

II. Environmental Setting

A. Overview of Environmental Setting

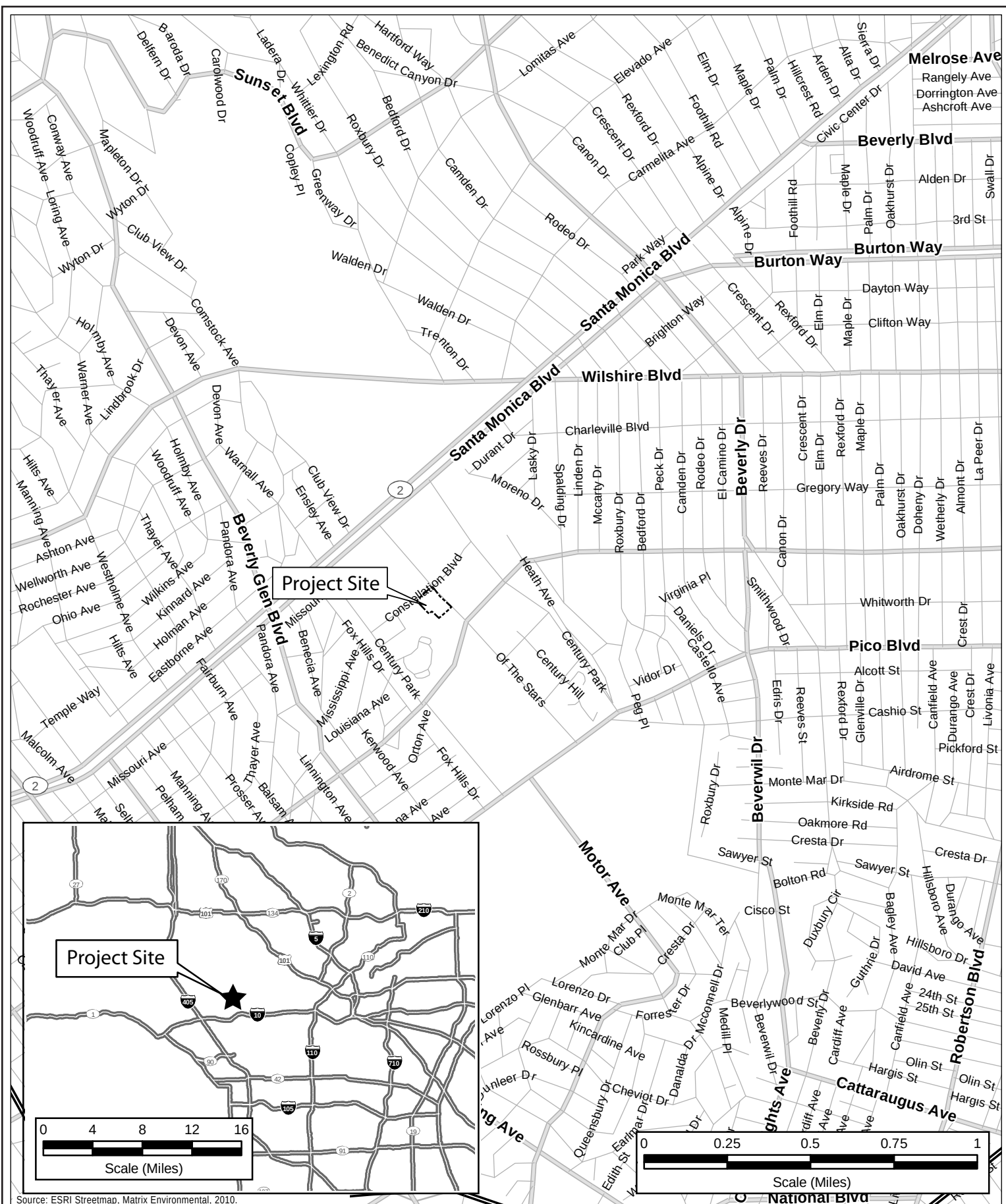
This section provides a brief overview of the regional and local setting of the Century Plaza Mixed-Use Development (“Proposed Project”). The Proposed Project would be developed on an approximately 250,000-square-foot (5.74-acre) site (“Project Site”) located at the southwest corner of the intersection of Avenue of the Stars and Constellation Boulevard in the Century City area of the City of Los Angeles (“City”). Century City is a highly urbanized regional center in the western portion of the City. The Project Site is currently developed with the 16-story Hyatt Regency Century Plaza Hotel (“Existing Hotel”) as well as a spa/health club, restaurants, conference rooms, a ballroom, and a lounge. More complete and specific discussions of the environmental setting as it relates to each of the environmental issues analyzed in this Draft Environmental Impact Report (“Draft EIR”) are included in the environmental setting discussions contained within Section IV (Environmental Impact Analysis). A list of related projects, which is used as the basis for the discussions of cumulative impacts throughout Section IV (Environmental Impact Analysis) of this Draft EIR, is provided at the end of this section.

1. Regional Setting

Downtown Los Angeles is located approximately 9 miles east of the Project Site and the Pacific Ocean is approximately 6 miles west of the Project Site (see Figure II-1, Regional and Vicinity Map, on page II-2). Regional access to the Project Site is available from both the San Diego Freeway (I-405) and the Santa Monica Freeway (I-10), which are located approximately 1.9 miles west and 1.75 miles south of the Project Site, respectively. In addition, a network of major roadways in the area provides local and regional access to the Project Site including Olympic Boulevard, Santa Monica Boulevard, and Avenue of the Stars.

2. Local Setting

As shown in Figure II-2, Aerial Photograph, on page II-3, the Project Site is bounded by Avenue of the Stars to the northeast, Constellation Boulevard to the north, a recently completed high-rise residential condominium development commonly referred to as “The Century” to the south, and MGM Drive to the southwest, with Constellation Place (“MGM





Tower”) and a multi-level parking structure located on the other (west) side of MGM Drive. Avenue of the Stars is designated as a Scenic Highway in the City of Los Angeles General Plan Transportation Element. The Century Woods homes, a development of multi-family low-rise condominium residences, is located south-southwest of the Project Site. To the west, single-family residences are located west of Century Park West.

The Project Site is located within the boundaries of the West Los Angeles Community Plan (“Community Plan”) Area, and more specifically, within the boundaries of the Century City North Specific Plan (“CCNSP”) Area. Land use designations in the CCNSP conform to and are consistent with the land use provisions of the Community Plan. The CCNSP controls development within the CCNSP Area by allocating a certain number of “Trips” (as defined in the CCNSP) among its parcels, and prohibiting development that would cause total Trips to exceed total allocations. Furthermore, the CCNSP also sets forth other development requirements for Century City, including allowable uses, floor area ratios, pedestrian corridors, and phasing of development. Additionally, the Project Site is located in an area designated as a Regional Center by the Los Angeles General Plan Framework Element and as Regional Commercial in the Community Plan.

The Project Site is also located within the planning boundaries of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (“WLA TIMP”). The WLA TIMP applies to the issuance of building permits for properties in Westwood, West Los Angeles, Brentwood–Pacific Palisades, and Palms–Mar Vista Del Rey District Plan areas. The WLA TIMP is intended to regulate the phased development of land uses, insofar as the transportation infrastructure can accommodate such uses. The WLA TIMP provides a mechanism to fund specific transportation improvements due to transportation impacts generated by new development, primarily through the establishment of a Transportation Impact Assessment process and fee for new development in the C (Commercial), M (Manufacturing) and P (Parking) zones.

