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## IV. ENVIRONMENTAL SETTING

### A. OVERVIEW OF ENVIRONMENTAL SETTING

The proposed 2000 Avenue of the Stars Project site is comprised of four parcels (two ground lots and two air space lots) totaling approximately 14.02 acres, situated southeasterly of the intersection of Avenue of the Stars and Constellation Boulevard. While the Project site encompasses the entire block bounded by Avenue of the Stars, Century Park East, Constellation Boulevard and Olympic Boulevard, redevelopment would be limited to a 9.2 acre portion.

#### Geographic Setting and Access

The Project site is located in Century City, which is situated in the Los Angeles basin on the southern side of the Santa Monica Mountains. Century City is located in West Los Angeles and is generally bounded by Santa Monica Boulevard to the north, Century Park West to the west, Pico Boulevard to the south, and the Beverly Hills/Los Angeles city limit to the east. The site and its vicinity are on relatively level terrain with a slight prevailing slope gradient towards the southwest. The site and surrounding area have been previously developed.

The Project site is currently developed with a six-level subterranean parking structure and four commercial buildings (the two eight-story buildings at 2020 and 2040 Avenue of the Stars and the two 44-story Century Plaza Towers at 2029 and 2049 Century Park East). A paved plaza area providing benches and a small flower garden is located between the two sets of buildings.

Regional access to the site is provided by nearby freeways consisting of the Santa Monica (I-10) Freeway, approximately one and three-quarter miles to the south, and the San Diego (Route 405) Freeway, located about two miles to the west. The Project site is a quarter-mile south of Santa Monica Boulevard, a major Los Angeles thoroughfare, which extends from Hollywood east of the Project site to Santa Monica and the Pacific Ocean, west of the site. Olympic and Pico Boulevards to the south provide additional regional access. Local circulation is provided by Constellation Boulevard, Century Park East, and Century Park West. There are no rail lines in the immediate site vicinity. Avenue of the Stars, which forms the western boundary of the site, is a designated scenic highway and bike path. Several bus lines serve Century City, with several bus stops within walking distance of the Project site (see Section V.M Transportation/Traffic).

#### Surrounding Development and Land Use

Land uses surrounding the site contain a mix of high-rise commercial office and residential buildings as well as mid-rise commercial and residential properties. The area of the immediate site vicinity is a mix of mid- to high-rise commercial offices, high-medium density residential development, hotels, shopping uses, and medical facility (**Figure ES-1**).

Commercial properties bound all of the western, northern, and eastern portions of the Project site. Surrounding the site are: the 39-story Fox Plaza building; 30-story St. Regis Hotel, 19-story Century Plaza Hotel; 39-story SunAmerica building, 22-story Watt Towers, and 44-story Century Plaza Tower buildings. The 38-story Constellation Place building, located west of the Project site on Constellation Boulevard, is currently under construction. The Century Club nightclub is directly north of the site. The Westfield Shoppingtown Century City (formerly the Century City Shopping Center) is located to the northwest.

Residential development is located primarily to the south of the Project site. Nearby development includes the Century Wood residential complex near Century Park West; Park Place condominium complex to the south; and the Century Park East condominium complex to the southeast.

Other land uses in the vicinity include Beverly Hills High School, Century City Medical Center, utilities, and an oil well to the east.

**Figure ES-1 Surrounding Land Uses**

### 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 West Los Angeles Community Plan and the Century City North Specific Plan (CCNSP), which are components of the General Plan.

The West Los Angeles Community Plan designates the site as Regional Commercial. Allowable uses within the Regional Commercial designation include commercial, office, retail, and residential.

The CCNSP is one of two Specific Plans that cover the Century City area (the other being the Century City South Specific Plan). The commercial area of the CCNSP is divided into “core” and “buffer” areas. The proposed Project is located within the core area, which allows for a floor area ratio of up to 6 to 1. Development is allowed within these commercially zoned areas when a proposed project does not contribute to a number of trips in excess of the existing use, or the amount allocated to the subject property if it is undeveloped or underdeveloped. Development may also occur if trips are transferred to the subject property in accordance with the CCNSP, or generated through a change in the existing use or demolition of existing buildings.

