

### **III. GENERAL OVERVIEW AND ENVIRONMENTAL SETTING**

#### **A. OVERVIEW OF THE ENVIRONMENTAL SETTING**

##### **1. GEOGRAPHIC SETTING AND ACCESS**

The Project Site is located within the main CSMC Campus located in the Wilshire Community Plan (the “Community Plan”) Area within the City of Los Angeles (the “City”). This area is approximately 13 miles west of downtown Los Angeles, nine miles east of the Pacific Ocean, adjacent to the south border of the City of West Hollywood and just east of the City of Beverly Hills (see *Figure 1: Regional Location*, provided in *Section II: Project Description*). The 24.1-net acre CSMC Campus is generally bounded by Beverly Boulevard on the north, San Vicente Boulevard on the east, Third Street on the south, and Robertson Boulevard on the west (see *Figure 2: Local Vicinity*, provided in *Section II: Project Description*). The Project Site, on which the West Tower will be constructed, comprises approximately two acres at the northwest corner of Gracie Allen Drive and George Burns Road.

Regional access to the CSMC Campus is provided by Interstate 10 (Santa Monica/Rosa Parks) Freeway, Interstate 405 (San Diego) Freeway and US 101 (Hollywood/Ventura) Freeway. Interstate 10 is approximately three miles south of the Project Site, Interstate 405 is approximately 4.4 miles west, and U.S. Highway 101 is approximately 5.4 miles northeast of the Project Site. Local access is provided via Robertson Boulevard, Third Street, Beverly Boulevard, and San Vicente Boulevard.

The Project Site is located on a relatively flat parcel that slopes (downgrade) gently to the southeast and is at an elevation of approximately 170 feet above sea level.

##### **2. EXISTING DEVELOPMENT AND SURROUNDING LAND USES**

Uses surrounding the CSMC Campus include medical buildings to the south, containing several CSMC programs and connected to, but not owned by, the Applicant; commercial and residential uses to the north, east, and west; and the City of West Hollywood border to the north (see *Figure 3: Aerial Overview and Surrounding Uses*, provided in *Section II: Project Description*). Specifically, the Project Site is currently occupied by the 90,000 square-foot Existing Building and the Existing Parking Lot. The Existing Building includes approximately 30,000 square feet of research space, 30,000 square feet of administrative space, and 30,000 square feet of medical suites. The adjacent Existing Parking Lot provides approximately 217 parking spaces.

The Beverly Center shopping complex is located to the east of the CSMC Campus across San Vicente Boulevard. A condominium tower and single-story retail buildings are located along Third Street, to the south of the Campus, as are medical buildings connected to the CSMC Campus by a bridge and containing several CSMC programs, but not owned by CSMC. Single-story retail buildings, restaurants and the multi-story Pacific Theatres office building are located to the west of the CSMC Campus. One- to three-story retail and office buildings are located along Beverly Boulevard, north of the Project Site. The City of West Hollywood borders the Project Site to the north.

The CSMC Campus is comprised of a collection of medical facility buildings on 24.1 net (approximately 26 gross) acres (see *Figure 5: Master Plan Site Plan*, provided in *Section II: Project Description*). The currently existing CSMC Campus includes approximately 1.86 million square feet of floor area for hospital and hospital-related uses, including approximately 1,545,014 square feet of hospital uses supporting 952 beds, approximately 122,826 square feet of administrative space, approximately 188,010 square feet of laboratory and research space, and 6,729 parking spaces<sup>1</sup> in surface parking lots and parking structures. An additional 396,000 square feet of hospital development, known as the Advanced Health Sciences Pavilion (the “Pavilion”), and 547 associated parking spaces will be constructed at the CSMC Campus beginning in the first quarter of 2009 at the southwest corner of Gracie Allen Drive and San Vicente Boulevard. Thus, for the purposes of this Draft SEIR, the existing CSMC Campus will be considered as inclusive of the Pavilion development, which will have been built by the start of construction for the proposed Project. With inclusion of the Pavilion, the existing CSMC Campus includes approximately 2.25 million square feet of floor area for hospital and hospital-related uses, including approximately 1,915,265 square feet of hospital uses supporting 952 beds, approximately 148,575 square feet of administrative space, approximately 188,010 square feet of laboratory and research space, and 7,275 parking spaces in surface parking lots and parking structures.

