

IV. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

The proposed Palazzo Westwood Project site is comprised of three parcels totaling approximately 4.24 acres, situated southwesterly of the intersection of Weyburn and Tiverton Avenues. Parcel "A" is 2.72 acres in size and is located east of Glendon and north of the existing Glendon Manor apartment building. This site is currently a surface parking lot. Parcel "B" is 1.23 acres and is located on the west side of Glendon, extending to the alleyway to the west. It encompasses the existing Mann Plaza Theater, the parking lot to the north of the theaters and the vacant shops to the north of the parking (which have recently been demolished). Parcel "C" encompasses the Glendon Manor apartment building and is 0.29 acres in size. Additionally, the Project includes the subsurface development of a parking lot under Glendon Boulevard, between Parcels "A" and "B." The subsurface development does not add acreage to the site, because both Parcels A and B extend to the center of Glendon Avenue. The street is subject to an easement granted to the City for public access, which will not be affected.

Geographic Setting and Access

The Project site is located in Westwood Village, which is situated in the Los Angeles basin on the southern side of the Santa Monica Mountains. The site and its vicinity are on relatively level terrain with a slight prevailing slope gradient towards the southwest. The on-site gradient averages approximately 3.4% over entire site, with a portion of the site (in the parking lot on Parcel "A") reaching a gradient of 8.5%. The site and surrounding area have been previously developed, and no geographic features, aside from the Santa Monica Mountains roughly two miles away, are located in the area.

Man-made features on-site include the structures noted above (paved surface parking lots, the residential apartment building, and a movie theater). Man-made features in the vicinity include the surrounding commercial and residential structures and roadways of Westwood Village (see Surrounding Land Use, below), and the UCLA campus to the north. The Project site is less than one mile north of Wilshire Boulevard, a major Los Angeles thoroughfare, which extends from downtown Los Angeles east of the Project site to Santa Monica and the Pacific Ocean, roughly nine miles west of the site. Nearby freeways consist of the Santa Monica (I-10) Freeway, approximately two and a half miles to the south, and the San Diego (Route 405) Freeway, located about three quarters of a mile to the west. There are no rail lines in the immediate site vicinity. City plans designate a bikeway along Tiverton Avenue, which forms the eastern boundary of the site. Several bus lines serve Westwood Village, with bus stops on Wilshire Boulevard and Westwood Boulevard, both within walking distance of the Project site (see Section V.J., Transportation/Traffic).

Surrounding Development and Land Use

Land uses surrounding the site contain a mix of low-rise commercial and residential properties as well as high-rise residential and commercial office buildings. The area of the immediate site vicinity is a mix of low- to high-rise commercial and residential land uses. Educational and cultural facilities at UCLA are located not far to the north. The Village includes commercial offices, retail shops, restaurants, movie theaters and a live theater.

Residential and commercial uses predominate on opposite sides of the site. Residential structures ranging in height from one to five stories are found along the entire eastern side of Tiverton Avenue opposite Parcel "A", east of the Project site. The 14-story Horizons residential building occupies the northwest corner of the intersection between Tiverton and Weyburn avenues north of the Project site.

Commercial properties bound all of the southern, the western and a portion of the northern boundaries of the Project site. The GTE building on Tiverton Avenue abuts the Proposed Project site at its southeast corner. The 21-story Westwood Center commercial office complex abuts both the GTE building and the south boundary of the Project site east of Glendon Avenue. West of Glendon Avenue, the southern site boundary passes between the Mann Plaza Theater (on-site) and the Moustache Café (off-site). The Moustache Café occupies a portion of a building identified in the Westwood Specific Plan as being one of the original structures of Westwood Village. The southern site boundary extends west between the above buildings to the service alley between Westwood Boulevard and Glendon Avenue.

The predominant architectural style of Westwood Village is Mediterranean, with Spanish and Italian influences. The Village contains some older structures, some of which have historic merit. Glendon Manor, which is located on the site, has been determined eligible for historic status (see Section V.C. Cultural Resources).

Land Use Planning Setting

The City of Los Angeles General Plan guides land use planning within the City. Land use decisions and development are governed by the planning designations and policies contained within the Westwood Community Plan and the Westwood Village Specific Plan, which are components of the General Plan.

The Westwood Community Plan designates the site as Community Commercial, which primarily allows commercial uses and parking. The Community and Specific Plans set forth general planning objectives for the area along with policies, standards, and criteria for various land use types, circulation, and service systems. The Specific Plan encourages mixed-use development and also neighborhood-serving commercial uses. The site permits residential uses, subject to Specific Plan policies and provisions regarding mixed-use development and the provision of neighborhood-serving commercial uses. Development within the Specific Plan (including the Project site) is subject to review by the Design Review Board to assure conformance with the Specific Plan and its goals for aesthetic quality.

