

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 Surrounding Uses

The Project Site is located at 8920 West Sunset Boulevard and 1024-1036 North Hilldale Avenue in the City of West Hollywood and is assigned Assessor's Parcel Number 4340-001-024. The Project Site is situated in the northwestern portion of the City of West Hollywood at the southeastern corner of the intersection of Sunset Boulevard and Hilldale Avenue.

Regional access to the Project Site is provided from Interstate 10 (I-10 or Santa Monica Freeway) approximately 4.0 miles south of the Project Site, U.S. Route 101 (US-101 or Hollywood Freeway) approximately 4.0 miles northeast of the Project Site, and Interstate 405 (I-405 or San Diego Freeway) approximately 6.0 miles southwest of the Project Site. Major arterials that provide access to the Project Site include Sunset Boulevard, San Vicente Boulevard, and Santa Monica Boulevard.

Multiple public transportation opportunities are provided in the vicinity of the Project Site. The Los Angeles County Metropolitan Transportation Authority (Metro) provides bus transit service along Sunset Boulevard, San Vicente Boulevard, Santa Monica Boulevard, and Melrose Avenue. As identified in further detail in Section IV.J, Traffic, Access, and Parking, of this Draft EIR, the Project area is served by Metro Local Lines 2, 4, 10, 30, and 105, Metro Limited Lines 302 and 330, and Metro Rapid Bus Line 704. In particular, Metro Local Lines 2, 4, and 10, Metro Limited Line 302, and Metro Rapid Bus Line 704 provide a frequency of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. In addition, the Project area is served by the West Hollywood CityLine, which provides a free, local fixed-route service. Two CityLine routes—Blue Route and Orange Route—travel north-south on San Vicente Boulevard in the vicinity of the Project Site. The nearest public transit stops from the Project Site are located approximately one

block west and east at the intersections of Sunset Boulevard and Hammond Street (i.e., Metro 2/302 line) and Sunset Boulevard and San Vicente Boulevard (i.e., Metro 2/302, 30/330, and 105 lines; CityLine Blue and Orange routes), respectively.

a. On-Site Conditions

The Project Site consists of a total lot surface area of approximately 20,241 square feet. The Project Site is currently developed with an approximately 19,670-square-foot, two-story commercial building with surface parking in the rear of the Project Site and two levels and a partial level of subterranean parking that are accessed from the Project Site's only driveway along Hilldale Avenue. Hilldale Avenue immediately to the south of the Project Site driveway is currently chained off, thus preventing through traffic to access the neighborhood to the south from Sunset Boulevard.

The existing building is occupied by a retail store, café, and common area on the ground floor and office space, a gym/fitness center, and common area on the second floor. A large monument sign is located directly outside the northwestern corner of the existing building. Landscaping within the Project Site is limited to ornamental shrubs and small trees planted in concrete planter boxes along Sunset Boulevard and Hilldale Avenue. The proposed Project would remove a total of three small street trees along Sunset Boulevard and one Canary Island date palm along Hilldale Avenue.

b. Surrounding Uses

The Project Site is located in a highly urbanized area with a mix of residential and commercial uses. The site is bordered by Sunset Boulevard to the north, Hilldale Avenue to the west, commercial uses to the east, and multi-family residential uses to the south. Sunset Boulevard, including the area to the north of the Project Site, is comprised predominantly of commercial uses, including hotels, restaurants, night clubs, offices, and various retail uses. Further to the north are single-family residential uses located in the City of Los Angeles. A vacant lot that is proposed to be developed as a mixed-use hotel development is located to the immediate west of Hilldale Avenue along Sunset Boulevard. Additionally, West Hollywood Elementary School is located one block south of the Project Site.

2. Land Use Plans

Local land use plans applicable to the Project Site include the City of West Hollywood General Plan 2035, the West Hollywood Municipal Code and the Sunset Specific Plan. Regional plans that are applicable to the Project Site include the Southern California Association of Governments' 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, 2004 Compass Growth Vision Report, and 2008

Regional Comprehensive Plan; the South Coast Air Quality Management District's 2016 Air Quality Management Plan; and the Los Angeles County Metropolitan Transportation Authority's 2010 Congestion Management Plan. Refer to Section IV.G, Land Use, of this Draft EIR, for additional information regarding land use plans applicable to the Project Site.