### 3. PHYSICAL SITE CHARACTERISTICS

The visual character of the Project Site and surrounding area is that of a fully developed urban commercial district, developed with a mix of medical, retail, commercial, and residential uses. Development along the major streets in the Project vicinity, including Beverly Boulevard, Third Street, La Cienega Boulevard, San Vicente Boulevard and Robertson Boulevard, is dominated by low-rise (one and two stories) and mid-rise (three to eleven stories) retail and commercial uses. Notable structures are the eight-story Beverly Center shopping mall, east of San Vicente Boulevard across from the CSMC Campus; the Pacific Design Center, with a nine-story building and a six-story building, located one-half mile north of the Project Site; the ten-story Sofitel Hotel, on the north side of Beverly Boulevard across from the Beverly Center; the 15-story CSMC Medical Office Towers along Third Street; an 11-story apartment complex at San Vicente Boulevard and Burton Way; and the 11-story Pacific Theatres office building west of the Project Site. Development away from major thoroughfares in the Project vicinity is dominated by low- and mid-rise residences. Residential development in the Project vicinity includes both single and multi-family residential development. Vegetation on the Project Site is limited to landscaping associated with the Existing Building and Existing Parking Lot. The visual character of the Project Site is described in greater detail in *Section IV.A: Aesthetics*, of this Draft SEIR.

The Project Site overlies a portion of the Salt Lake Oil Field. Oil is currently being extracted via slant drilling under the CSMC Campus from a portion of the oil field to the east of the Project Site, across San Vicente Boulevard. Abandoned oil wells are located throughout the Salt Lake Oil Field, including five known abandoned wells within the boundaries of the CSMC Campus.

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<sup>1</sup> Currently existing parking count excludes 166 parking spaces in Parking Lot 7 to be removed for construction of the Advanced Health Sciences Pavilion at the southwest corner of Gracie Allen Drive and San Vicente Boulevard.

East-west circulation in the Project area is provided by Santa Monica Boulevard and Beverly Boulevard to the north of the Project Site and Third Street and Wilshire Boulevard to the south of the Project Site. North-south circulation is provided by Robertson Boulevard to the west of the Project Site and San Vicente Boulevard, La Cienega Boulevard, and Fairfax Avenue to the east of the Project Site. The CSMC Campus internal circulation system, which provides access to on-site parking and medical facilities, includes: Alden Drive-Gracie Allen Drive, a continuous street which provides east-west access between Robertson Boulevard and San Vicente Boulevard; Sherbourne Drive, which provides north-south access between Third Street and Gracie Allen Drive; and George Burns Road, which provides north-south access between Third Street and Beverly Boulevard.

The Project area, being fully urbanized, is fully serviced for all public utilities and public services. Electricity and water at the Project Site are currently provided by the City of Los Angeles, Department of Water and Power (the “LADWP”). Natural gas at the Project Site is currently provided by the Southern California Gas Company (the “Gas Company”). The Project Site is located within the Hyperion Water Treatment Plant (the “HWTP”) Service Area.

A comprehensive discussion of the setting and impacts for the issues listed below is found in Sections of this Draft EIR as follows:

Aesthetics	Section IV.A
Air Quality	Section IV.B
Noise	Section IV.C
Transportation and Circulation	Section IV.D
Cumulative Effects	Section IV.E

#### **4. LAND USE AND PLANNING CONTEXT**

The Project Site is located within the Wilshire Community Plan Area within the City of Los Angeles. The intent of the Wilshire Community Plan is to guide development and land use in the area. According to the Community Plan (update adopted September 19, 2001), the Project Site is located in the Beverly Center-Cedars Sinai Regional Commercial Center and is designated in the General Plan Framework Element and the Community Plan Land Use Diagram as a Regional Commercial Center. The Beverly Center-Cedars Sinai Regional Commercial Center is approximately 60 acres in size and is generally bounded by Beverly Boulevard on the north, Third Street on the south, La Cienega Boulevard on the east, and Robertson Boulevard on the west.

The Los Angeles General Plan Framework Element defines Regional Commercial Centers as typically high-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Generally, regional centers will range from FAR 1.5:1 to 6:1 and are characterized by six- to twenty-story (or higher) buildings as determined in the Community Plan.



