
III. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

Regional Setting

The project site is located in Los Angeles County, within the Brentwood-Pacific Palisades community of the City of Los Angeles, approximately one mile west of Interstate 405 and approximately two miles north of Interstate 10. Figure II-1, Regional and Project Vicinity Map, and Figure II-2, Aerial Photograph, depict the location of the project site.

Local Setting

The project site is comprised of approximately 2.66 acres and is bounded by San Vicente Boulevard to the south, Saltair Avenue and a commercial bank building to the west, single-family residences and a vacant residential lot to the north, and a one-story on-grade commercial structure and parking lot to the east.

On-Site Land Uses

The project site is located at 11961, 11965, 11967, 11969, 11973, 11977, 11981, and 11991 San Vicente Boulevard, and 642 and 644 Saltair Avenue, and includes the following assessor parcel numbers (APNs) that encompass all of the project site addresses: 4404-025-007, 4404-025-008, 4404-025-009, 4404-025-010, 4404-025-015, 4404-025-016, 4404-025-017, 4404-025-027, and 4404-025-028. The project site is currently developed with five commercial structures totaling 34,856 square feet (sf), accompanying surface parking area, and two single-family residential dwellings. The commercial structures front on San Vicente Boulevard on the southern edge of the project site. Most of these structures suffer from a lack of maintenance, lack of insulation, non-compliant electrical and mechanical systems, non-accessible facilities, defective plumbing, and safety defects. Views of the on-site land uses are shown in Figures III-1 through III-3.

Barry Building

11973 to 11975 San Vicente Boulevard is developed with a two-story, approximately 13,956 sf, commercial building known as the Barry Building that was built in 1951. Approximately 30 feet in height, the Barry Building was designated in 2007 as a Historic-Cultural Monument by the City of Los Angeles (Historic-Cultural Monument #887). The Barry Building, a flat-roofed building organized around a central courtyard, was determined to exhibit character-defining features of “mid-century” California modern architecture. Dutton’s Brentwood Bookstore occupied the majority of the ground floor space of the Barry Building from 1986 to April 2008. The Barry Building currently contains offices on the upper story and retail space on the ground floor. The first floor contains approximately 6,580 sf and is occupied with temporary retail uses. The second floor consists of approximately 7,376 sf and is occupied with office uses including a dentist’s office. The Barry Building is fully occupied with tenants.

Other Structures on Project Site

11961 to 11969 San Vicente Boulevard contains a two-story approximately 8,800 sf commercial building originally constructed in 1950. The ground floor of the building is occupied by retail uses. A second-story was added above the northern half of the building in 1958 and includes office space.

11977 San Vicente Boulevard contains a one-story approximately 3,500 sf commercial building built in 1947. The building was formerly occupied by a commercial plant nursery.

11981 San Vicente Boulevard is also improved with a one-story commercial building, constructed in 1948 and encompassing approximately 3,000 sf. This building was formerly occupied by an art gallery.

11991 San Vicente Boulevard is improved with a one-story building that was formerly used as a private school and ancillary outdoor play space. The structure was built in 1924 and contains approximately 5,600 sf. The building is currently vacant.

On the western portion of the project site are located two residential properties that front Saltair Avenue. Both properties were built in 1956.

Parking and Access

On-site parking to serve the existing commercial uses at the project site occupies the northeastern portion of the project site. Access to the parking lot is provided from San Vicente Boulevard by a driveway located between the 11973 San Vicente Boulevard property and the 11961-11969 San Vicente Boulevard property. The two residential properties in the northwest portion of the project site are accessed from Saltair Avenue.

Surrounding Land Uses

General land uses in the vicinity of the project site include various commercial, residential, and retail properties. The property is located between Saltair Avenue and Montana Avenue along the north side of San Vicente Boulevard, which is a high-volume transportation corridor with a continuous 38-foot landscaped median that separates directions of vehicular travel. Coral trees are planted on the median and have been designated City of Los Angeles Historic-Cultural Monument #148. A broad range of commercial and community-serving uses, including restaurants, stores, medical uses, and a church occupy one- to nine-story buildings on San Vicente Boulevard directly opposite the project site. The topography along San Vicente Boulevard is relatively flat.