III. Environmental Setting

B. Related Projects

Section 15130 of the CEQA Guidelines requires that an EIR consider the environmental effects of a proposed project individually, as well as cumulatively. As defined in Section 15355 of the CEQA Guidelines, 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 Section 15130 of the CEQA Guidelines, 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, as set forth in Section 15130(a) of the CEQA Guidelines. As defined in Section 15065(a)(3) of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of a proposed project are significant when viewed in connection with the effects of past projects, other current projects, and 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 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 an entire 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 topics addressed in Section IV, Environmental Impact Analysis, of this Draft EIR.

Based on a review of all proposed, recently approved, under construction, or reasonably foreseeable projects that have been identified within proximity to the proposed Project Site that could affect environmental conditions in the Project area (e.g., by adding traffic volumes to study area intersections and/or generating population increases), a total of 191 potential related development projects have been identified. This information was prepared based on data obtained primarily from the City of West Hollywood, the City of Beverly Hills, and the City of Los Angeles. Each of these 191 potential related development projects has been included in the cumulative impact analysis for this Draft EIR. These related projects are in varying stages of the approval/entitlement/development process and consist of a variety of land uses, including mixed-use, office, residential, restaurant, hospitality and retail uses, as well as mixed-use developments incorporating some or all of these elements.

The related projects are listed in Table III-1 on page III-6, which identifies the location of each related project along with the types of land uses. The locations of the related projects are shown in Figure III-1 on page III-17. It is noted that some of the related projects may not be built out by 2020 (i.e., the proposed Project's buildout year), may never be built, or may be approved and built at reduced densities. Nonetheless, to provide a

**Table III-1
Related Projects**

No.	Address	Description	Size
City of West Hollywood^a			
1.	8816 Beverly Boulevard	Hotel	45 rm
		Retail	5,535 sf
		Restaurant/Bar	7,070 sf
		Outdoor Dining	1,819 sf
		Apartments	28 du
2.	1048 Curson Avenue	Condominiums	5 du
3.	1125 Detroit Street	Apartments	22 du
4.	900 Fairfax Avenue	Apartments	2 du
		Retail	1,145 sf
		Restaurant	2,281 sf
5.	511 Flores Street	Apartments	9 du
6.	1216 Flores St	Condominiums	14 du
7.	1041 Formosa Avenue	Studios/Office	112,790 sf
8.	1123 Formosa Avenue	Condominiums	5 du
9.	1009 Gardner Avenue	Condominiums	6 du
10.	947 Genesee Avenue	Condominiums	5 du
11.	1003 Hancock Avenue	Apartments	3 du
12.	1264 Harper Avenue	Condominiums	16 du
13.	1345 Havenhurst Drive	Condominiums	16 du
14.	1342 Hayworth Avenue	Condominiums	16 du
15.	1125 Kings Road	Condominiums	10 du
16.	1201 La Brea Avenue	Restaurant	4,575 sf
17.	627 La Peer Drive	Hotel	69 rm
		Condominiums	8 du
		Restaurant	2,700 sf
		Retail	1,760 sf
18.	829 Larrabee Street	Apartments	13 du
19.	1223 Larrabee Street	Condominiums	8 du
20.	8551 Melrose Avenue	Retail	6,500 sf
21.	8583 Melrose Avenue	Retail/Commercial	9,545 sf
22.	8650 Melrose Avenue	Retail	14,571 sf
		Apartments	7 du
23.	8711 Melrose Avenue	Commercial	21,565 sf
		Restaurant	8,997 sf
		Retail	10,355 sf