### III. GENERAL OVERVIEW AND ENVIRONMENTAL SETTING

#### B. RELATED PROJECTS

Section 15130 of the CEQA Guidelines requires that EIRs analyze cumulative impacts of a project. The analysis of cumulative impacts need not be as in-depth as what is provided relative to the proposed project, but rather is to “be guided by the standards of practicality and reasonableness.” CEQA Guidelines Section 15355 further defines cumulative impacts as “two or more individual projects, which when considered together, are considerable or which compound or increase the environmental impacts.”

Cumulative impacts are anticipated impacts of the Project along with foreseeable growth. The forecast of future conditions is clarified in Section 15130 of the CEQA Guidelines. Specifically, the CEQA Guidelines provide that foreseeable growth may be based on either of the following:

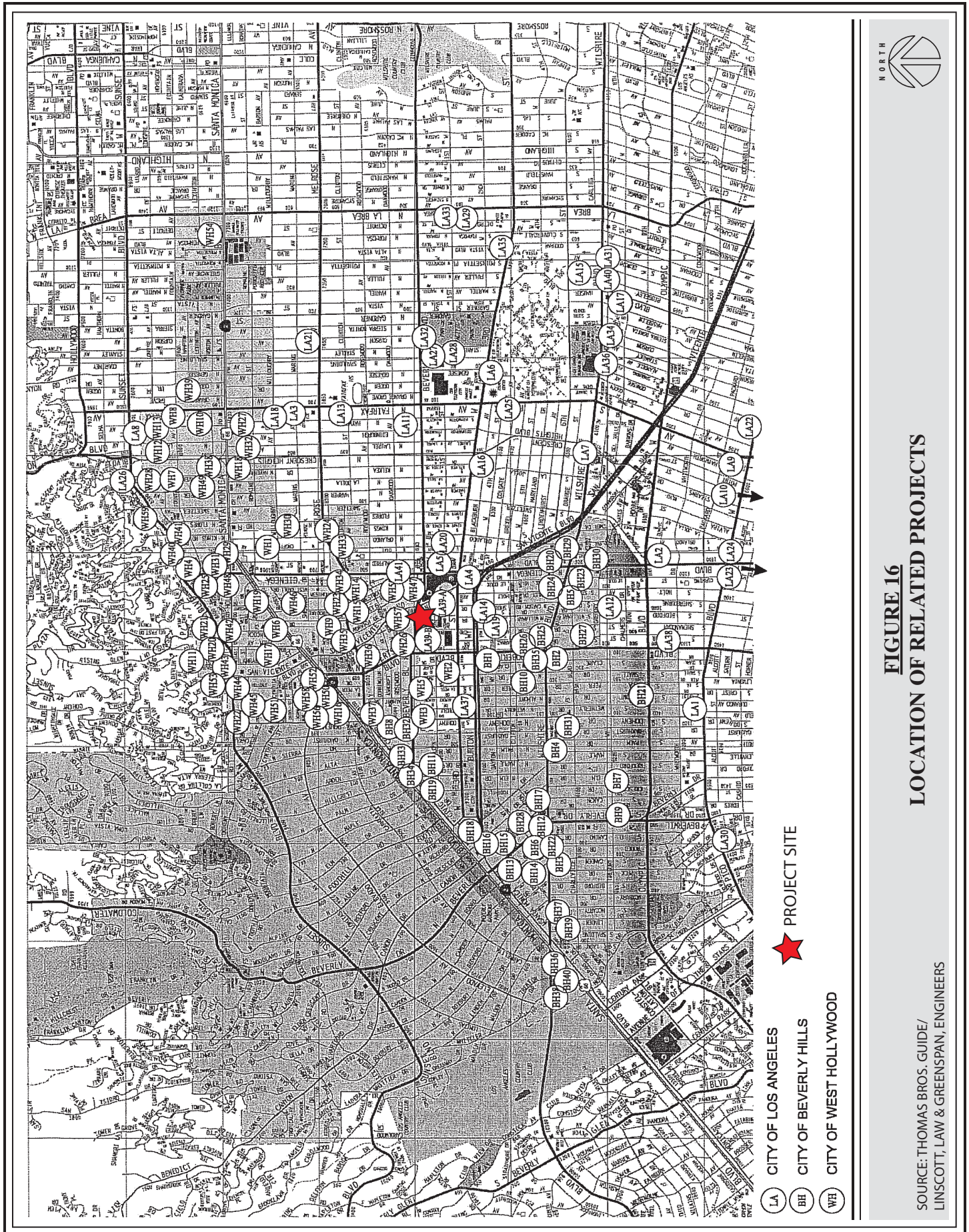
- (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the [lead] agency, or
- (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The analysis of cumulative impacts may be based on an analysis of the geographical area that is relevant to a particular environmental issue. Hence, the cumulative study area may vary slightly depending on the issue under analysis. For example, a cumulative assessment of visual impacts will generally focus on the more immediate surrounding area, while traffic impacts may consider a broader range of roadways that may be used by the Project.

