

Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	I-1
II. PROJECT DESCRIPTION	II-1
III. ENVIRONMENTAL SETTING	III-1
A. Overview of Environmental Setting	III-1
B. Related Projects	III-4
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV.A-1
A. Aesthetics, Views, Light/Glare, and Shading	IV.A-1
B. Air Quality	IV.B-1
C. Geology and Soils	IV.C-1
D. Greenhouse Gas Emissions	IV.D-1
E. Hazards and Hazardous Materials	IV.E-1
F. Hydrology and Water Quality	IV.F-1
G. Land Use	IV.G-1
H. Noise	IV.H-1
I.1 Public Services—Sheriff Protection	IV.I.1-1
I.2 Public Services—Fire Protection	IV.I.2-1
J. Traffic, Access, and Parking	IV.J-1
K.1 Utilities and Service Systems—Water Supply and Infrastructure	IV.K.1-1
K.2 Utilities and Service Systems—Wastewater	IV.K.2-1
K.3 Utilities and Service Systems—Solid Waste	IV.K.3-1
K.4 Utilities and Service Systems—Energy	IV.K.4-1
V. ALTERNATIVES	V-1
A. Alternative 1: No Project/No Build Alternative	V-16
B. Alternative 2: Reduced Density/8-Story Alternative	V-29
C. Alternative 3: Reduced Density/7-Story Alternative	V-58
D. Alternative 4: Office/3-Story Alternative	V-89
F. Environmentally Superior Alternative	V-118

	<u>Page</u>
VI. OTHER CEQA CONSIDERATIONS	VI-1
VII. EFFECTS FOUND NOT TO BE SIGNIFICANT	VII-1
VIII. REFERENCES.....	VIII-1
IX. ACRONYMS AND ABBREVIATIONS	IX-1
X. LIST OF PREPARERS	X-1

List of Appendices

Appendix

A Notice of Preparation (NOP) and NOP Comments Letters

- A.1 Notice of Preparation (NOP)
- A.2 NOP Comments Letters

B Air Quality

C Geotechnical Report

D Phase I Environmental Site Assessment

E Hydrology and Water Quality Technical Report

F Noise Memo and Calculation Worksheets

G Public Services Response Letters

H Transportation Study

I Water Memorandum

J Sewer Report

K Energy Memorandum and Calculation Worksheets

L Alternatives Trip Generation

List of Figures

<u>Figure</u>		<u>Page</u>
II-1	Project Location Map	II-3
II-2	Aerial Photograph of the Project Vicinity.....	II-4
II-3	Proposed Arts Club Building Section	II-9
II-4	Example Parking Level (B3–B6) and Parking Level B2	II-10
II-5	Valet/Parking Level B-1	II-11
II-6	Level 1—Lobby/Retail.....	II-12
II-7	Example Creative Office Level.....	II-13
II-8	Level 5—Arts Club.....	II-14
II-9	Level 6—Arts Club.....	II-15
II-10	Level 7—Arts Club.....	II-16
II-11	Level 8—Arts Club.....	II-17
II-12	Level 9—Arts Club.....	II-18
II-13	Emergency Helipad	II-19
II-14	Conceptual Rendering	II-22
III-1	Related Project Location Map.....	III-17
IV.A-1	Views of the Project Site	IV.A-12
IV.A-2	Views of the Existing Uses North of the Project Site.....	IV.A-14
IV.A-3	Views of the Existing Uses East of the Project Site	IV.A-15
IV.A-4	Views of the Existing Uses West of the Project Site	IV.A-16
IV.A-5	Views of the Existing Uses South of the Project Site	IV.A-17
IV.A-6	View Location Map	IV.A-29
IV.A-7	Existing and Proposed Views—Location 1: View Looking South from Hilldale Avenue Just North of Shoreham Drive.....	IV.A-30
IV.A-8	Existing and Proposed Views—Location 2: View Looking South from the Intersection of Hilldale Avenue and Ozeta Terrace.....	IV.A-31