Immediately west of the project site at 11999 San Vicente Boulevard is a four-story office and Coldwell Bank building at the northeast corner of San Vicente Boulevard and Saltair Avenue. A seven-story office and Comerica Bank building with accessory surface parking facilities is located on the northwest corner of San Vicente Boulevard and Saltair Avenue. Further west along San Vicente Boulevard is the Vicente Foods grocery store, single-family residences, and a golf course. Brentwood Presbyterian Church is located a quarter mile west of the project site.

The surrounding area north of the project site contains single-family dwellings along Saltair Avenue and Saltair Terrace.

The surrounding area east of the project site contains a CVS (full-service drug and sundries store) with an L-shaped surface parking lot, and a three-story retail/office/restaurant commercial center at the northwest corner of Montana Avenue and San Vicente Boulevard. Further east of the project site area, starting south of Montana Avenue, are numerous multi-family residential properties. Approximately one-quarter mile southwest of the project site is Brentwood Country Club.

South of the project site along San Vicente Boulevard are single- and multi-story office and commercial buildings. Directly south at 11980 San Vicente Boulevard is a nine-story building that contains a ground-floor retail and pharmacy, a multi-level parking structure, and office space on the upper floors. Also contained in this building is the UCLA Medical Group – Brentwood office.

Views of the surrounding land uses are shown in Figures III-4 through III-6.

B. RELATED PROJECTS

Sections 15126 and 15130 of the State CEQA Guidelines requires that EIRs consider the significant environmental effects of a proposed project as well as “cumulative impacts.” “Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). Cumulative impacts may be analyzed by considering a list of past, present, and probable future projects producing related or cumulative impacts (CEQA Guidelines Section 15130 (b)(1)(A)).

All proposed (those with pending applications), recently approved, under construction, or reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed project are included in the EIR. For an analysis of the cumulative impacts associated with these related projects and the proposed project, cumulative impact discussions are provided under each individual environmental impact category in Section IV of this EIR.

The list of related projects consists of 32 projects (see Table III-1). Sources for the list include the City of Los Angeles Department of Transportation (LADOT) and City of Santa Monica Planning Department. Additionally, a field survey of the study area was conducted to identify any other developments that may not have been included on these lists. This list includes all approved, proposed, or potential projects within an approximately 2.0 mile radius of the project site (with applications pending). Since this list was compiled, some of the listed projects have been completed, opened or reduced in scope. The locations of the related projects are shown in Figure III-7

**Table III-1
Related Projects**

No.	Location	Land Use	Size
1	11677 Wilshire Boulevard	Condominiums Office Retail <i>Retail (removed)</i>	49 du 41,000 sf 8,000 sf <i>(12,000 sf)</i>
2	11712 San Vicente Boulevard	Fast Food Restaurant	1,900 sf
3	11711 San Vicente Boulevard	Restaurant Office Retail	10,000 sf 2,000 sf 30,000 sf
4	11978-11980 Walnut Lane	Condominiums	44 du
5	1700 Sawtelle Boulevard	Condominiums Live/Work	72 du 22 du
6	11663 Wilshire Boulevard	Office Condominiums	49,000 sf 49 du
7	1164 Barrington Avenue	Condominiums Retail/Office	95 du 15,000 sf
8	11857 Santa Monica Boulevard	Condominiums Retail	28 du 4,669 sf
9	1301 Brockton Avenue	Condominiums	36 du
10	1331 Amherst Avenue	Condominiums	28 du
11	11950 Idaho Avenue	Condominiums <i>Apartments (removed)</i>	91 du <i>(25 du)</i>
12	1171 Gorham Avenue	Retail (net new)	21,340 sf
13	11305 Santa Monica Boulevard	Retail	1,140 sf
14	1466 South Westgate Avenue	YMCA at University High School	65,000 sf
15	Olympic Boulevard and Bundy Drive	Retail Supermarket Restaurant Condominiums Senior Housing Medical Office <i>Office (removed)</i> <i>Teledyne (removed)</i>	59,317 sf 51,021 sf 9,500 sf 177 du 208 du 384,735 sf <i>(69,000 sf)</i> <i>(166,283 sf)</i>
16	11567 Santa Monica Boulevard	Condominiums Retail <i>Apartment (removed)</i> <i>Retail (removed)</i> <i>Office (removed)</i>	68 du 10,000 sf <i>(14 du)</i> <i>(4,500 sf)</i> <i>(7,800 sf)</i>