The Project Site is designated Regional Commercial in the Community Plan, with a corresponding zoning of C2-2-O in the Los Angeles Municipal Code (“LAMC”). The C2 zone allows for a broad range of land uses including commercial, residential, retail, and hotel. The “-2” component indicates that the Project Site is located in Height District 2, which permits a maximum floor area ratio (“FAR”) of 6:1, with no limitation on building height. The “-O” component indicates that the Project Site is also in an Oil Drilling District, where the drilling of oil wells or the production from the wells of oil, gases, or other hydrocarbon substances is permitted. However, no oil extraction or production activities currently occur on the Project Site.

Lastly, the Project Site is located within the planning boundaries of the Greening of Century City – Pedestrian Connectivity Plan (“Greening Plan”), developed by the City of

Los Angeles Department of City Planning. The Greening Plan, which encompasses the CCNSP, envisions a live-work-play community where all aspects of life can be accessed within Century City, enhanced with connections to transit that provide quick and easy routes to other parts of the City. According to the Greening Plan, innovative streetscape design, open space network, and art programming will also help give Century City a new, updated identity that will transform the community into an active, integrated, sustainable, and walkable community. With these goals in mind, the Greening Plan sets forth five guiding urban design principles to help strategize improvements to Century City and streamline new project development: (1) Improved Pedestrian Experience; (2) Enhanced Transit Connectivity; (3) A More Beautiful Public Realm; (4) Updated Identity; and (5) A Sustainable Century City. A detailed discussion of the consistency of the Proposed Project with the Community Plan, CCNSP, WLA TIMP, Greening Plan, and other applicable land use plans is included in Section IV.I (Land Use Planning) of this Draft EIR.

a. Existing Land Uses

The approximately 5.74-acre Project Site is currently developed with the 16-story Existing Hotel, constructed in 1966. The Existing Hotel is comprised of 712,284 square feet of floor area.¹ The Existing Hotel contains 726 hotel rooms (and one manager's suite), as well as a spa/health club, restaurants, conference rooms, a ballroom, and a lounge. The hotel structure is crescent-shaped and is located in the central portion of the Project Site (with the concave curve of the crescent facing Avenue of the Stars to the east), and features a pool area on the west side of the Project Site, as well as landscaped garden areas. A below-grade meeting/conference center and plaza area is located on the east side of the hotel building, with primary access to the conference center located below street level, directly in front of the Existing Hotel, adjacent to Avenue of the Stars.

Primary vehicle access to the Existing Hotel is provided via a one-way circular driveway with ingress and egress located on Avenue of the Stars. Given the sunken plaza which provides lower level conference center access area and the circular drive, pedestrian access to the Existing Hotel from Avenue of the Stars is limited. Additional vehicle access for maintenance personnel and hotel employees is provided along Constellation Boulevard and MGM Drive. Parking for the Existing Hotel is provided in (1) a two-story subterranean parking garage located beneath the building and accessed via Constellation Boulevard

¹ Pursuant to the LAMC the definition of floor area is used for calculating the floor area ratio. In accordance with Section 12.03 of the LAMC, floor area is defined as: "[t]he area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas." Unless otherwise noted, references to square footage are floor area calculations.

which provides approximately 595 parking spaces, and (2) an adjacent multi-level parking structure on MGM Drive, which provides approximately 400 parking spaces by agreement for the Existing Hotel. Figures II-3 through II-6, Photographs of the Project Site, on pages II-7 through II-10 depict the Existing Hotel and ancillary uses on the Project Site.

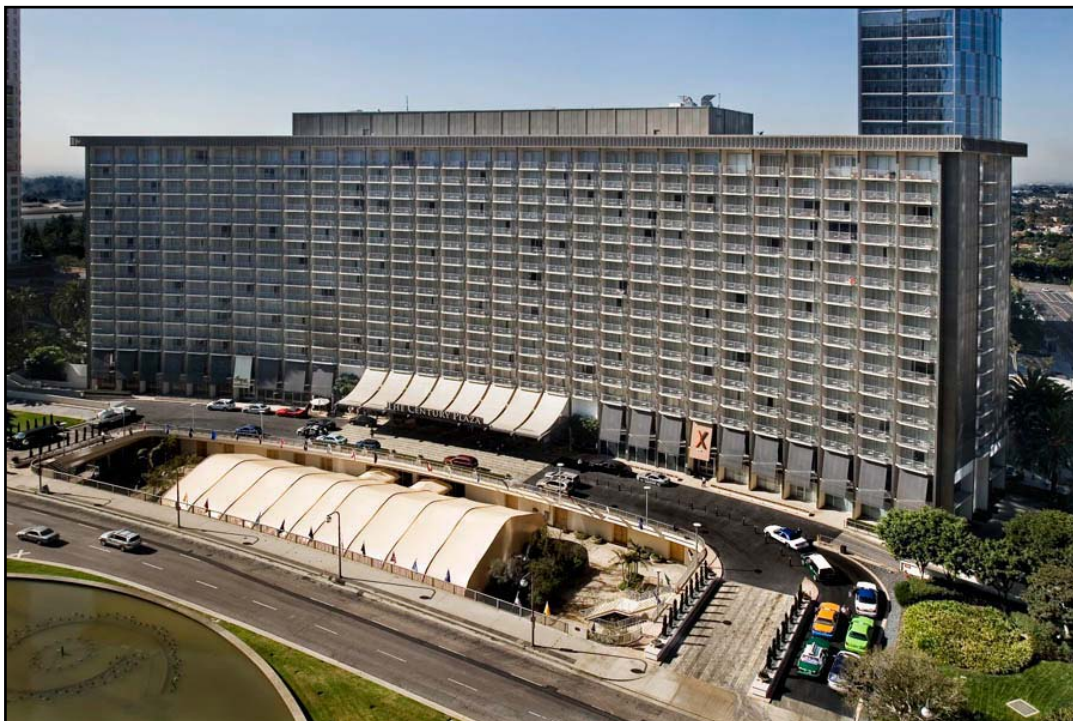
b. Surrounding Land Uses

As described above and shown in Figure II-2, Aerial Photograph, on page II-3, the Project Site is located in a highly urbanized regional center in the western portion of the City of Los Angeles. The Project Site and surrounding area are characterized by high-rise buildings consisting of office, retail, and existing and future multi-family residential land uses.

The CAA Building at 2000 Avenue of the Stars is a 12-story restaurant/retail/office development fronting Avenue of the Stars immediately northeast of the Project Site. The twin 44-story Century Plaza Towers are located just beyond this development to the northeast.

Northwest of the Project Site, across Constellation Boulevard, is the 39-story AIG SunAmerica office building. The Westfield Shoppingtown Century City Mall, a large retail shopping mall with movie theaters, is located adjacent to the AIG SunAmerica building across Constellation Boulevard, west of the Project Site. The Westfield Shoppingtown Century City Mall is the site of the approved New Century Project, which will remodel the mall to include a 39-story residential building housing 262 condominium units, anchored by a network of new walking paths, retail stores, sidewalks restaurants, and open space areas at the ground level. A large vacant lot is located north of the Project Site across Constellation Boulevard and Avenue of the Stars. This site is the location of the recently approved Constellation Park Project, which will construct two 47-story buildings and one 12-story building housing a total of 483 multi-family residential units, approximately 1.7 acres of open space, and a landscaped plaza at the northern corner of Avenue of the Stars and Constellation Boulevard (on the opposite side of the intersection from Project Site).

The Century, a recently completed 40-story high-rise condominium development, is located immediately southeast of the Project Site. The 35-story MGM Tower building is located southwest of the Project Site, across MGM Drive, and the multi-level parking structure to the southwest. The Century Woods homes, a development of two-story to five-story, multi-family condominium residences, is located south of the Project Site. To the west, single-family residences along Fox Hills Drive are located west of Century Park West. These residences have no direct access to Century Park West. Other high-rise commercial and office structures in the vicinity of the Project Site include the 35-story Fox Plaza building located south of Olympic Boulevard and the 18-story InterContinental Hotel



Photograph 1: Elevated southwestern view of Project Site from Avenue of the Stars.