For purposes of the Project, a list of potential Related Projects which are generally representative of foreseeable growth was developed in coordination with the Los Angeles Department of Transportation (“LADOT”) and the Planning Department. The Related Projects research was based on information on file on March 20, 2008 at the City of Los Angeles Departments of Planning and Transportation. The location of the Related Projects is shown in *Figure 16: Location of Related Projects*. The list of Related Projects in the Project area is presented in *Table 3: List of Related Projects*. The list of Related Projects was submitted to LADOT and the Planning Department staff for review and approval on March 20, 2008.

The Related Projects listed are considered, to the extent that they are appropriate and relevant in the context of incremental impacts of the Project, in the cumulative impact analysis of each environmental issue evaluated in this Draft SEIR.





**TABLE 3**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
LA1	EAF 2000-3349	9051 W Pico Bl	Private School (Pre- K to 5th grade)	42,000 SF	Proposed
LA2	EAF 2001-4993	1016 S La Cienega Bl	Auto Body Shop	17,036 SF	Proposed
LA3	EAF 2004-1143	801 N Fairfax Av	Apartments	93 DU	Proposed
LA4	EAF 2004-1804	329 S La Cienega Bl	Private School	140 Students	Proposed
LA5	EAF 2004-5880	100 N La Cienega Bl	Condominiums Apartments High Turnover Restaurant Retail	62 DU 177 DU 38,739 SF 316,279 SF	Proposed
LA6	Park La Brea Apartment Addition EAF 2004-7359	6298 W 3rd St	Apartments	300 DU	Proposed
LA7	Wilshire Skyline 2003-CEN-463	6411 W Wilshire Bl	Retail Fast-Food Restaurant Apartments	29,060 SF 2,500 SF 130 DU	Proposed
LA8	Sunset Legacy Lofts	7950 W Sunset Bl	Condominiums Retail	183 DU 12,891 SF	Proposed
LA9	ENV2005-6605MN	8525 W Pico Bl	Apartments Retail	39 DU 11,327 SF	Proposed
LA10	TT-61512	1518 S Shenandoah St	Condominiums	16 DU	Proposed
LA11	ENV 2004-6237-MND	357 N Hayworth Ave	Condominiums	16 DU	Proposed
LA12	ZA-2005-749-ZAA	820 S Bedford St	Condominiums	12 DU	Proposed
LA13	ZA-2005-922-CU	603 N Fairfax Av	Hotel	17 Rooms	Proposed
LA14	ENV 2005-6481-EAF	428 S Willaman Dr	Condominiums	14 DU	Proposed
LA15	ENV 2005-4869-MND	600 S Ridgeley Dr	Condominiums	22 DU	Proposed
LA16	ZA 2005-6576-CUB	8108 W 3rd St	Restaurant	42 Seats	Proposed
LA17	VTT 64813	746 S Masselin Ave	Condominiums	60 DU	Proposed
LA18	VTT 63482	842 N Hayworth Ave	Condominiums	28 DU	Proposed
LA19	TT 64919	418 S Hamel Rd	Condominiums	8 DU	Proposed
LA20	TT 63481	111 S Croft Ave	Condominiums	10 DU	Proposed
LA21	TT 66142	751 S Curson Ave	Condominiums	10 DU	Proposed
LA22	EAF 1998-0305	6120 W Pico Bl	Retail	7,929 SF	Proposed
LA23	EAF 1995-0059	1461 S La Cienega Bl	Fast Food Restaurant w/ Drive-Thru	1,600 SF	Proposed
LA24	EAF 1995-0063	1742 S La Cienega Bl	Fast Food Restaurant w/ Drive-Thru	3,160 SF	Proposed
LA25	EAF 1995-0123	431 S Fairfax Av	Food Court	11,023 SF	Proposed
LA26		8305 W Sunset Bl	Retail Restaurant	2,972 SF 10,300 SF	Proposed
LA27	CPC 2004-1906-ZC-GPA-CU	111 S The Grove Dr	Self-storage facility	139,200 SF	Proposed
LA28	ZA 2005-9141-CUB	189 S The Grove Dr	Restaurant	150 Seats	Proposed
LA29	EAF 2003-1206	145 N La Brea Avenue	Shopping Center	18, 610 SF	Proposed