**Table III-1
Related Projects**

No.	Location	Land Use	Size
17	11920 San Vicente Boulevard	Restaurant <i>Health Club (removed)</i>	4,200 sf <i>(4,200 sf)</i>
18	10955 Wilshire Boulevard	Hotel Condominiums Commercial <i>Retail (removed)</i> <i>Gas Station (removed)</i>	134 rooms 10 du 16,500 sf <i>(7,000 sf)</i> <i>(8 pumps)</i>
19	1130 Gayley Avenue	Retail Apartment <i>Movie Theater (removed)</i>	7,000 sf 48 du <i>(1,112 seats)</i>
20	11660 Santa Monica Boulevard	Supermarket Retail <i>Shopping Center (removed)</i>	53,600 sf 11,700 sf <i>(51,000 sf)</i>
21	900 Gayley Avenue	Convenience Store	2,800 sf
22	11900 Santa Monica Boulevard	Condominiums Retail <i>Retail (removed)</i> <i>Residential (removed)</i>	93 du 26,000 sf <i>(26,000 sf)</i> <i>(26 du)</i>
23	11771 Montana Avenue	Apartment	62 du
24	11511 Santa Monica Boulevard	Restaurant (take out)	1,000 sf
25	2929 Wilshire Boulevard	Apartment Grocery	26 du 11,200 sf
26	2834 Colorado Avenue	Entertainment/Post Production	151,000 sf
27	2930 Colorado Avenue	Condominiums Creative Office Space Retail	352 du 105,250 sf 7,700 sf
28	2300 Wilshire Boulevard	Condominiums Commercial	22 du 25,400 sf
29	2919 Wilshire Boulevard	Retail/Commercial Apartment	11,259 sf 26 du
30	2601 Santa Monica Boulevard	Affordable Housing	44 du
31	3107 Santa Monica Boulevard	Residential Commercial	10 du 12,280 sf
32	1630 Stewart Street	Production Office Residential	9,438 sf 10 du (estimate)
<p><i>Notes:</i> <i>Du = dwelling units; sf = square feet</i></p>			

**Table III-1
Related Projects**

No.	Location	Land Use	Size
<p><i>Uses identified in italics are existing development uses to be removed to construct the proposed related projects.</i></p> <p><i>Source: Traffic Impact Analysis Report, Retail, Restaurant and Office Development, 11973 San Vicente Boulevard in Los Angeles, California, prepared by Hirsch/Green Transportation Consulting, Inc., revised March 2010.</i></p>			



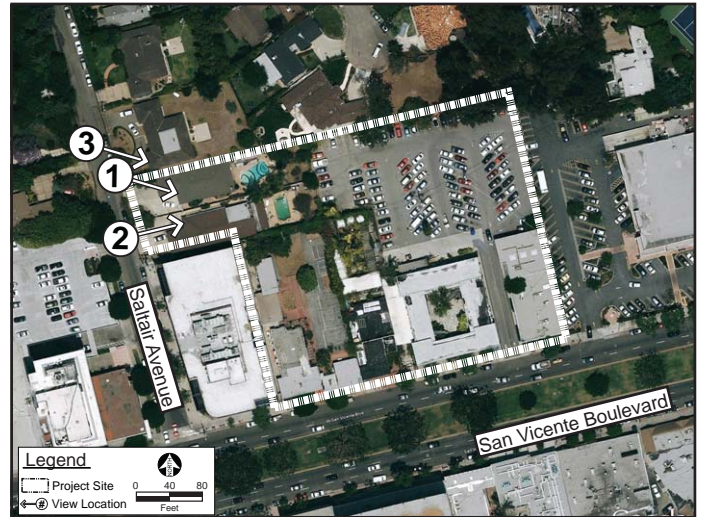
View 1: Facing east on Saltair Avenue, western façade of residence at 642 Saltair Avenue.



View 2: Facing east on Saltair Avenue, western façade of residence at 644 Saltair Avenue.



View 3: Facing southeast on Saltair Avenue, northwestern façade of residences at 644 and 642 Saltair Avenue.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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View 4: Facing north on San Vicente Boulevard, view of southern façade of building at 11991.



View 5: Facing north on San Vicente Boulevard, view of southern façade of buildings at 11981 and 11977.