<u>Figure</u>	<u>Page</u>
IV.A-9 Existing and Proposed Views—Location 3: View Looking North from the Intersection of Hilldale Avenue and Cynthia Street.....	IV.A-32
IV.A-10 Existing and Proposed Views—Location 4: View Looking North from Hilldale Avenue Just South of Sunset Boulevard.....	IV.A-33
IV.A-11 Existing and Proposed Views—Location 5: View Looking Northwest from San Vicente Boulevard Just South of Harratt Street.....	IV.A-34
IV.A-12 Existing and Proposed Views—Location 6: View Looking East from the Intersection of Sunset Boulevard and Hammond Street	IV.A-35
IV.A-13 Existing and Proposed Views—Location 7: View Looking East from Sunset Boulevard Just West of Wetherly Drive	IV.A-36
IV.A-14 Existing and Proposed Views—Location 8: View Looking West from the Intersection of Sunset Boulevard and San Vicente Boulevard/Clark Street.....	IV.A-37
IV.A-15 Existing and Proposed Views—Location 9: View Looking West from the Intersection of Sunset Boulevard and Horn Avenue/Holloway Drive	IV.A-38
IV.A-16 Existing and Proposed Views—Location 10: View Looking Southwest from Clark Street Just North of Sunset Boulevard	IV.A-39
IV.A-17 Spring Equinox Shadows.....	IV.A-49
IV.A-18 Fall Equinox Shadows	IV.A-50
IV.A-19 Summer Solstice Shadows	IV.A-51
IV.A-20 Winter Solstice Shadows	IV.A-52
IV.A-21 Proposed Views—Location 1: With Proposed Project Only and with Proposed Project Plus Related Project No. 43	IV.A-59
IV.A-22 Spring Equinox Shadows of Proposed Project Plus Related Project No. 43	IV.A-62
IV.A-23 Fall Equinox Shadows of Proposed Project Plus Related Project No. 43	IV.A-63
IV.A-24 Summer Solstice Shadows of Proposed Project Plus Related Project No. 43	IV.A-64
IV.A-25 Winter Solstice Shadows of Proposed Project Plus Related Project No. 43	IV.A-65

<u>Figure</u>		<u>Page</u>
IV.B-1	SCAQMD SRAs	IV.B-18
IV.B-2	MATES IV Total Cancer Risk for Project Area.....	IV.B-21
IV.B-3	Air Quality Sensitive Receptors Locations	IV.B-22
IV.C-1	Regional Fault Map.....	IV.C-7
IV.C-2	Hollywood Fault Zone Map	IV.C-11
IV.F-1	Existing Project Site Hydrology.....	IV.F-14
IV.F-2	Proposed Project Site Hydrology.....	IV.F-26
IV.G-1	Land Use Designations on the Project Site	IV.G-11
IV.G-2	Zoning Designations on the Project Site.....	IV.G-12
IV.H-1	Noise Measurement Locations	IV.H-15
IV.I.1-1	Sheriff's Station Serving the Project Site	IV.I.1-6
IV.I.2-1	Fire Stations in the Vicinity of the Project Site	IV.I.2-8
IV.J-1	Study Area and Analyzed Locations	IV.J-10
IV.J-2	Existing Transit Service	IV.J-15
IV.K.3-1	Landfills Serving the City of West Hollywood.....	IV.K.3-9
V-1	Alternative 2 (Reduced Density/8-Story Alternative) Conceptual Rendering	V-30
V-2	Alternative 3 (Reduced Density/7-Story Alternative) Conceptual Rendering	V-59
V-3	Alternative 4 (Office/3-Story Alternative) Conceptual Rendering	V-90