Photograph 2: Northwestern view of Project Site from Avenue of the Stars.

Source: Matrix Environmental, 2010.

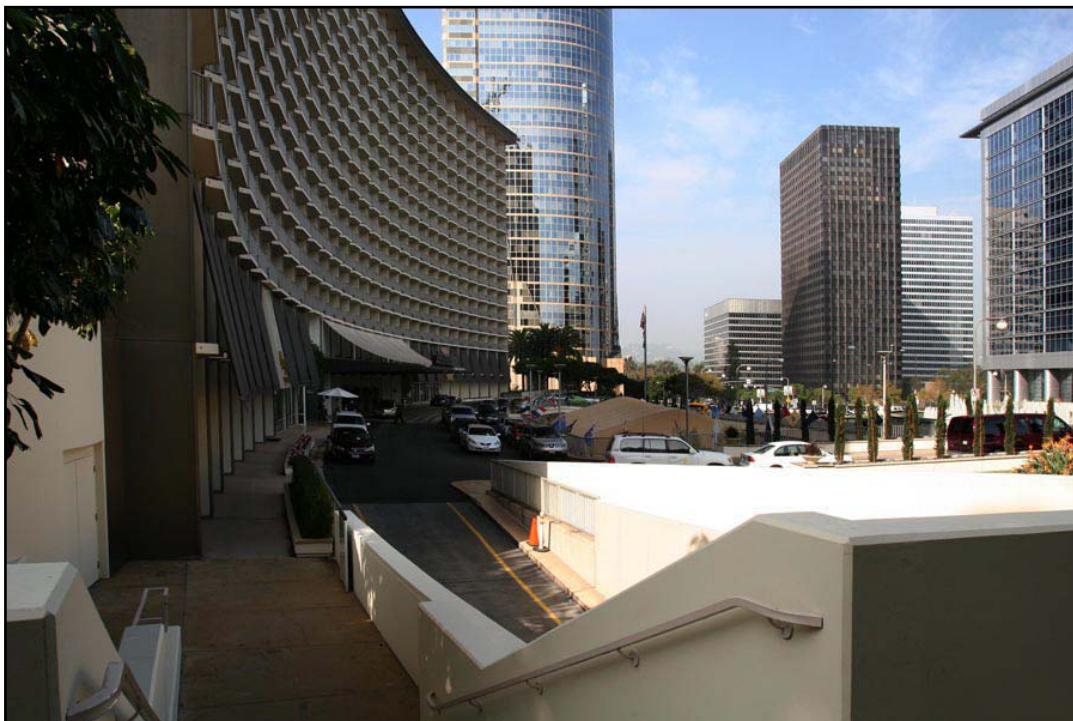


Photograph 3: Northeastern view of Project Site from corner of Constellation Boulevard and MGM Drive.



Photograph 4: Eastern view of Project Site from MGM Drive showing rear of Existing Hotel.

Source: Matrix Environmental, 2010.

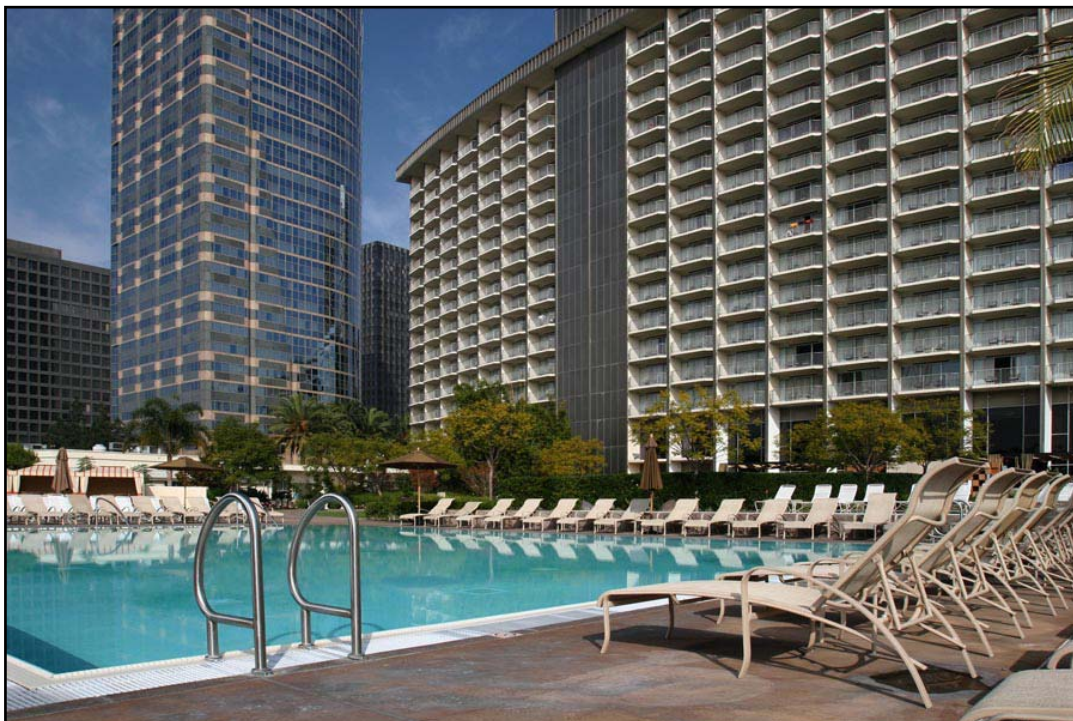


Photograph 5: Northwestern (on-site) view of Project Site showing Existing Hotel entrance.



Photograph 6: Southern (on-site) view of sunken plaza fronting Avenue of the Stars.

Source: Matrix Environmental, 2010.



Photograph 7: Northern (on-site) view of pool area to rear of Existing Hotel.



Photograph 8: Northeastern (on-site) view of garden area to rear of Existing Hotel.

Source: Matrix Environmental, 2010.

located south of the Fox Plaza building across Galaxy Way. The street ramps connecting Avenue of the Stars and Olympic Boulevard are located across Avenue of the Stars, southeast of the Project Site. Park Place, a multi-family condominium development comprised of multiple four-story buildings, is located on the east side of Avenue of the Stars across from the Fox Plaza building.

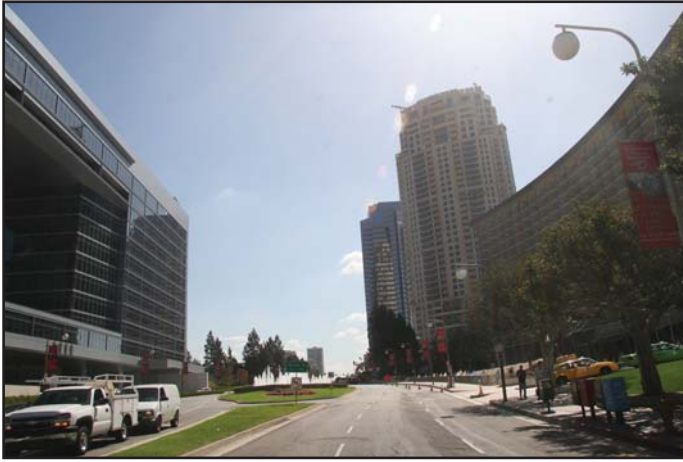
In summary, the land uses in the vicinity of the Project Site primarily include high-rise office and residential buildings, hotels, and commercial development as well as two-story to five-story condominiums. The nearest single-family residential uses are located west of Century Park West and north of Santa Monica Boulevard. Figures II-7 through II-9, Photographs of Surrounding Uses, on pages II-12 through II-14 depict the land uses in the vicinity of the Project Site. Figure II-10, Photograph Location Map, on page II-15 depicts the locations from which each photograph in Figures II-3 through II-9 was taken.