**TABLE 3 (CONTINUED)**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
LA30		9760 W Pico Boulevard	Private School Addition	22,000 SF	Proposed
LA31		5500 W Wilshire Boulevard	Apartments	175 DU	Proposed
LA32		7600 W Beverly Boulevard	Museum	8,400 SF	Proposed
LA33		101 S La Brea Avenue	Condominiums Retail Restaurant	118 DU 26,400 SF 3,000 SF	Proposed
LA34	ENV2006-6209EA	725 S Curson Avenue	Office Restaurant	28,800 SF 800 SF	Proposed
LA35		5863 W 3rd Street	Apartments	60 DU	Proposed
LA36		5900 W Wilshire Boulevard	Office High Turnover Restaurant Restaurant	7,000 SF 3,500 SF 15,613 SF	Proposed
LA37		300 S Wetherly Drive	Condominiums	140 DU	Proposed
LA38		1042-1062 S Robertson Boulevard	School Expansion	38,240 SF	Proposed
LA39A		Cedars-Sinai Medical Center Advanced Health Sciences Pavilion	Medical Suites Hospital	121,100 SF 274,900 SF	Proposed
LA39B		Cedars-Sinai Medical Center (Remaining Entitled Development under Ordinance No. 168,847)	Medical Suites Hospital	87,900 SF 82,750 SF	Proposed
LA40	2004-CEN-1000	5600 W Wilshire Boulevard	Apartments Restaurant Retail	288 DU 4,000 GSF 8,500 GLSF	Proposed
LA41	2007-CEN-4579	375 N La Cienega Boulevard	Apartments Retail Retail	125 DU 22,300 GLSF (19,200 GLSF)	Proposed
BH1		8800 Burton Way	Office Retail Existing Office	11,700 SF 2,870 SF (1,260 SF)	Proposed
BH2		8800 W Wilshire Bl	Retail Office Existing Office	2,870 SF 11,700 SF (1,260 SF)	Proposed
BH3		9590 W Wilshire Bl	Condominiums Retail	60 DU 12,000 SF	Proposed
BH4		9200 W Wilshire Bl	Condominiums Retail/Restaurant	53 DU 14,000 SF	Proposed
BH5		8600 W Wilshire Bl	Condominiums Medical Office	21 DU 4,800 SF	Proposed
BH6		231 N Beverly Dr	Office/Entertainment	201,000 SF	Proposed
BH7		317-325 S Elm Dr	Condominiums Existing Condominiums	25 DU (8 DU)	Proposed
BH8		447 N Doheny Dr	Condominiums Existing Apartments	23 DU (16 DU)	Proposed
BH9		313-317 S Reeves Dr	Condominiums Existing Apartments	10 DU (4 DU)	Proposed
BH10		154-168 N La Peer Dr	Condominiums Existing Condominiums	16 DU (6 DU)	Proposed
BH11	Young Israel Synagogue	9261 Alden Dr	Sanctuary Multi-Purpose Room	14,811 SF 1,254 SF	Proposed