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

No.	Address	Description	Size
24.	8715 Melrose Avenue	Restaurant	8,997 sf
		Retail	10,355 sf
25.	7914 Norton Avenue	Condominiums	8 du
26.	1001 Ogden Drive	Condominiums	5 du
27.	1153 Ogden Drive	Condominiums	6 du
28.	1150 Orange Grove Avenue	Apartments	7 du
29.	507 Orlando Avenue	Apartments	9 du
30.	923 Palm Avenue	Senior Housing	45 du
31.	645 Robertson Boulevard	Hotel	241 rm
		Restaurant	33,300 sf
		Retail	18,130 sf
		Design Showroom	10,325 sf
		Nightclub	3,780 sf
32.	1016 Martel Avenue	Apartments	11 du
33.	7143 Santa Monica Boulevard	Apartments	166 du
		Retail	9,300 sf
34.	7302 Santa Monica Boulevard	Apartments	371 du
		Retail	32,000 sf
35.	7811 Santa Monica Boulevard	Hotel	81 rm
		Apartments	79 du
36.	7925–7985 Santa Monica Boulevard	Retail	4,365 sf
		Restaurant	13,682 sf
		Office	70,036 sf
37.	8550 Santa Monica Boulevard	Grocery Store	25,000 sf
		Café	1,319 sf
		Office	3,998 sf
		Health/Fitness Club	8,000 sf
		Personal Service	4,000 sf
38.	9001 Santa Monica Boulevard	Retail	9,850 sf
		Restaurant	9,800 sf
		Condominiums	42 du
39.	9040–9098 Santa Monica Boulevard	Condominiums	76 du
		Retail	82,000 sf
		Office	137,000 sf
40.	8430 Sunset Boulevard	Condominiums	125 du
		Commercial	35,000 sf

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

No.	Address	Description	Size
41.	8490–8500 Sunset Boulevard	Hotel	280 rm
		Retail	30,000 sf
		Condominiums	190 du
		Commercial	78,500 sf
42.	8497 Sunset Boulevard	Office	11,520 sf
		Restaurant	9,775 sf
43.	8950 Sunset Boulevard ^b	Hotel	165 rm
		Apartments	4 du
		Restaurant	30,000 sf
44.	9040 Sunset Boulevard	Hotel	190 rm
		Condominiums	20 du
		Retail	370 sf
		Restaurant	6,750 sf
		Lobby	900 sf
		Meeting Rooms	8,500 sf
		Bar/Club	10,000 sf
		Spa	4,771 sf
45.	1253 Sweetzer Avenue	Condominiums	8 du
46.	605 West Knoll Drive	Retail	7,000 sf
City of Beverly Hills^c			
1.	9265 Burton Way	Condominiums	23 du
2.	257 N. Canon Drive	Theater	388 seats
		Retail	14,000 sf
3.	250 N. Crescent Drive	Condominiums	8 du
4.	309–239 S. Elm Drive	Condominiums	30 du
5.	154–168 N. La Peer Drive	Condominiums	16 du
6.	325 N. Maple Drive	Office	50,000 sf
7.	332 N. Oakhurst Drive	Condominiums	31 du
8.	8955 Olympic Boulevard	Automobile Sales	19,800 sf
9.	9212 Olympic Boulevard	Office	13,300 sf
		Fast-Food Restaurant with Drive-Thru	1,000 sf
		Automobile Sales	4,700 sf
10.	425 N. Palm Drive	Condominiums	20 du
11.	207 S. Robertson Boulevard	Office	1,700 sf
12.	312–314 N. Rodeo Drive	Shopping Center	3,018 sf
13.	9908 S. Santa Monica Boulevard	Condominiums	27 du

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

No.	Address	Description	Size
14.	121 San Vicente Boulevard	Medical Office Building	35,000 sf
15.	8600 Wilshire Boulevard	Condominiums	21 du
		Retail	7,300 sf
16.	9000 Wilshire Boulevard	Office	31,700 sf
17.	9200 Wilshire Boulevard	Condominiums	53 du
		Retail	8,400 sf
		Restaurant	5,600 sf
18.	9230 Wilshire Boulevard	Automobile Sales	150,300 sf
19.	9876 Wilshire Boulevard	Condominiums	110 du
		Restaurant	5,000 sf
		Retail	5,000 sf
20.	9900 Wilshire Boulevard	Retail	231,656 sf
		High-Rise Condominiums	235 du
		Restaurant	4,200 sf
City of Los Angeles^d			
1.	10250 W. Santa Monica Boulevard	Shopping Center	723,008 sf
2.	2000 S. Avenue of the Stars	Mixed-Use	825,812 sf
3.	700 N. Faring Road	School	790 stu
4.	10131 Constellation Boulevard	Condominiums	483 du
5.	5500 Wilshire Boulevard	Apartments	175 du
6.	6200 W. Hollywood Boulevard	Apartments	952 du
		Retail	190,777 sf
7.	1540 N. Vine Street	Apartments	306 du
		Retail	68,000 sf
8.	101 S. La Brea Avenue	Condominiums	118 du
		Retail	26,400 sf
		Restaurant	3,000 sf
9.	5863 W. 3rd Street	Apartments	60 du
		Retail	5,350 sf
10.	6230 W. Yucca Street	Condominiums	85 du
		Commercial	13,890 sf
11.	10250 W. Santa Monica Boulevard	Shopping Center	358,881 sf
		Condominiums	262 du
12.	11331 Ventura Boulevard	Condominiums	62 du
13.	959 N. Seward Street	Office	237,568 sf

