Hills			
257 North Canon Dr	Retail	-	15,899
	Office	-	26,196
	Restaurant	-	1,800
246 North Canon Dr	Restaurant	-	7,100
250 North Crescent Dr	Condominiums	8	-
9262 Burton Wy	Condominiums	23	-
325 North Maple Dr	Post Office	-	7,800
	Retail	-	3,700
	Office	-	88,500
450-460 North Palm Dr	Condominiums	35	-
154-168 North La Peer Dr	Condominiums	16	-
425 North Palm Dr	Condominiums	20	-
332 North Oakhurst Dr	Condominiums	31	-
207 South Robertson Blvd	Office	-	1,700
9000 Wilshire Blvd	Office	-	31,700
8600 Wilshire Blvd	Apartments	21	-
	Townhouses	4	-
	Medical Office	-	2,900
	Retail	-	1,900
8767 Wilshire Blvd	Medical Office	-	37,500
	Office	-	22,100
	Retail	-	12,500
	Restaurant	-	3,000
9200 Wilshire Blvd	Condominiums	53	-
	Restaurant	-	5,600
	Retail	-	8,400
9230 Wilshire Blvd	Jim Falk Lexus Project	-	N/A
121 San Vicente Blvd	Medical-Dental Office	-	35,000
Subtotal – City of Beverly Hills		211	313,295
City of Los Angeles			
8418 Sunset Blvd	Retail	-	75,000
	Apartments	138	-
8500 Sunset Blvd	Hotel	-	N/A
	Retail/Restaurant	-	36,500
	Movie Theater	-	7,000
7300 W Hollywood Blvd	Temple Expansion	-	N/A
300 S Wetherly Dr	Condominiums	140	-
8723 W Alden Dr	Medical Center	-	N/A
936 N La Brea Ave	Office	-	33,190
	Retail	-	19,923
6535 W Wilshire Blvd	Office	-	62,000
	Apartments	22	-
	Retail	-	5,603
6298 W 3rd St	Condominiums	300	-
7901 W Beverly Blvd	Apartments	71	-
	Retail	-	11,454
915 N La Brea Ave	Supermarket	-	33,500
	Apartments	179	-
375 N La Cienega Blvd	Apartments	125	-
	Retail	-	17,400



**Table 3-1
 Cumulative Projects**

Location	Description	Dwelling Units	Non-Residential Square Footage
316 N La Cienega Blvd	Apartments	45	-
	Restaurant	-	800
	Retail	-	3,680
7120 W Sunset Blvd	Apartments	44	-
	Restaurant	-	2,900
8150 W Sunset Blvd	Apartments	249	-
	Retail	-	110,000
925 N La Brea Ave	Retail	-	15,265
	Office	-	46,527
904 N Le Brea Ave	Apartments	169	-
	Retail	-	40,000
7510 W Sunset Blvd	Apartments	236	-
	Retail	-	20,000
	Retail	-	10,000
333 S La Cienega Blvd	Apartments	162	-
	Supermarket	-	27,000
	Restaurant	-	3,560
320 N Fairfax Ave	Office	-	28,341
Subtotal – City of Los Angeles		1,880	609,643
TOTAL		2,309	1,117,683

Source: Fehr & Peers 2016; City of West Hollywood, December 2015; City of Los Angeles, December 2015; City of Beverly Hills, August 2015

N/A = These project specifics do not fit into the format used to measure physical development or they did not provide development information, and thus are not included in the subtotals or cumulative total. However, they are considered in the cumulative traffic generation analysis.

Note: All totals are approximate based on standard uncertainties related to specific project information.

**Table 3-2
 Approximate Cumulative Development
 by Land Use in West Hollywood**

Land Use Type	Total Cumulative Development
Commercial/Retail	67,745 sf
Office	70,036 sf
Residential	218 du
Restaurant	43,282 sf

Source: See Table 3-1

sf = square feet; du = dwelling unit

All footnotes from Table 3-1 apply to this table.



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