**TABLE 3 (CONTINUED)**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
BH12	Beverly Hills Public Gardens/ Montage Hotel	202-240 N Beverly Dr	Hotel Condominiums Retail/Restaurants Public Garden	214 Rooms 25 DU 27,000 SF 33,279 SF	Proposed
BH13		265 N Beverly Dr	Office	41,500 SF	Proposed
BH14	Gagossian Gallery	456 N Camden Dr	Retail Expansion	1,750 SF	Proposed
BH15		257 N Canon Dr	Medical Office Surgery Center Retail	23,139 SF 13,609 SF 8,148 SF	Proposed
BH16		338 N Canon Dr	Retail	11,900 SF	Proposed
BH17		131-191 N Crescent Dr	Apartments Retail/Office	88 DU 40,000 SF	Proposed
BH18	Beverly Hills Cultural Center	469 N Crescent Dr	Cultural Center	34,000 SF	Proposed
BH19	Mercedes-Benz Service facility	400 Foothill Rd	Service Facility	53,000 SF	Proposed
BH20		50 N La Cienega Bl	Medical Office Existing Office	14,000 SF (14,000 SF)	Proposed
BH21	BMW	9001 Olympic Bl	New Car Dealer	39,700 SF	Proposed
BH22		326 N Rodeo Dr	Retail	4,550 SF	Proposed
BH23		8536 Wilshire Bl	Medical Office Retail	12,445 SF 12,445 SF	Proposed
BH24		8601 Wilshire Bl	Condominiums	37 DU	Proposed
BH25		8767 Wilshire Bl	Retail/Office	75,000 SF	Proposed
BH26		143-149 N Arnaz Dr	Condominiums	23 DU	Proposed
BH27		216-220 S Arnaz Dr	Condominiums	16 DU	Proposed
BH28		201 N Crescent Dr	Assisted Care Facility	80 DU	Proposed
BH29		155-157 N Hamilton Dr	Condominiums	11 DU	Proposed
BH30		225 S Hamilton Dr	Condominiums Existing Condominiums	27 DU (14 DU)	Proposed
BH31		140-144 S Oakhurst Dr	Condominiums	11 DU	Proposed
BH32		432 N Oakhurst Dr	Condominiums	34 DU	Proposed
BH33		450-460 N Palm Dr	Condominiums	38 DU	Proposed
BH34		437-443 N Palm Dr	Condominiums	13 DU	Proposed
BH35		146 Clark Dr	Retail Condominiums Existing Single-Family Home	500 SF 6 DU (1 DU)	Proposed
HB36		9844 Wilshire Boulevard	Commercial Existing Retail	95,000 SF (9,633 SF)	Proposed
BH37		9754 Wilshire Boulevard	Office Medical Office	24,566 SF 7,977 SF	Proposed
BH38		9876 Wilshire Boulevard	Residential Existing Non-Hotel Office Existing Hotel Support Existing Hotel	120 DU (13,030 SF) (1,804 SF) (47 Rooms)	Proposed
BH39		129 S. Linden Drive	Senior Congregation	76 DU	Proposed
BH40		9900 Wilshire Boulevard	Condominiums Retail Restaurant	252 DU 15,600 SF 4,800 SF	Proposed