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

No.	Address	Description	Size
14.	6911 W. Santa Monica Boulevard	Apartments	348 du
		Office	450,000 sf
		Restaurant	8,100 sf
		Retail	10,000 sf
15.	7300 W. Hollywood Boulevard	Temple Expansion	47,010 sf
16.	300 S. Wetherly Drive	Condominiums	120 du
17.	6608 W. Hollywood Boulevard	Restaurant/Club	26,900 sf
18.	6417 W. Selma Avenue	Hotel	85 rm
		Restaurant/Club	12,840 sf
19.	10331 Bellwood Avenue	Condominiums	131 du
20.	1149 N. Gower Street	Apartments	21 du
		Condominiums	36 du
21.	10700 W. Santa Monica Boulevard	Retail	9,200 sf
		Office	35,000 sf
22.	6100 W. Hollywood Boulevard	Apartments	151 du
		Retail	6,200 sf
23.	8723 W. Alden Drive	Hospital	100 beds
24.	3704 N. Cahuenga Boulevard	Gas Station with Convenience Store	2,900 sf
25.	6245 W. Wilshire Boulevard	Bank	4,200 sf
		Apartments	133 du
		Condominiums	4 du
		Coffee Shop	1,570 sf
26.	936 N. La Brea Avenue	Office	88,750 sf
		Retail	12,000 sf
27.	6225 W. Hollywood Boulevard	Office	214,000 sf
28.	9738 W. Pico Boulevard	Cultural Space	13,500 sf
29.	1022 S. La Cienega Boulevard	Assisted Living	183 beds
		Skilled Nursing	22 units
30.	6535 Wilshire Boulevard	Apartments	21 du
		Office	57,000 sf
		Retail	6,000 sf
31.	1601 N. Vine Street	Office	121,609 sf
32.	1800 N. Argyle Avenue	Hotel	225 rm
33.	956 N. Seward Street	Office	130,000 sf

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

No.	Address	Description	Size
34.	555 W. Universal Hollywood Drive	Office	1,286,112 sf
		Studio	1,239,456 sf
		Retail	1,513,644 sf
		Back Lot	136,758 sf
35.	4141 Whitsett Avenue	Senior Apartments	272 du
		Nursing Facility	25 rm
		Assisted Living	25 units
36.	9760 W. Pico Boulevard	High School	350 stu
		University	100 stu
37.	6381 W. Hollywood Boulevard	Hotel	80 rm
		Restaurant	15,290 sf
38.	5410 W. Wilshire Boulevard	Restaurant	6,760 sf
		Retail	590 sf
39.	7002 W. Clinton Street	Pre-K	120 stu
		Nursery	60 stu
40.	11617 Ventura Boulevard	Apartments	391 du
		Retail	5,000 sf
41.	6298 W. 3rd Street	Condominiums	300 du
42.	1417 S. Hi Point Street	Apartments	77 du
43.	1430 S. Fairfax Avenue	Supermarket	55,290 sf
44.	6300 W. Romaine Street	Gym	40,927 sf
		Dance Studio	38,072 sf
45.	2025 S. Avenue of the Stars	Condominiums	293 du
		Hotel	240 rm
		Office	100,000 sf
		Spa	14,800 sf
		Restaurant	15,000 sf
		Retail	91,000 sf
46.	12548 Ventura Boulevard	Apartments	62 du
		Retail	12,672 sf
47.	6601 W. Romaine Street	Office	104,155 sf
		Storage	1,970 sf
48.	1603 N. Cherokee Avenue	Apartments	66 du
49.	7901 W. Beverly Boulevard	Apartments	71 du
		Retail	11,454 sf
50.	1824 N. Highland Avenue	Apartments	118 du
51.	1133 N. Vine Street	Hotel	118 rm