View 6: Facing north on San Vicente Boulevard, view of southern façade of building at 11973.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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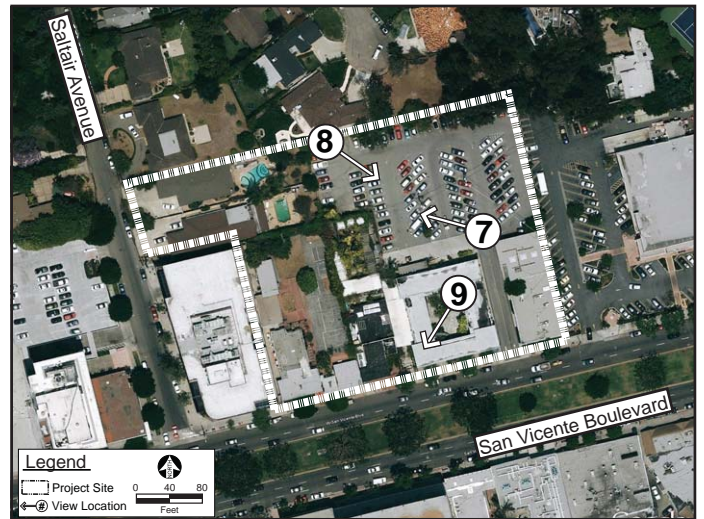
View 7: Facing northwest, view of parking lot on-site.



View 8: Facing southeast, view of parking lot.



View 9: Interior of Barry Building Courtyard.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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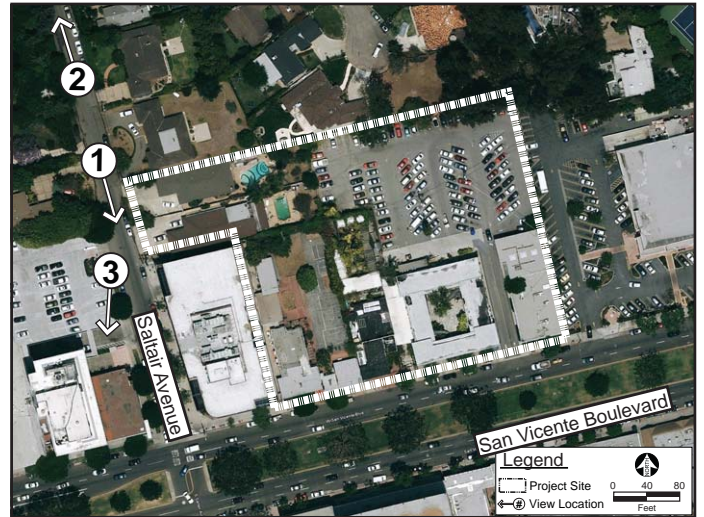
View 1: Street view, facing south on Saltair Avenue.



View 2: Facing north on Saltair Avenue, view of residential neighborhood northwest of project site.



View 3: Facing southwest on Saltair Avenue, northeastern façade of off-site Commerica Bank building and associated parking structure.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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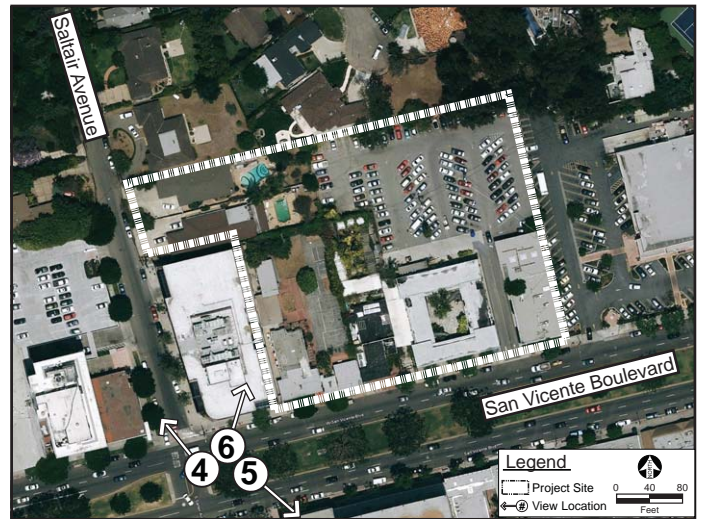
View 4: Facing northwest on Saltair Avenue, southeastern façade of off-site Comerica Bank building.



View 5: Facing southeast on San Vicente Boulevard, view of northern façade of buildings south of project site across San Vicente Blvd.



View 6: Facing north on San Vicente Boulevard, view of southern façade of Coldwell Building, west of the project site.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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View 7: Facing northwest on San Vicente Boulevard, view of southern facade of building at 11961 to 11969.