B. Related Projects

Section 15130 of the State CEQA Guidelines stipulates that the analysis of potential project impacts include cumulative impacts. CEQA defines cumulative impacts as “two or more individual effects which, when considered together are considerable or which compound or increase other environmental impacts.” This analysis of cumulative impacts need not be as in-depth as what is performed relative to the Proposed Project, but instead is to “be guided by the standards of practicality and reasonableness.” As stated in the State CEQA Guidelines, Section 15130(a)(1), the cumulative impacts discussion in an EIR should not discuss impacts which do not result in part from the project evaluated in the EIR. Under State CEQA Guidelines Section 15130(b)(1), cumulative impacts may be analyzed by considering either:

- 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
- 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.

In this Draft EIR, cumulative impact analyses are provided for each environmental issue discussed in Section IV (Environmental Impact Analysis) and can be found in each respective subsection (e.g., Air Quality, Transportation/Traffic, etc.).



Photograph 9: Southeast view along Avenue of the Stars with the 2000 Avenue of the Stars building on the left and the Project Site on the right.



Photograph 10: Northwest view along Avenue of the Stars toward the AIG SunAmerica building.



Photograph 11: Northern view across Avenue of the Stars toward the 2000 Avenue of the Stars building.



Photograph 12: Eastern view across Olympic Boulevard toward the Park Place Condominium residential uses.

Source: Matrix Environmental, 2010.



Photograph 13: Southern view across the intersection of Constellation Boulevard and Avenue of the Stars toward the MGM Tower.



Photograph 14: Western view across Constellation Boulevard toward the AIG SunAmerica building, the Westfield Shoppingtown Century City Mall, and the 1900 Avenue of the Stars office building.



Photograph 15: Western view across Avenue of the Stars toward the Westfield Shoppingtown Century City Mall.



Photograph 16: Southeastern view along Avenue of the Stars toward the pedestrian bridge that crosses Avenue of the Stars and the 2000 Avenue of the Stars building.

Source: Matrix Environmental, 2010.



Photograph 17: Northeastern view along Constellation Boulevard towards the Westfield Shoppingtown Century City Mall, AIG SunAmerica building, and the MGM Tower.



Photograph 18: Eastern view across a vacant lot toward the Century Woods residential development. The Fox Plaza office is visible in the background.



Photograph 19: Northeastern view across Century Park West toward the Century Woods residential development.



Photograph 20: Northeastern view along MGM Drive toward the Westfield Shoppingtown Century City Mall and the Project Site.

Source: Matrix Environmental, 2010.



Build out of the Proposed Project is forecasted to occur in 2015. Accordingly, this Draft EIR considers the effects of other known proposed development projects that may be constructed between 2009 (the Notice of Preparation/baseline year) and 2015. The Draft EIR's cumulative impact analysis has utilized a listing of all anticipated related projects located within an approximately 2.5 mile radius of the Project Site ("Study Area"), based on information on file at the City of Los Angeles Department of Planning, the City of Los Angeles Department of Transportation, the City of Beverly Hills Planning Department, and the City of West Hollywood Planning Department. The Study Area is designed to generally incorporate the area in which the Proposed Project may substantially affect traffic conditions or other issues. The development of 155 related projects is anticipated in the Study Area, of which 87 are in the City of Los Angeles, 40 are in the City of Beverly Hills, and 28 are in the City of West Hollywood.

Table II-1, Related Projects List, on page II-17 summarizes the location, land use, and size of each related project that was considered in the Draft EIR's cumulative impact analysis. The locations of the related projects are depicted in Figure II-11, Related Projects Map, on page II-30. The map numbers identified in Figure II-11 correspond to the related project numbers identified in Table II-1. The analysis of cumulative development also assumes a 1.0 percent average annual growth factor in traffic levels compounded annually between 2009 and 2015. The projected cumulative development is addressed in the analysis of all environmental issues.

It should be noted that some of the projects in the Related Projects List already may have been constructed since the formulation of the list in early 2009, while a number of other projects may have been abandoned and will not be developed. Therefore, the Related Projects List results in a conservative analysis of the cumulative impacts.

**Table II-1
Related Projects List**

Map No.	Address	Size	Project Description
<u>City of Los Angeles</u>			
LA 1	474, 638, 700 N. Faring Road	<u>Harvard Westlake Middle School</u> ^[1]	
		85,000 sf	Classroom and Facility Net Expansion (Add 12 Faculty)
LA 2	375 N. La Cienega Boulevard	78 du	Apartments
		17,400 sf	Retail
LA 3	329 N. La Cienega Boulevard	140 stu	Private School (K-8)
LA 4	132–138 N. Swall Drive	<u>132-138 N Swall Condominiums</u> ^[2]	
		20 du	Condominiums
		(11) du	Apartments (to be removed)
LA 5A	8720 Beverly Boulevard; 8724 W. Alden Drive	<u>Cedars-Sinai Medical Center Project</u> ^[3]	
		100 bd	New Building with 100 Hospital Beds
LA 5B	8720 Beverly Boulevard	<u>Cedars-Sinai Advanced Health Sciences Pavilion</u> ^[3]	
		396,000 sf	Advanced Health Science Pavilion
LA 5C	8720 Beverly Boulevard	<u>Cedars-Sinai Medical Remaining Entitlements</u> ^[3]	
		170,650 sf	Remaining Development Rights
LA 6	100 N. La Cienega Boulevard; 8487 W. Third Street	<u>Beverly Connection</u> ^[4]	
		303,440 sf	Shopping Center
		7,100 sf	YogaWorks (Health/Fitness Club)
		28,000 sf	High-Turnover Restaurant
		7,000 sf	General Office
		(273,999) sf	Shopping Center (to be removed)
		(27,829) sf	High-Turnover Restaurant (to be removed)
LA 7	111 S. Croft Avenue	(30,746) sf	General Office (to be removed)
		10 du	Condominiums
		<u>Wetherly & Third</u> ^[5]	
LA 8	300–322 S. Wetherly Drive; 301–323 S. Almont Drive	140 du	Condominiums
		(73) du	Apartments (to be removed)
		(11) du	Condominiums (to be removed)
LA 9	428 S. Willaman Drive	14 du	Condominiums
LA 10	8500–8528 W. Burton Way; 400, 422–426 S. Le Doux Road	<u>Burton Way Mixed-Use</u> ^[6]	
		88 du	Apartments
		13,500 sf	Grocery Store/Supermarket
		(4,200) sf	Car Sales (to be removed)

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 11	6411 Wilshire Boulevard	<u>Wilshire Skyline</u>	
		29,060 Sf	Retail
		2,500 sf	Fast Food Restaurant
		130 du	Apartments
LA 12	1042-1062 S. Robertson Boulevard	84 stu	Day Care
		216 stu	Private School (K-8)
LA 13	918 S. Wooster Street	4 du	Condominiums
LA 14	1069 S. Sherbourne Drive	5 du	Condominiums
LA 15	924 S. Sherbourne Drive	4 du	Condominiums
LA 16	1016 S. La Cienega Boulevard	11,085 sf	Shopping Center
LA 17	1022-1054 La Cienega Boulevard	<u>La Cienega Eldercare Facility Project</u> ^[7]	
		183 bd	Assisted Living
		22 du	Skilled Nursing
		(36) du	Apartments (to be removed)
LA 18	1070 La Cienega Boulevard	7,872 sf	Retail
		16,200 sf	Office
LA 19	1488 S. Rexford Drive	5 du	Condominiums
LA 20	9001–9041 W. Pico Boulevard	<u>Bais Chaya Mushka Chabad School for Girls</u> ^[8]	
		425 stu	Private School (K-12)
		9,615 sf	Specialty Retail
		31 du	Residential Condominiums
		(314) stu	Bais Chaya Mushka Chabad School (to be removed)
LA 21	1476 S. Bedford Street	<u>1476 S Bedford Condominiums</u> ^[9]	
		7 du	Condominiums
		(2) du	Duplex (to be removed)
LA 22	1237 S. Holt Avenue	15 du	Condominiums
LA 23	8525 W. Pico Boulevard	39 du	Apartments
		11,327 sf	Retail
WLA TIMP Area Projects			
LA 24	510 S. Landfair Avenue	36 du	Apartments
		(14) du	Apartments (to be removed)
LA 25	10970 Le Conte Avenue	1,000 sf	Fast Food Restaurant
LA 26	900 Gayley Avenue	2,750 sf	Convenience Market