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

No.	Address	Description	Size
52.	11331 Ventura Boulevard	Condominiums	62 du
53.	3701 N. Coldwater Canyon Avenue	Parking Structure	750 spaces
54.	5930 W. Sawyer Street	Single-Family Homes	60 du
55.	6677 W. Santa Monica Boulevard	Apartments	786 du
		Restaurant	4,000 sf
		Coffee Shop	5,500 sf
		Retail	12,700 sf
56.	6121 W. Sunset Boulevard	Apartments	200 du
		Office	422,500 sf
		Restaurant	25,500 sf
		Retail	16,500 sf
		Health Club	15,000 sf
57.	927 N. Highland Avenue	Tutoring Center	100 stu
58.	5757 W. Wilshire Boulevard	Office	265,000 sf
59.	910 S. Fairfax Avenue	High School	63 stu
		Apartments	141 du
		Restaurant/Retail	4,640 sf
60.	5889 W. Olympic Boulevard	Apartments	49 du
		Medical Office Building	4,000 sf
61.	859 N. Highland Avenue	Coffee Shop	806 sf
62.	7120 W. Sunset Boulevard	Apartments	44 du
		Restaurant	2,900 sf
63.	8150 W. Sunset Boulevard	Retail	111,000 sf
		Apartments	249 du
64.	6067 W. Wilshire Boulevard	Museum	208,000 sf 5,000 visitors 135 emp
		Store	5,000 sf
		Café	4,000 sf
65.	1546 N. Argyle Avenue	Office	169,463 sf
		Retail	24,200 sf
66.	1541 N. Wilcox Avenue	Hotel	225 rm
67.	6201 W. Sunset Boulevard	Apartments	731 du
		Hotel	250 rm
		Restaurant	5,000 sf
		Retail	22,000 sf

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

No.	Address	Description	Size
68.	925 N. La Brea Avenue	Shopping Center	17,000 sf
		Office	53,000 sf
69.	904 N. La Brea Avenue	Apartments	169 du
		Retail	40,000 sf
70.	6230 W. Sunset Boulevard	Apartments	200 du
		Office	32,125 sf
		Retail	4,700 sf
71.	5901 W. Sunset Boulevard	Office	274,000 sf
		Retail	26,000 sf
72.	707 N. Cole Avenue	Apartments	84 du
73.	1525 N. Cahuenga Boulevard	Hotel	69 rm
74.	7510 W. Sunset Boulevard	Apartments	236 du
		Shopping Center	30,000 sf
75.	1718 N. Las Palmas Avenue	Apartments	195 du
		Condominiums	29 du
		Retail	985 sf
76.	10330 W. Bellwood Avenue	Medical Office Building	24,000 sf
		Assisted Living	30 du
77.	6523 W. Hollywood Boulevard	Restaurant	10,402 sf
		Office	4,074 sf
78.	915 N. La Brea Avenue	Supermarket	33,500 sf
		Apartments	179 du
79.	375 N. La Cienega Boulevard	Apartments	125 du
		Retail	7,900 sf
80.	1313 N. Vine Street	Museum	44,000 sf
		Storage	35,231 sf
81.	1055 S. La Cienega Boulevard	Private School	789 stu
82.	712 N. Wilcox Avenue	Apartments	100 du
83.	316 N. La Cienega Boulevard	Apartments	45 du
		Café	800 sf
		Retail	3,680 sf
84.	1610 N. Highland Avenue	Apartments	248 du
		Retail	14,710 sf
85.	1841 N. Highland Avenue	Business Hotel	100 rm