**TABLE 3 (CONTINUED)**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
WH1	TT-62042	928 N Croft Ave	Condominiums	12 DU	Proposed
WH2	ENV 2005-2427-CE	141 S Clark Dr	Condominiums	105 DU	Proposed
WH3	Beverly West Square Commercial Center TIS 1996-0923	Beverly Bl & Doheny Bl	Retail Center	94,000 SF	Proposed
WH4	Sunset Millennium Project TIS 1999-0722	La Cienega Bl & Sunset Bl	Hotel Retail/Restaurant Condominiums	296 Rooms 39,440 SF 189 DU	Proposed
WH5	DMP-004-026	8900 Beverly Bl	Retail Existing Condominiums	39,178 SF (8 DU)	Proposed
WH6	DVP-03-10	901 Hancock Ave	Retail Condominiums Restaurant	12,500 SF 40 DU 3,200 SF	Proposed
WH7	DVP-04-21	1351 Havenhurst Dr	Condominiums	12 DU	Proposed
WH8	DMP 004-013	1342 Hayworth Ave	Apartments Existing Apartments	16 DU (10 DU)	Proposed
WH9	CUP-005-012	723 Huntley Dr	Day Care Center	28 Children	Proposed
WH10	TTM-005-014	1248 Laurel Ave	Condominiums Existing Condominiums	16 DU (6 DU)	Proposed
WH11	TTM-005-024	1238 Larrabee St	Apartments Existing Apartments	15 DU (13 DU)	Proposed
WH12	DVP 04-26	1343 Laurel Ave	Senior Housing	35 DU	Proposed
WH13	TTM 006-001	1350 Hayworth Ave	Condominiums Existing Apartments	17 DU (16 DU)	Proposed
WH14	DMP 005-036	8580 Melrose Ave	Retail Existing Retail	9,995 SF (6,475 SF)	Proposed
WH15	DMP 005-035	8590 Melrose Ave	Retail Existing Retail	6,905 SF (3,523 SF)	Proposed
WH16	DMP-005-014	9061 Nemo St	Mixed-Use (Retail, Office, Condominiums)	9,990 SF	Proposed
WH17	DMP-005-004	923 Palm Ave	Condominiums Existing Condominiums	20 DU (8 DU)	Proposed
WH18	DMP-005-040	8120 Santa Monica Bl	Retail Condominiums	13,830 SF 28 DU	Proposed
WH19	DVP-004-002	8631 Santa Monica Bl	Retail	4,200 SF	Proposed
WH20	DVP-00-56	8788 Shoreham Dr	Condominiums	15 DU	Proposed
WH21	DMP-005-033	8760 Shoreham Dr	Condominiums Existing Single-Family Home	12 DU (1 DU)	Proposed
WH22	Mixed-Use Project DMP-006-008	9040 Sunset Bl	Retail/Restaurant/Office Condominiums Apartments	190,350 SF 61 DU 15 DU	Proposed
WH23	DMP-006-014	612 Westmont Dr	Retail Townhomes	2,900 SF 6DU	Proposed
WH24	DVP-004-018	612-616 Croft Avenue	Condominiums Existing Single-Family Home	11 DU (2 SF)	Proposed
WH25		1200 Alta loma Rd	Hotel Addition	40 Rooms	Proposed
WH26		8783 Bonner Dr	Retail	1,000 SF	Proposed
WH27		1042-1050 N Edinburgh Ave	Condominiums Existing Condominiums	18 DU (8 DU)	Proposed

**TABLE 3 (CONTINUED)**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
WH28		1433 Havenhurst Dr	Apartments Existing Apartments	24 DU (3 DU)	Proposed
WH29		8465 Holloway Dr	Condominiums Hotel Restaurant	16 DU 20 Rooms 4,619 SF	Proposed
WH30		825 N Kings Rd	Condominiums Existing Single-Family Home	18 DU (1 DU)	Proposed
WH31		1136-1142 N La Cienega Bl	Condominiums Existing Condominiums	16 DU (2 DU)	Proposed
WH32		1037-1051 N Laurel Ave	Condominiums Existing Condominiums	16 DU (10 DU)	Proposed
WH33		8448 Melrose Ave	Retail	4,000 SF	Proposed
WH34		8525 Melrose Ave	Retail Existing Single-Family Home	9,206 SF (2 DU)	Proposed
WH35		8687 Melrose Ave	Office	400,000 SF	Proposed
WH36		8750 Melrose Ave	Medical Office	120,000 SF	Proposed
WH37	Melrose Triangle	9040-9098 Santa Monica Bl	Condominiums Retail Self-storage Facility Existing Retail	191 DU 71,000 SF 327,000 SF (90,000 SF)	Proposed
WH38		8121 Norton Ave	Condominiums Existing Single-Family Home	16 DU (3 DU)	Proposed
WH39		1220 N Orange Grove Ave	Condominiums Existing Single-Family Home	12 DU (1 DU)	Proposed
WH40		8474-8544 W. Sunset Boulevard	Retail/Restaurant Hotel Residential	39,440 SF 296 Rooms 189 DU	Proposed
WH41	Sunset Olive	8430 W Sunset Bl	Retail Condominiums	35,000 SF 138 DU	Proposed
WH42		8746 W Sunset Bl	Retail	2,323 SF	Proposed
WH43		8873 W Sunset Bl	Retail	9,995 SF	Proposed
WH44		8950-8970 W Sunset Bl	Hotel Condominiums	196 Rooms 4 DU	Proposed
WH45		9016 W Sunset Bl	Medical Office Existing Retail	107,900 SF (11,400 SF)	Proposed
WH46		841-851 Westmount Dr	Condominiums	16 DU	Proposed
WH47		310 N Huntley Dr	Private School	170 Student	Proposed
WH48	TTM 03-01	1146 Hacienda Place	Condominiums Existing Single-Family Home	10 DU (1 SF)	Proposed
WH49	TTM-006-003	1236 Harper Avenue	Condominiums	40 DU	Proposed
WH50	DMP-006-011	9001 Santa Monica Boulevard	Condominiums Retail Restaurant Five Existing Lots	42 DU	Proposed
WH51	DVP-005-059	914 Wetherly Drive	Apartments Condominiums Senior Housing Existing Single-Family Home	28 DU 2 DU 26 DU (2 SF)	Proposed
WH52	DVP-006-006	8969 Santa Monica Boulevard	Supermarket	65,325 SF	Proposed
WH53		8849 W. Sunset Boulevard	Retail	7,726 SF	Proposed
WH54		1140 N. Formosa Avenue	Condominiums	11 DU	Proposed