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 27	SEC of Broxton Avenue & Le Conte Avenue	15,000 sf	Retail
		2,993 sf	High Turnover Restaurant
		74,000 sf	Medical Office
		1,135 st	Theater
LA 28	1015 Broxton Avenue	<u>Regent Westwood Mixed-Use</u>	
		336 st	Theater
LA 29	1001–1029 Tiverton Avenue; 1020–1070, 1015–1065 Glendon Avenue	<u>Palazzo Westwood</u> ^[10]	
		61,000 sf	Shopping Center
		54,000 sf	Supermarket
		350 du	Apartments
		(652) st	Movie Theater (to be removed)
		(24,000) sf	Specialty Retail (to be removed)
		(42) du	Apartments (to be removed)
LA 30	11663 Wilshire Boulevard	49 du	Condominiums
		41,000 sf	Office
		8,000 sf	Specialty Retail
LA 31	11677 Wilshire Boulevard	146,708 sf	Office
LA 32	SEC of Wilshire Boulevard & Federal Avenue	<u>Army Reserve Redevelopment (Option 3)</u> ^[11]	
		1,500,000 sf	Medical Uses (Clinic and/or Medical Offices)
LA 33	10951–10955 Wilshire Boulevard; 1151–1157 Gayley Avenue	<u>The Wilshire Gayley Project</u> ^[12]	
		134 rm	Luxury Business Hotel
		10 du	High-Rise Condominiums
		7,520 sf	Ground Floor Neighborhood Serving Retail Uses
LA 34	10960 W. Wilshire Boulevard	36,052 sf	Health/Fitness Center
		(36,052) sf	Office (to be removed)
LA 35	1100 Westwood Boulevard	34,641 sf	Office
LA 36	10852 Lindbrook Avenue	19 du	Apartments
		6,100 sf	Specialty Retail
		(16,100) sf	Specialty Retail (to be removed)
LA 37	10844 W. Lindbrook Avenue	42 rm	Residential Hotel
LA 38	10763–10777 Wilshire Boulevard	60 du	Condominiums
		(34) du	Apartments (to be removed)
LA 39	10776 Wilshire Boulevard	<u>The Carlyle Residences</u>	
		119 du	High-Rise Condominiums
		(66) rm	Hotel (removed)

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 40	10700, 10710 Wilshire Boulevard	64 du	Condominiums
LA 41	10475 Wilshire Boulevard	<u>Belmont Village</u>	
		62 du	Independent Living
		118 du	Assisted Living (assumes 1.2 beds/unit)
LA 42	10400–10427 W. Ashton Avenue; 1220–1222 S. Holmby Avenue; 1249–1259 S. Beverly Glen Boulevard	<u>Sinai Temple (option 2)</u> ^[13]	
		12,000 sf	Office
		30 du	Apartments
LA 43	860 S. Devon Avenue	19 du	Apartments
LA 44	10250 Wilshire Boulevard; 1200 S. Club View Drive	<u>Wilshire Comstock Project</u> ^[14]	
		35 du	Condominiums
LA 45	1465 Westwood Boulevard	3,750 sf	Convenience Market
LA 46	11722 W. Ohio Avenue	<u>Ohio Avenue Condominiums</u> ^[15]	
		18 du	Condominiums
		(1) du	Single Family Home (to be removed)
LA 47	11567 Santa Monica Boulevard	72 du	Condominiums
LA 48	10901 Santa Monica Boulevard	36 du	Apartments
		8,485 sf	Retail
LA 49	1767 Westwood Boulevard	111 du	Apartments
		7,000 sf	Retail
LA 50	10867 Santa Monica Boulevard	2,070 sf	Fast Food Restaurant and Snack Shop
LA 51	1901 S. Overland Avenue; 1900 S. Selby Avenue	<u>1901 Overland Apartments</u> ^[16]	
		23 du	Apartments
		(17) du	Apartments (to be removed)
LA 52	1813–1819 Prosser Avenue	<u>1813-1819 S Prosser Condominiums</u> ^[17]	
		22 du	Condominiums
LA 53	SWC of Santa Monica Boulevard & Beverly Glen Avenue	25,000 sf	Office
LA 54	1807 S. Beverly Glen Boulevard	16 du	Condominiums
LA 55	10250–10350 Santa Monica Boulevard	<u>New Century Project</u> ^[18]	
		358,881 sf	Shopping Center
		262 du	High-Rise Condominiums
		(289,460) sf	Office (to be removed)

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 56	10131 Constellation Boulevard	<u>Constellation Park Project</u> ^[19]	
		483 du	High-Rise Condominiums
		(9,150) sf	Bank (to be removed)
		(6,700) sf	Office (to be removed)
		(19,754) sf	Restaurant (to be removed)
LA 57	10000 Santa Monica Boulevard	<u>SunCal Residential Project</u> ^[20]	
		177 du	High-Rise Condominiums
		1,000 sf	Community Serving Retail or Café
		20,000 sf	Private Club
LA 58	1700 S. South Sawtelle Boulevard	94 du	Residential Condominiums
LA 59	1730, 1730 1/2, 1736 S. South Sawtelle Boulevard	55 du	Residential Condominiums
LA 60	1759 S. Beloit Avenue	<u>1759 Beloit Avenue Apartments</u> ^[21]	
		61 du	Apartments
LA 61	1817 S. Beloit Avenue	15 du	Apartments
LA 62	1925 S. Sawtelle Boulevard	18,143 sf	Church (w/230-seat sanctuary, dining hall, offices, classrooms)
		(7,021) sf	Church (to be removed)
LA 63	11260 W. Missouri Avenue; 1929 S. Beloit Avenue	63 du	Apartments
LA 64	2047 S. Sawtelle Boulevard; 11313 W. Mississippi Avenue	10 du	Apartments
		14,000 sf	Specialty Retail (estimated)
LA 65	2040 Stoner Avenue	10,000 sf	Office
LA 66	11840 Olympic Boulevard	86,600 sf	Discount Store
		(37,000) sf	Self Storage (to be removed)
LA 67	11785 Olympic Boulevard	<u>Olympic-Stoner Retail Center</u> ^[22]	
		28,000 sf	Retail
		(2,000) sf	High-Turnover Restaurant (to be removed)
		(6,500) sf	Automobile Care Center (to be removed)
LA 68	2142 Pontius Avenue	17,619 sf	Office
LA 69	2136–2140 S. Westwood Boulevard	45 du	Apartments
		7,950 sf	Retail
LA 70	2037 S. Beverly Glen Boulevard	16 du	Condominiums
LA 71	10328-10380, 10341 Bellwood Avenue	<u>Bellwood Condominium Project</u> ^[23]	
		158 du	Condominiums
		(112) du	Apartments (to be removed)