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

No.	Address	Description	Size
86.	1740 N. Vine Street	Apartments	461 du
		Hotel	254 rm
		Health Club	80,000 sf
		Office	264,300 sf
		Retail	100,000 sf
		Restaurant	25,000 sf
87.	4141 Whitsett Avenue	Senior Apartments	240 du
88.	1950 S. Avenue of the Stars	Office	725,830 sf
89.	5555 W. Melrose Avenue	Sound Stage	21,000 sf
		Stage Support	1,900 sf
		Production Office	635,500 sf
		General Office	638,100 sf
		Retail	64,200 sf
90.	1411 N. Highland Avenue	Apartments	76 du
91.	901 N. Vine Street	Apartments	85 du
		Restaurant	4,000 sf
		Retail	4,000 sf
92.	888 S. Devon Avenue	Apartments	32 du
93.	1073 S. Broxton Avenue	Retail	2,328 sf
94.	6322 W. De Longpre Avenue	Apartments	250 du
		Office	233,665 sf
		Retail	33,000 sf
		Restaurant	7,000 sf
95.	1233 N. Highland Avenue	Apartments	72 du
		Retail	17,830 sf
96.	7107 W. Hollywood Boulevard	Apartments	410 du
		Retail	5,000 sf
		Restaurant	5,000 sf
97.	1310 N. Cole Avenue	Apartments	375 du
		Creative Office	2,800 sf
98.	6901 W. Santa Monica Boulevard	Apartments	231 du
		Restaurant	5,000 sf
		Retail	10,000 sf
99.	6611 W. Hollywood Boulevard	Hotel	167 rm
		Restaurant	5,400 sf
		Retail	10,500 sf
100.	320 N. Fairfax Avenue	Religious Office	28,341 sf

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

No.	Address	Description	Size
101.	6132 W. Pico Boulevard	Apartments	100 du
		Retail	14,000 sf
102.	1255 N. Angelo Drive	Private Residence	56,128 sf
103.	2864 N. Cahuenga Boulevard E	Apartments	300 du
104.	6421 W. Selma Avenue	Restaurant	17,607 sf
105.	1400 N. Cahuenga Boulevard	Hotel	175 rm
		Retail	600 sf
		Restaurant	5,043 sf
106.	7000 W. Melrose Avenue	Apartments	40 du
		Retail	7,565 sf
107.	6220 W. Yucca Street	Hotel	260 rm
		Apartments	191 du
		Restaurant	6,980 sf
108.	6409 W. Sunset Boulevard	Hotel	275 rm
		Retail	1,900 sf
109.	5891 W. Olympic Boulevard	Apartments	49 du
110.	333 S. La Cienega Boulevard	Apartments	162 du
		Supermarket	27,000 sf
		Restaurant	3,560 sf
111.	1329 S. Orange Grove Avenue	Apartments	61 du
112.	1118 N. McCadden Place	Youth/Senior Center	29,650 sf
		Senior Housing	100 du
		Youth Housing	92 du
		Office	17,040 sf
113.	1502 N. Gardner Street	Supermarket	32,435 sf
114.	1717 N. Wilcox Avenue	Hotel	140 rm
		Retail	3,500 sf
115.	9712 W. Oak Pass Road	Hotel	110 rm
		Condominiums	20 du
		Residential	7 du
116.	1056 S. La Cienega Boulevard	Apartments	90 du
117.	8001 W. Beverly Boulevard	Retail	12,685 sf
		Restaurant	15,245 sf
118.	1615 N. Cahuenga Boulevard	Restaurant	10,270 sf
119.	6516 W. Selma Avenue	Hotel	200 rm
120.	1921 N. Wilcox Avenue	Hotel	150 rm
		Restaurant/Lounge	3,500 sf

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

No.	Address	Description	Size
121.	1749 N. Las Palmas Avenue	Apartments	38 du
122.	6701 W. Sunset Boulevard Crossroads Hollywood Mixed-Use Project	Apartments	760 du
		Condominiums	190 du
		Hotel	308 rm
		Office	95,000 sf
		Retail	185,000 sf
123.	6200 W. Sunset Boulevard	Apartments	270 du
		Restaurant	2,500 sf
		High-Turnover Restaurant	7,500 sf
124.	6901 W. Santa Monica Boulevard	Apartments	231 du
		Restaurant	5,000 sf
		Retail	10,000 sf
125.	750 N. Edinburgh Avenue	Single-Family Residential	8 du

du = dwelling units
rm = rooms
sf = square feet
stu = students
emp = employees

^a City of West Hollywood, *Summary of Pending Development Projects*, updated July 5, 2016.
^b The Mitigated Negative Declaration prepared for this related project considered a mixed-use project with a 165-room hotel with four residential suites, restaurants and other amenities associated with the hotel (lobby lounge, whiskey bar, recording studio, back of house, and hotel spa).
^c City of Beverly Hills *Cumulative Projects List*, last update May 6, 2016.
^d City of Los Angeles Department of Transportation *Case Logging and Tracking System*, July 20, 2016.
 Source: Gibson Transportation Consulting, Inc., 2016.

highly conservative forecast, the future baseline forecast assumes that all of the related projects are fully built out by 2020.