**TABLE 3 (CONTINUED)**  
**LIST OF RELATED PROJECTS [1]**

MAP NO.	FILE PROJECT NUMBER	PROJECT NAME LOCATION	LAND USE	SIZE	STATUS
WH55		329 N. La Cienega Boulevard	Private School	140 Stds.	Proposed
WH56		9062 Nemo Street	Retail Condominiums	20,105 SF 4 DU	Proposed
WH57		365 N. San Vicente Boulevard	Condominiums Senior Housing	135 DU 42 DU	Proposed
WH58		8989 Santa Monica Boulevard	Commercial	70,000 SF	Proposed
WH59		8305 W. Sunset Boulevard	Retail Restaurant	2,972 SF 10,300 SF	Proposed
[1] Sources: - City of Los Angeles Departments of Planning and Transportation - City of Beverly Hills Planning and Community Development Department - City of West Hollywood Planning and Community Development Department - Draft Environmental Report, Volume 1, for 9900 Wilshire Project, prepared by Impact Sciences, Inc., August 2007 - Traffic Impact Study, Westfield Century City for New Century Plan, prepared by LLG Engineers, September 2007					

### III. GENERAL OVERVIEW AND ENVIRONMENTAL SETTING

#### C. PROJECT BASELINE

“Baseline” refers to the environmental setting conditions that establish the background against which a project is compared. The CEQA Guidelines Section 15125 establishes that a project’s environmental baseline is typically established by the physical conditions that exist within the project area at the time the Lead Agency issues the NOP (i.e., at the beginning of the environmental review). However, the Lead Agency has some discretion in defining the baseline when supported by substantial evidence of the administrative record. For example, the Lead Agency may recognize a “credit” for conditions that may already exist but would be replaced by a project, or for conditions that may not actually exist (at the time of the project’s environmental review) but have been previously approved, and in theory, could be undertaken without further discretionary permits.

The Project’s baseline is established as a combination of the current existing physical conditions near the period of March 2008 and projected future conditions for Build-out Year 2023. For this SEIR analysis, the baseline is adjusted accordingly to account for the following factors:

- 1) Allowed uses under applicable permits and/or which could exist without further discretionary approval (i.e., the 170,650 square feet remainder Master Plan entitlement through the 1993 Zone Change, Height District Change and Development Agreement);
- 2) Uses which have previously existed (i.e., the 90,000 square-foot Existing Building to be demolished and incorporated into (i.e., credited to) the West Tower); and
- 3) Uses for which prior CEQA review has occurred (i.e., the 170,650 square feet residual Master Plan entitlement.

The role of each of the factors in defining an acceptable background “credit” for the Project and/or establishing the “net” incremental effect of the Project is discussed in *Section IV: Environmental Impact Analysis* of this Draft SEIR.

Further, it is assumed that all of the adopted mitigation measures from the Original EIR (see *Appendix B: Master Plan EIR Summary Chart*) and required conditions of the Development Agreement (see *Appendix C: 1993 CSMC Development Agreement*) would be carried forward under the current Project, unless noted otherwise.