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 72	2055 Avenue of the Stars	<u>The Century Condominiums (Option B)</u> ^[24]	
		147 du	High-Rise Condominiums
		7,000 sf	Quality Restaurant
		43,000 sf	Private Club
		(297) rm	<i>St. Regis Hotel (removed, no trip credit taken)</i>
LA 73	11500 W. Tennessee Avenue	84 du	Live/Work Condominiums
LA 74	11165 Tennessee Avenue	5,000 sf	Car Care Center
LA 75	2332 Cotner Avenue	9,400 sf	Office
LA 76	11122 W. Pico Boulevard; 2431–2441 S. Sepulveda Boulevard	538 du	Apartments
		266,800 sf	Retail
		(131,578) sf	<i>Cement Plant (to be removed)</i>
		(45,266) sf	<i>Stone Yard (to be removed)</i>
LA 77	10961 W. Pico Boulevard	46 du	Senior Housing
		4,500 sf	Office
LA 78	10534 W. Pico Boulevard	2,750 sf	New Car Sales Expansion
LA 79	10201 W. Pico Boulevard	<u>Fox Studios</u> ^[25]	
		1,000 sp	Approx. 1,000 Space Parking Garage
LA 80	1333 S. Beverly Green Drive	5 du	Condominiums
		(1) du	<i>Single-Family Residence (to be removed)</i>
LA 81	9786 Pico Boulevard	<u>Simon Wiesenthal Center Museum of Tolerance</u> ^[26]	
		100,000 sf	Museum
		800 st	Private Events
		(69,477) sf	<i>Museum (to be removed)</i>
LA 82	9760 W. Pico Boulevard	<u>Yeshiva of Los Angeles</u> ^[27]	
		350 stu	High School
		100 stu	Junior/Community College
		(200) stu	<i>High School (to be removed)</i>
		(200) stu	<i>Junior/Community College (to be removed)</i>
LA 83	2900–2906 S. Sepulveda Boulevard	<u>2906 S. Sepulveda Boulevard</u> ^[28]	
		48 du	Apartments
		1,500 sf	Office
LA 84	3115 S. Sepulveda Boulevard	28,000 sf	Specialty Retail
		138 du	Condominiums

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
LA 85	10604–10612 National Boulevard	29 du	Condominiums
		2,072 sf	Office
		1,248 sf	Retail
		(10) du	Apartments (to be removed)
LA 86	3200 Motor Avenue	5,800 sf	Office
LA 87	10309 W. National Boulevard	<u>Le Lycee Francais High School</u>	
		340 st	Private High School
<u>City of Beverly Hills</u>			
BH 1	9641 Sunset Boulevard	2,000 sf	Health Spa
BH 2	447 N. Doheny Drive	23 du	Condominiums
		(16) du	Apartments (to be removed)
BH 3	9261 Alden Drive	<u>Young Israel Synagogue</u>	
		14,811 sf	Sanctuary
		1,254 sf	Multi-Purpose Room
BH 4	469 N. Crescent Drive; 470 N. Canon Drive	<u>Wallis Annenberg Center for the Performing Arts</u> ^[29]	
		500 st	Live Performance Theater
		150 st	Studio Theater/Rehearsal Hall
		60 stu	Classrooms
		3,900 sf	Lobby
		430 sp	3 Level Public Use Garage Alternative
BH 5	505 N. Rodeo Drive	120 stu	Private School
BH 6	456 N. Camden Drive	1,750 sf	Retail Expansion to Existing Art Gallery
BH 7	9900 Wilshire Boulevard	<u>Robinsons May Mixed-Use</u> ^[30]	
		252 du	Luxury High-Rise Condominiums
		15,656 sf	Various Retail
		4,800 sf	Restaurant
		(220,000) sf	Department Store (to be removed)
BH 8	9876 Wilshire Boulevard	<u>Beverly Hilton Revitalization</u> ^[31]	
		120 du	Luxury High-Rise Condominiums
		522 rm	Hotel
		12,270 sf	Restaurant
			Existing Beverly Hilton including Trader Vic's (to be removed)
BH 9	9936 Durant Drive	13 du	Condominiums

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
BH 10	9817, 9844 Wilshire Boulevard; 9900 Santa Monica Boulevard	<u>Beverly Hills Gateway Project (Parcels 1, 2, and 3)</u> ^[32]	
		259,613 sf	Office
		38,407 sf	Retail
BH 11	9748–9766 Wilshire Boulevard	24,566 sf	General Office
		7,977 sf	Medical-Dental Office
BH 12	9735 Durant Drive	11 du	Condominiums
BH 13	150 Lasky Drive	42 rm	Hotel
BH 14	129 S. Linden Drive	76 du	Senior Congregation
BH 15	125 S. Camden Drive	40 du	Condominiums
BH 16	320 N. Rodeo Drive	15,000 sf	Retail
BH 17	245–257 N. Canon Drive	<u>Mixed-Use Plaza</u>	
		11,400 sf	General Office
		30,700 sf	Shopping Center
		1,800 sf	High-Turnover Restaurant
BH 18	231–265 N. Beverly Drive	<u>231–265 North Beverly Drive Project</u> ^[33]	
		177,255 sf	General Office
		22,875 sf	Specialty Retail
		8,000 sf	High-Turnover Sit-Down Restaurant
BH 19	202–240 N. Beverly Drive; 203–241 N. Canon Drive	<u>Beverly Hills Gardens & Montage Hotel Project</u> ^[34]	
		228 rm	Hotel with Banquet Facilities
		25 du	Condominiums
		120 mem	Spa Membership
		18 rm	Spa Treatments
		791 sf	Retail
		30,000 sf	Park
		2,230 sf	Restaurant
BH 20	144 Reeves Drive	3 du	Condominiums
BH 21	9378 Wilshire Boulevard	14,996 sf	Office
		14,996 sf	Shopping Center
BH 22	9230 Wilshire Boulevard	150,300 sf	New Car Sales
BH 23	9200 Wilshire Boulevard	<u>9200 Wilshire Boulevard</u> ^[35]	
		54 du	Condominiums
		8,400 sf	Retail
		5,600 sf	Quality Restaurant

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
BH 24	140–144 S. Oakhurst Drive	11 du	Condominiums
BH 25	156–168 N. La Peer Drive	16 du	Condominiums
		(6) du	Condominiums (to be removed)
BH 26	115 N. Swall Drive	3 du	Condominiums
BH 27	8800 Burton Way	<u>8800 Burton Way Mixed-Use Development Project</u>	
		11,700 sf	Office
		2,870 sf	Retail
		(1,260) sf	Car Rental Office (to be removed)
BH 28	8747–8767 Wilshire Boulevard	60,856 sf	General Office
		11,260 sf	Shopping Center
		3,000 sf	High-Turnover Restaurant
BH 29	216–220 S. Arnaz Drive	16 du	Condominiums
BH 30	8601 Wilshire Boulevard	37 du	Condominiums
BH 31	8600 W. Wilshire Boulevard	21 du	Condominiums
		4,800 sf	Retail
		(2,500) sf	Retail (to be removed)
BH 32	8536 Wilshire Boulevard	24,890 sf	Retail
BH 33	155–157 N. Hamilton Drive	11 du	Condominiums
BH 34	50 N. La Cienega Boulevard	14,000 sf	Medical Office
BH 35	221–225 S. Hamilton Drive	27 du	Condominiums
		(14) du	Condominiums (to be removed)
BH 36	121 San Vicente Boulevard	35,000 sf	Medical Office
BH 37	313–317 S. Reeves Drive	10 du	Condominiums
		(4) du	Apartments (to be removed)
BH 38	309–325 S. Elm Drive	7 du	Condominiums (net)
BH 39	432–436 S. Beverly Drive	9,325 sf	Synagogue Expansion
BH 40	432 S. Oakhurst Drive	34 du	Condominiums