LEGEND

- ★ Project Site
- City of West Hollywood
- City of Beverly Hills
- City of Los Angeles

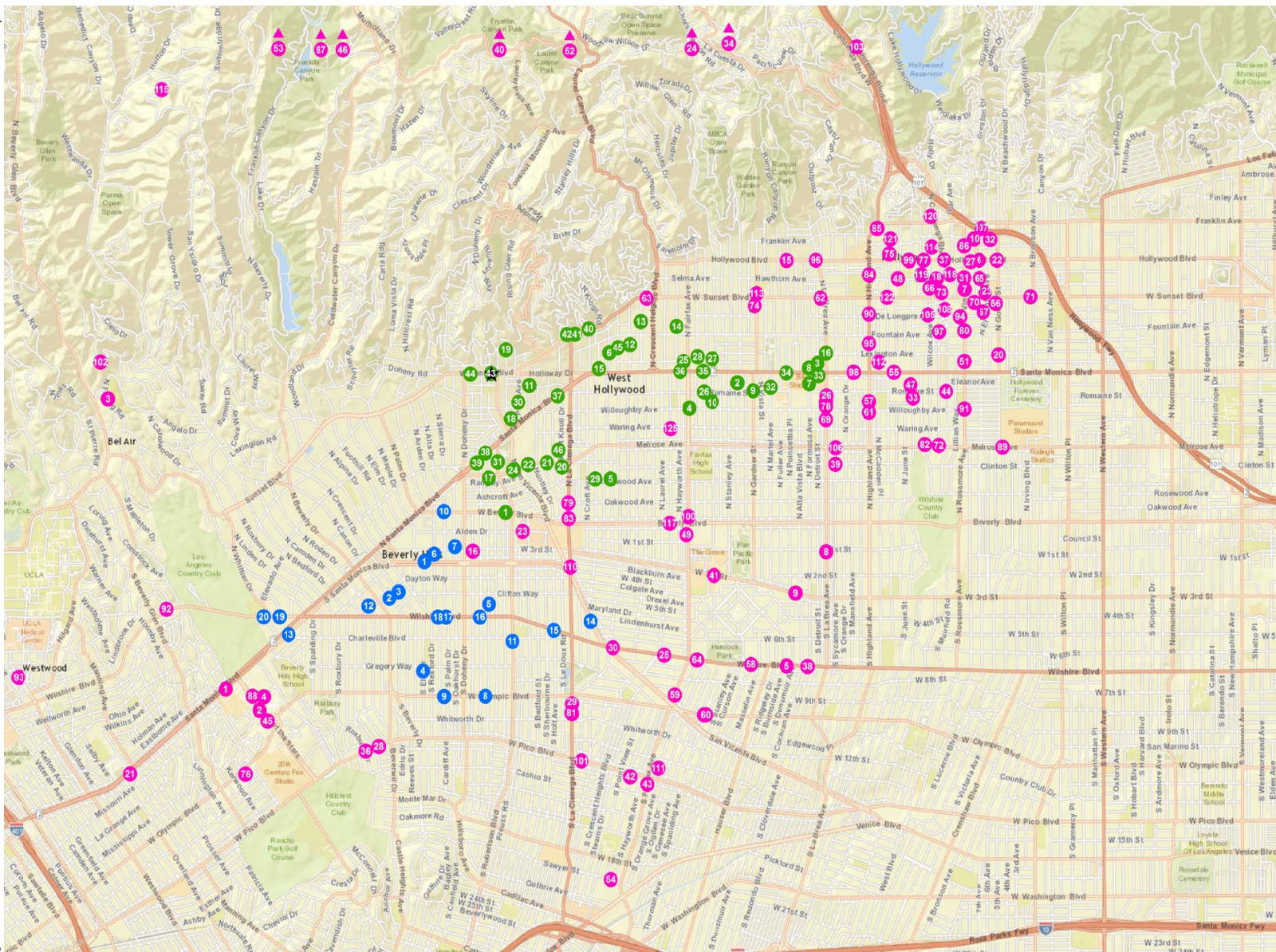


Figure III-1
Related Projects Location Map

Source: Google Earth, 2016.