B. CUMULATIVE PROJECTS

In order to assess cumulative impacts as they relate to the Palazzo Westwood Project, a list of past, present and probable future projects ("related projects") was developed **Table IV-1a and b**. The cumulative analysis contained in each environmental issue section of Chapter V. Environmental Impact Analysis, were based upon this list of related projects, taking into consideration any projects that might cause related or compounded impacts.

Table IV-1a
Related Projects List

Map No.	No. Project ID	Size/Type	Location	Status
1.	90-BS-778	93 Condominiums	10733 Wilshire Blvd.	Under Construction
2.	MND 94-0146 SUB	187 Condominiums	10807-53 Wilshire Blvd. (northside bet. Glendon & Malcolm)	Under Construction
3.	DRB 90-0001 WWC	34,641 sf Office	1100-34 Westwood Blvd. (southeast corner @ Kinross)	Under Construction
4.	MND 92-0379 ZV	2,074 sf Auto Service	10461-63 Santa Monica Blvd. (northeast of Thayer)	Pending
5.	MND 90-0941 CUZ	50-rm Motel	10811 Santa Monica Blvd.	Pending
6.		70,000 sf Office	11175 Santa Monica Blvd. (northside bet. Cotner & Pontius)	Leasing
7.	MND 94-0355 CUB	1,140 sf Retail	11305 Santa Monica Blvd. (bet. Corinth & Sawtelle)	Pending
8.	CUZ Alcohol Permit	771,000 sf Studio	20 th Century Fox Studios Under Expansion 10201 Pico Boulevard	Construction
9.	DOT 93-091	25,000 sf Office	25,000 sf Office south side & we Beverly Glen)	Pending
10.	EIR 91-0148 CUZ	874,000 sf Office	1950 Avenue of the Stars (south of Santa Monica)	Pending
11.	MND 91-0390 PP (ZV)	20,043 sf Office	2422-26 Overland Ave. (east side & south of Pico)	Pending
12.	Broxton Avenue	400-space Garage	6,000 sf Retail Broxton Ave. at Weyburn Ave Parking Structure	Built Leasing
13.	Olympic Blvd. Office	330,000 sf Office	12233 W. Olympic Blvd. (remove prev. uses)	Pending
14.	Regent Westwood	76,125 sf Retail/Restaurant and 336 Movie Theater seats (net)	1015 - 1031 & 1043 -1051 Broxton Ave.	Pending
15.	Madison Marquette	-12,300 sf Retail (net)	Weyburn, Le Conte, Tiverton	Completed
16.	Brentwood Park Commercial	2,000 sf Office 10,000 sf Restaurant 42,700 Retail	NW corner of San Vicente Blvd. And Barrington Ave.	Pending
17.	2000 Avenue of the Stars	100,125 sf office/Restaurant/Retail/ Cultural	2000 Avenue of the Stars, Century City	Pending
18.	Harvard-Westlake Middle School Improvement Project	24 Students net (790 old) 15 employees net 122,200 sf net classrooms/theater	700 N. Faring Road	Pending

Table IV-1b
UCLA Related Projects

Project	Net New GSF
Men's Gym Staging Building	60,470
Northwest Campus Housing Phase II Development	296,700
Southwest Campus Staging Building	75,000
Southwest Campus Housing/Parking	2,000 beds & 2,068 parking spaces
Intramural Field Parking	NA
Physics and Astronomy	101,900
Luck Research Center/Thermal Energy Storage System	95,000
Gloria Kaufman Hall (Garden Dance Theater)	3,600
Remaining Buildout of 1990 LRDP through 2005 which may include:	Approx. 1,600,000
Ambulatory/Cancer Clinic	TBD
Acosta Training Center	TBD
Science and Engineering Replacement/Expansion	TBD

Seismic Renovation	Renovation or Replacement GSF
Academic Health Center Replacement (Hosp. SRB1 & 2)	1,710,000
Haines Hall	132,500
Dickson Art Center	146,000
Kinsey Hall	142,000
Men's Gym	103,300
Rehabilitation Center	148,100
Gloria Kaufman Hall (Dance)	81,000
Note: GSF = gross square feet; TBD = to be determined Source: Crain & Associates, November 2002.	

Figure IV-1-Related Projects Location Map