View 8: Facing northwest on San Vicente Boulevard view of southeastern facade of Coldwell Building, west of the project site.



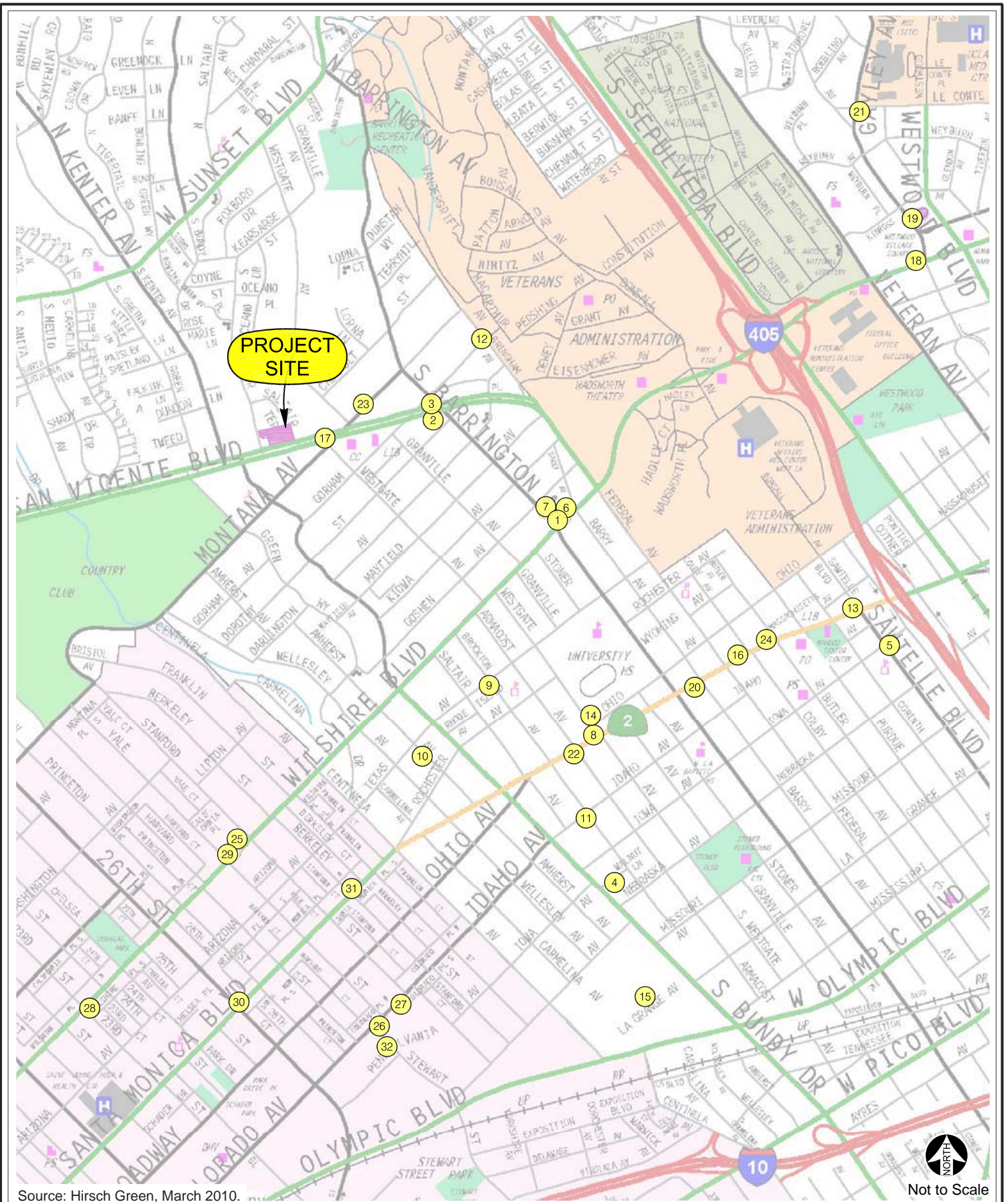
View 9: East of project site, on San Vicente Boulevard, facing southwest, view of buildings south of the project site across San Vincente Boulevard.



View Location Map

Source: CAJA Environmental Services, LLC, 2010.

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Source: Hirsch Green, March 2010.

North
Not to Scale

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