List of Tables

<u>Table</u>		<u>Page</u>
I-1	Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts	I-12
II-1	Summary of Proposed Floor Area	II-21
III-1	Related Projects	III-6
IV.B-1	Ambient Air Quality Standards.....	IV.B-3
IV.B-2	Summary of Ambient Air Quality in the Project Vicinity.....	IV.B-19
IV.B-3	Estimated Daily Regional Operational Criteria Pollutant Emissions—Existing Project Site Land Uses—2016 (pounds per day)	IV.B-23
IV.B-4	Estimate of Localized Project Construction Emissions (pounds per day).....	IV.B-32
IV.B-5	Project Localized Operational Emissions—At Project Buildout (2020) (pounds per day).....	IV.B-33
IV.B-6	Project Localized Operational Emissions—Existing Conditions (2016) (pounds per day).....	IV.B-34
IV.B-7	Estimate of Regional Project Construction Emissions (pounds per day).....	IV.B-38
IV.B-8	Project Regional Operational Emissions—Buildout (2020) (pounds per day)	IV.B-41
IV.B-9	Project Regional Operational Emissions—Existing Conditions (2016) (pounds per day).....	IV.B-42
IV.C-1	Historic Earthquakes in the Southern California Region	IV.C-8
IV.D-1	Description of Identified GHGs	IV.D-4
IV.D-2	Atmospheric Lifetimes and Global Warming Potentials	IV.D-5
IV.D-3	California GHG Inventory (million metric tons CO ₂ e)	IV.D-32
IV.D-4	Existing (2016) Project Site Annual GHG Emissions Summary.....	IV.D-34
IV.D-5	Construction-Related Emissions (MTCO ₂ e).....	IV.D-44

<u>Table</u>	<u>Page</u>
IV.D-6 Annual GHG Emissions Summary (Buildout) (metric tons of carbon dioxide equivalent [MTCO ₂ e])	IV.D-45
IV.D-7 Consistency Analysis—Climate Change Scoping Plan.....	IV.D-51
IV.D-8 Consistency with Applicable Climate Action Strategies and Emission Reduction Measures of the CAP.....	IV.D-64
IV.G-1 Project Consistency with Applicable Goals of the West Hollywood General Plan 2035.....	IV.G-17
IV.G-2 Project Consistency with Applicable Goals and Objectives of the Sunset Specific Plan.....	IV.G-31
IV.G-3 Project Consistency with Applicable Goals and Principles of SCAG's Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS) and Compass Growth Vision.....	IV.G-39
IV.G-4 Project Consistency with Applicable Goals and Policies of SCAG's Regional Comprehensive Plan	IV.G-44
IV.H-1 Typical Noise Levels.....	IV.H-3
IV.H-2 City of West Hollywood Noise/Land Use Compatibility Matrix	IV.H-8
IV.H-3 FTA Construction Vibration Impact Criteria for Building Damage	IV.H-12
IV.H-4 FTA Vibration Impact Criteria for Human Annoyance	IV.H-12
IV.H-5 Caltrans Construction Vibration Impact Criteria for Building Damage.....	IV.H-13
IV.H-6 Caltrans Construction Vibration Impact Criteria for Human Annoyance	IV.H-14
IV.H-7 Description of Noise Measurement Locations.....	IV.H-16
IV.H-8 Existing Ambient Noise Levels.....	IV.H-16
IV.H-9 Vehicle Mix for Traffic Noise Model	IV.H-18
IV.H-10 Existing Roadway Traffic Noise Levels.....	IV.H-19
IV.H-11 Construction Equipment Noise Levels	IV.H-28
IV.H-12 Construction Noise Impacts	IV.H-29
IV.H-13 Construction Vibration Impacts—Building Damage	IV.H-32
IV.H-14 Construction Vibration Impacts—Human Annoyance	IV.H-33
IV.H-15 Estimated Noise Levels from Mechanical Equipment	IV.H-35