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
<u>City of West Hollywood</u>			
WH 1	9200–9220 Sunset Boulevard	<u>SoHo House Project</u> ^[36]	
		<u>Ground Floor</u>	
		1,200 sf	Café
		6,888 sf	High-Turnover Restaurant
		4,232 sf	Outdoor Dining
		5,626 sf	Spa
		62 sf	Office
		<u>Floors 2–13</u>	
		8,225 sf	SoHo House
		(8,225) sf	Office (to be removed)
		<u>Sky Penthouse (14th Floor)</u>	
		993 sf	Quality Restaurant
		1,475 sf	Dining/Bar Area
		6,744 sf	SoHo House
		(6,744) sf	Office (to be removed)
		<u>9220 Sunset Boulevard</u>	
		1,040 sf	Office
		(1,040) sf	Café (to be removed)
WH 2	9040–9056 W. Sunset Boulevard; 1018–1022 N. Doheny Drive; 9031–9041 Harratt Street	<u>Sunset/Doheny Hotel Project</u> ^[37]	
		102 rm	Hotel
		20 du	Condominium
		46 du	Time Share (assumed similar to Hotel)
		5,710 sf	Restaurant/Outdoor Dining
		8,000 sf	Day Spa
		18,080 sf	Specialty Retail
WH 3	9016–9034 W. Sunset Boulevard	(8) du	Apartments (to be removed)
		47,930 sf	Medical Office
		10,055 sf	Retail
		3,480 sf	Restaurant
WH 4	8950–8970 Sunset Boulevard	(11,400) sf	Sushi Restaurant (to be removed)
		196 rm	Hotel
		4 du	Apartments

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
WH 5	914 Wetherly Drive	28 du	Apartments
		2 du	Condominiums
		26 du	Senior Housing
		(2) du	Single-Family Residences (to be removed)
WH 6	8965 Keith Avenue	3 du	Apartments
		(1) du	Single Family Residence (to be removed)
WH 7	9008 Keith Avenue	3 du	Condominiums
		(1) du	Single Family Residence (to be removed)
WH 8	8969–8989 Santa Monica Boulevard	13,595 sf	Vons Supermarket Retail Expansion
WH 9	9001 Santa Monica Boulevard	<u>9001 Santa Monica Boulevard</u> ^[38]	
		10,000 sf	Restaurant
		10,550 sf	Commercial
		42 du	Condominiums
		(5,484) sf	Restaurant (to be removed)
		(8,845) sf	Automotive Repair Shop (to be removed)
WH 10	9061 Nemo Street	6,382 sf	Mixed-Use Retail/Office
		1 du	Luxury Dwelling Unit
		(2) du	Single Family Residences (to be removed)
WH 11	9062 Nemo Street	20,105 sf	Retail
		4 du	Condominiums
WH 12	9040, 9060, 9080, 9098 Santa Monica Boulevard; 603, 607, 617, 623, 629, 633 Almont Dr; 9001, 9021 Melrose Avenue	<u>Melrose Triangle</u> ^[39]	
		70,259 sf	Retail
		195 du	Apartments
		327,000 sf	Climate-Controlled Art and Wine Self-Storage
		(38,740) sf	Retail (to be removed)
		(23,470) sf	Office (to be removed)
WH 13	458 Doheny Drive	4,850 sf	Retail
		(1) du	Single Family Residence (to be removed)
WH 14	623 La Peer Drive	<u>La Peer Hotel</u> ^[40]	
		69 rm	Hotel
		8 du	Luxury Condominium/Townhouse
		1,750 sf	Specialty Retail
		2,680 sf	Quality Restaurant
WH 15	8750 Melrose Avenue	120,000 sf	Medical Office
WH 16	8711 Melrose Avenue	9,898 sf	Commercial

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
WH 17	8687 Melrose Avenue	<u>Pacific Design Center Red Building</u>	
		400,000 sf	Office
WH 18	8674 Melrose Avenue	8,700 sf	Wholesale Rug Showroom
WH 19	8650 Melrose Avenue; 544 Norwich Drive	14,571 sf	Retail
		7 du	Condominiums
		(6,745) sf	Commercial (to be removed)
		(1) du	Single Family Residence (to be removed)
WH 20	8590 Melrose Avenue	6,905 sf	Retail
		(3,523) sf	Retail (to be removed)
WH 21	8551, 8564, 8568 Melrose Avenue	30,700 sf	Retail
		10 du	Apartments
		(7,560) sf	Office (to be removed)
		(6,075) sf	Commercial (to be removed)
WH 22	8900 Beverly Boulevard	18,260 sf	Retail
		1,600 sf	Restaurant
		18,970 sf	Medical Office
		6 du	Apartments
		(13,535) sf	Commercial (to be removed)
		(1) du	Single Family Residence (to be removed)
WH 23	148 Swall Drive	3 du	Apartments
		(1) du	Single Family Residence (to be removed)
WH 24	141 S. Clark Drive	105 du	Condominiums
WH 25	146 Clark Drive	6 du	Condominiums
		500 sf	Retail
WH 26	312–314 N. Robertson Boulevard	8,021 sf	Intensification of Use to Retail
		(8,021) sf	Wholesale Design Showroom (to be removed)
WH 27	8727 Beverly Boulevard	478 sf	Net Addition to Existing Medical Office Building
WH 28	365 N. San Vicente Boulevard	135 du	Condominiums
		42 du	Affordable Senior Housing

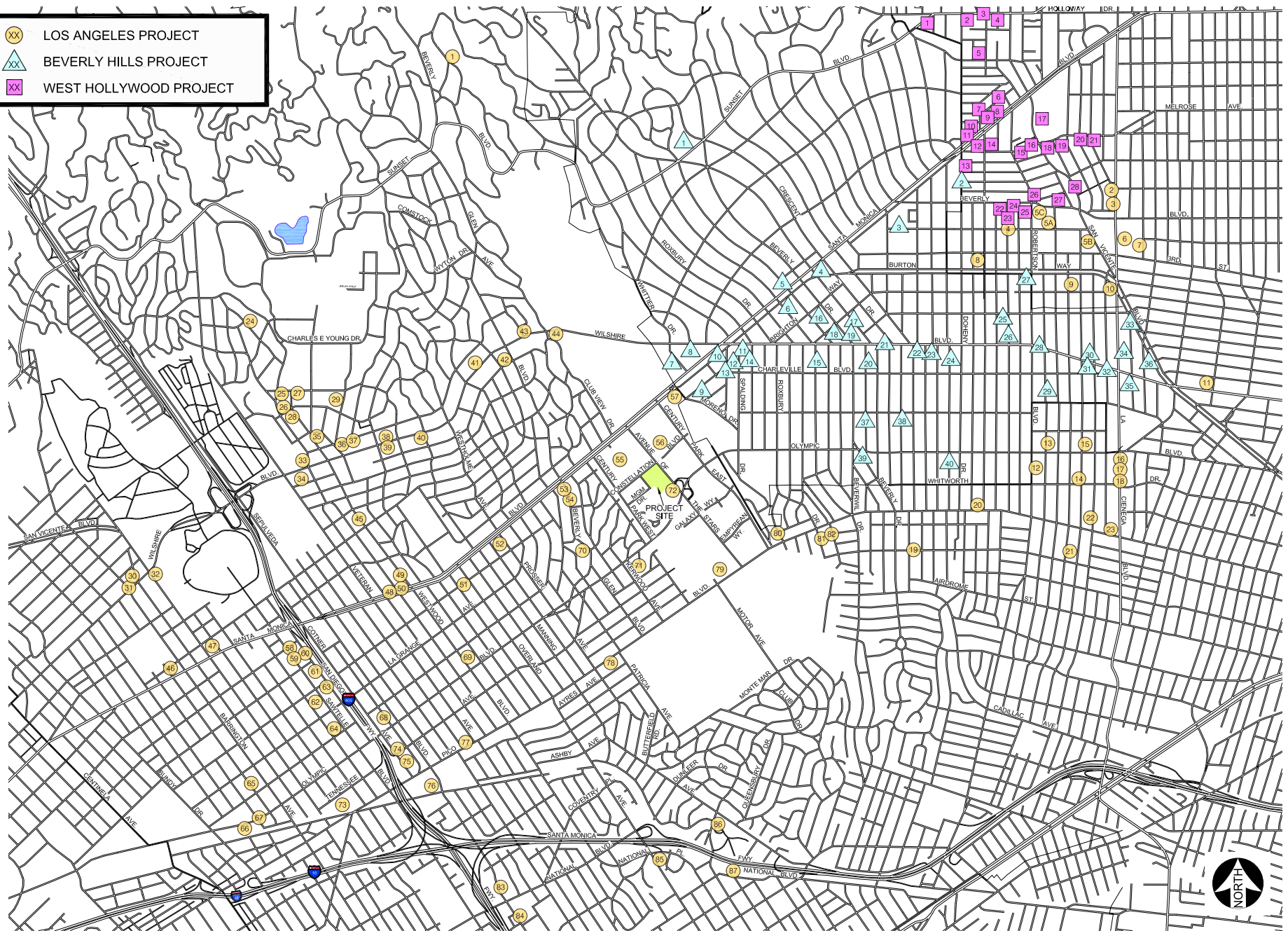
Notes:

- ^[1] Traffic & Parking Analysis for Proposed Harvard-Westlake Middle School Campus Improvement Project, City of Los Angeles, Crain and Associates, November 2003.
- ^[2] Proposed Mitigated Negative Declaration for 132-138 N. Swall Drive, City of Los Angeles, August 20, 2008.
- ^[3] Traffic Impact Study for Cedars-Sinai Medical Center Project, City of Los Angeles, Linscott, Law & Greenspan, Engineers, June 23, 2008.
- ^[4] Traffic Impact Analysis for Beverly Connection, City of Los Angeles, Crain and Associates, December 2008.
- ^[5] Traffic Impact Report for the Proposed Condominium Development at 300 South Wetherly Drive, City of Los Angeles, Crain and Associates, June 2007.
- ^[6] Initial Study/Mitigated Negative Declaration for Burton Way Mixed-Use Development Project, City of Los Angeles, January

Table II-1 (Continued)
Related Projects List

Map No.	Address	Size	Project Description
			2009.
[7]			Traffic Impact Analysis for an Assisted Living and Skilled Nursing Facility, City of Los Angeles, Overland Traffic Consultants, Inc., July 2008.
[8]			"Neighbors oppose Chabad expansion on Pico", Jane Ulman, <i>The Jewish Journal</i> , September 24, 2008.
[9]			Proposed Mitigated Negative Declaration for 1476 South Bedford Street, Wilshire, 90035, City of Los Angeles, August 6, 2008.
[10]			Traffic Analysis for Palazzo Westwood Mixed-Use Development (Supermarket Alternative), City of Los Angeles, Crain and Associates, August 2002.
[11]			"Plans for Army Reserve land get public viewing", Martha Groves, <i>Los Angeles Times</i> , September 13, 2007.
[12]			Notice of Preparation and Notice of Public Scoping Meeting, The Wilshire Gayley Project, City of Los Angeles, August 4, 2008.
[13]			Proposed Mitigated Negative Declaration for future developments incidental to the Sinai Temple, Los Angeles, December 3, 2008.
[14]			Traffic Analysis for 35-Unit Condominium Project located at the SEC of Wilshire Blvd and Comstock Ave in Westwood Village, City of Los Angeles, Crain and Associates, October 2004.
[15]			Proposed Mitigated Negative Declaration for 11722 W. Ohio Avenue, City of Los Angeles, October 29, 2008.
[16]			Proposed Mitigated Negative Declaration for 1901 South Overland Avenue, 1900 South Selby Avenue, West Los Angeles, 90025, City of Los Angeles, September 10, 2008.
[17]			Proposed Mitigated Negative Declaration for 1813-1819 S. Prosser Avenue, City of Los Angeles, August 27, 2008.
[18]			Traffic Impact Study for Westfield Century City New Century Plan, City of Los Angeles, Linscott, Law & Greenspan, Engineers, October 10, 2007.
[19]			Draft Traffic Study for 10131 Constellation Boulevard Residential Project, City of Los Angeles, Kaku Associates, Inc., October 2005.
[20]			Notice of Preparation and Notice of Public Scoping Meeting, SunCal Residential Project at 10000 Santa Monica Boulevard, City of Los Angeles, April 21, 2008.
[21]			Proposed Mitigated Negative Declaration for 1759 S Beloit Avenue, West Los Angeles, 90025, City of Los Angeles, October 6, 2008.
[22]			Traffic Analysis for a Proposed Retail Center located on Olympic Boulevard between Stoner Avenue and Granville Avenue, City of Los Angeles, Crain and Associates, October 2006.
[23]			Traffic Impact Analysis Report for Proposed 158-Unit Condominium Project, Bellwood Ave So. of Olympic Blvd, City of Los Angeles, Hirsch/Green Transp. Consulting, Inc., September 2007.
[24]			Traffic Impact Analysis for a Proposed Condominium Complex located at 2055 Avenue of the Stars, City of Los Angeles, Overland Traffic Consultants, Inc., August 2005.
[25]			Trip generation rates based on Traffic Impact Analysis for the Renovation and Expansion of Fox Studio Facilities (Revised), Century City, Crain & Associates, October 1991.
[26]			Traffic Impact Study for Simon Wiesenthal Center Museum of Tolerance at 9786 Pico Boulevard, City of Los Angeles, Crain & Associates, October 2008.
[27]			Traffic Impact Study for Yeshiva University of Los Angeles Boys High School Phase II Project at 9760 West Pico Boulevard, City of Los Angeles, Crain & Associates, February 2009.
[28]			Proposed Mitigated Negative Declaration for 2906 S. Sepulveda Boulevard, West Los Angeles, 90064, January 12, 2009.
[29]			Draft Traffic and Parking Study for the Wallis Annenberg Center for the Performing Arts and Public Parking Garage, City of Beverly Hills, Fehr & Peers/Kaku Associates, June 2008.
[30]			Traffic Study for 9900 Wilshire Project, City of Beverly Hills, Fehr & Peers, October 2007.
[31]			Draft EIR for The Beverly Hilton Revitalization Plan, City of Beverly Hills, Impact Sciences, Inc., October 2007.
[32]			Draft EIR for the Beverly Hills Gateway Project, City of Beverly Hills Department of Community Development, October 2008.
[33]			Beverly/Wilshire Office Project Traffic Impact Analysis, City of Beverly Hills, RBF Consulting, May 2007.
[34]			Beverly Hills Gardens & Montage Hotel EIR (Appendix B), City of Beverly Hills, Parsons Transportation Group, 2004.
[35]			Traffic Study for the 9200 Wilshire Boulevard Mixed-use Project, City of Beverly Hills, Katz, Okitsu & Associates, September 30, 2005.
[36]			Draft EIR for 9200 Sunset Boulevard Intensification of Use Project, City of West Hollywood, May 2009.
[37]			Draft EIR for Sunset/Doheny Hotel Project, City of West Hollywood, October 2008.
[38]			Traffic Impact Study for 9001 Santa Monica Boulevard, City of West Hollywood, Parsons, July 16, 2007.
[39]			Traffic Impact Analysis for Melrose Triangle Project, City of West Hollywood, LSA Associates, Inc., January 2008.
[40]			Traffic Impact Analysis for La Peer Hotel, City of West Hollywood, September 2008.
			Source: Crain & Associates, 2009.

- XX LOS ANGELES PROJECT
- XX BEVERLY HILLS PROJECT
- XX WEST HOLLYWOOD PROJECT



Source: Matrix Environmental, 2010.