<u>Table</u>	<u>Page</u>
IV.H-16 Outdoor Uses Assumptions	IV.H-36
IV.H-17 Estimated Noise Levels from Outdoor Uses—Daytime Hours (8:00 A.M. to 10:00 P.M.).....	IV.H-37
IV.H-18 Estimated Noise Levels from Outdoor Uses—Nighttime Hours (10:00 P.M. to 8:00 A.M.).....	IV.H-37
IV.H-19 Estimated Noise Levels from Parking Facility	IV.H-39
IV.H-20 Estimated Noise Levels from Loading Dock and Trash Collection Area	IV.H-39
IV.H-21 Roadway Traffic Noise Impacts—Existing Plus Project Condition	IV.H-40
IV.H-22 Roadway Traffic Noise Impacts—Future Plus Project Condition	IV.H-43
IV.H-23 Composite Noise Impacts	IV.H-46
IV.H-24 Cumulative Roadway Traffic Noise Impacts	IV.H-52
IV.I.1-1 2016 Part I Crimes per 1,000 Persons within the West Hollywood Station, North Patrol Division, and LACSD Service Areas	IV.I.1-8
IV.I.1-2 2016 Part I Crime Totals for West Hollywood Station, LACSD North Patrol Division, and LACSD Service Areas.....	IV.I.1-9
IV.I.2-1 County of Los Angeles Fire Department Fire Stations Located in the Project Vicinity	IV.I.2-10
IV.J-1 Existing Transit Service	IV.J-16
IV.J-2 Existing Transit Service Patronage—Lines Serving Project Periphery	IV.J-19
IV.J-3 Level of Service Definitions for Signalized and Unsignalized Intersections	IV.J-22
IV.J-4 Existing Conditions (Year 2016)—Intersection Peak-Hour Levels of Service.....	IV.J-23
IV.J-5 Future Without Project Conditions (Year 2020)—Intersection Peak- Hour Levels of Service.....	IV.J-25
IV.J-6 Existing With Construction Conditions (Year 2016)—Significant Impact Analysis.....	IV.J-34
IV.J-7 Trip Generation.....	IV.J-35
IV.J-8 Existing With Project Conditions (Year 2016)—Significant Impact Analysis	IV.J-38

<u>Table</u>	<u>Page</u>
IV.J-9 Future With Project Conditions (Year 2020)—Significant Impact Analysis	IV.J-40
IV.K.1-1 Five-Year Historic Groundwater Production.....	IV.K.1-17
IV.K.1-2 Five-Year Historic Purchases from MWD	IV.K.1-18
IV.K.1-3 City of Beverly Hills Water Demand Projections Based on Hydrological Conditions (AFY).....	IV.K.1-19
IV.K.1-4 Estimated Project Water Consumption	IV.K.1-25
IV.K.1-5 Cumulative Water Demand Within the City of Beverly Hills Water Service Area	IV.K.1-28
IV.K.2-1 Estimated Existing Project Site Wastewater Generation	IV.K.2-6
IV.K.2-2 Estimated Project Wastewater Generation	IV.K.2-11
IV.K.2-3 Cumulative Wastewater Generation	IV.K.2-14
IV.K.2-4 Estimated Wastewater Generation from Proposed Project and Related Project No. 43.....	IV.K.2-27
IV.K.3-1 Solid Waste Disposal and Estimated Remaining Capacity at Landfills Serving City of West Hollywood.....	IV.K.3-10
IV.K.3-2 City of West Hollywood Solid Waste Disposal (2015).....	IV.K.3-15
IV.K.3-3 Existing Project Site Solid Waste Generation	IV.K.3-16
IV.K.3-4 Project Demolition and Construction Waste Generation	IV.K.3-19
IV.K.3-5 Project Solid Waste Generation.....	IV.K.3-21
IV.K.3-6 Cumulative Solid Waste Generation	IV.K.3-25
IV.K.4-1 Summary of Annual Energy Use from Existing Operations	IV.K.4-17
IV.K.4-2 Summary of Energy Use During Project Construction	IV.K.4-24
IV.K.4-3 Summary of Annual Energy Use During Proposed Project Operation	IV.K.4-27
V-1 Summary of Comparison of Impacts Associated with the Proposed Project and Impacts of the Alternatives	V-8
V-2 Summary of Alternative 2 (Reduced Density/8-Story Alternative) Uses and Comparison to the Proposed Project	V-31
V-3 Summary of Alternative 3 (Reduced Density/7-Story Alternative) Uses and Comparison to the Project	V-60

<u>Table</u>		<u>Page</u>
V-4	Summary of Alternative 4 (Office Alternative) Uses and Comparison to the Project.....	V-91