### B. CUMULATIVE PROJECTS

In order to assess cumulative impacts as they relate to the 2000 Avenue of the Stars Project, a list of past, present and probable future projects (“Related Projects”) was developed (**Table IV-1**). The cumulative analysis contained in each environmental issue section of Section V. Environmental Impact Analysis, is based upon this list of Related Projects, taking into consideration any projects that might cause related or compounded impacts (see **Figure ES-2**).

**Table IV-1**  
**Related Projects List**

| Map No. | Size   | Unit  | Description   | Location                    |
|---------|--|---|---|-----------------------------|
| 1       | 770,000<br>21,000  | sf<br>sf  | <i>Constellation Place</i><br>Office<br>Retail  | 10270 Constellation Blvd.   |
| 2       | 2,000<br>296,700<br>1,500<br>191,900<br>95,000<br>N/A<br>1,000 | beds<br>sf<br>spaces<br>sf<br>sf<br><br>sf<br>(net) | <i>University of California, Los Angeles</i><br>Southwest Campus Housing<br>Northwest Campus Phase II Development<br>Intramural Field Parking Structure<br>Physics and Astronomy Building<br>Luck Research Center, Thermal Energy Storage<br>California NanoSystems Institute<br>Center for Health Science Seismic Renovation,<br>(demolition 1,679,000 sf, construction 1,680,000<br>sf, seismic repair of existing 965,000 sf.) | <i>UCLA Westwood Campus</i> |

**Table IV-1 (Cont.)  
Related Projects List**

| Map No. | Size           | Unit     | Description  | Location                 |
|---------|----------------|----------|--|--------------------------|
| 3       | 0              | sf (net) | Whole Foods supermarket (demolition 27,912 sf, construction 19,000 sf market and 8,912 sf storage) | 1050 Gayley Ave.         |
| 4       | 115,000<br>350 | sf<br>du | <i>Palazzo Westwood</i> mixed use: commercial Apartments   | 1001 Tiverton Ave.       |
| 5       | 105            | du       | Condominium (Weintraub Project)  | 10804 Wilshire Blvd.     |
| 6       | 6              | pu       | Gas Station w/ Convenience Market  | 10991 Santa Monica Blvd. |
| 7       | 74,653         | sf       | Office Building  | 11110 W. Pico Blvd.      |
| 8       | N/A            |          | Fast-Food Restaurant w/ Drive-thru   | 11021 W. Pico Blvd.      |
| 9       | 360,000        | sf       | Fox Studio Expansion (remainder est.)  | 10201 W. Pico Blvd.      |
| 10      | 14,800         |          | High School Bldg Addition  | 9760 W. Pico Blvd.       |
| 11      | 42,000         | sf       | <i>Bais Chana High School</i><br>Private School  | 9051 W. Pico Blvd.       |
| 12      | 7,600          | sf       | Office   | 9350 Civic Center        |
| 13      | 74,000         | sf       | Office   | 331 N. Maple Dr.         |
| 14      | 168,000        | sf       | Office   | 407 N. Maple Dr.         |
| 15      | 34             | du       | Condominium  | 411 N. Oakhurst Dr.      |
| 16      | 64             | du       | Senior Housing   | 214-226 N. Clark Dr.     |
| 17      | N/A            |          | Convenience Market   | 145 S. Robertson Blvd.   |
| 18      | 34,000         | sf       | Cultural Center  | 469 N. Crescent Dr.      |
| 19      | 20             | du       | Condominium  | 137-147 Spalding Dr.     |

**Table IV-1 (Cont.)  
Related Projects List**

| <b>Map No.</b> | <b>Size</b>      | <b>Unit</b> | <b>Description</b>               | <b>Location</b>                                |
|----------------|------------------|-------------|----------------------------------|--|
| 20             | 5,000            | sf          | Retail                           | 360 N. Rodeo Dr.                               |
| 21             | 15,000           | sf          | Retail                           | 339 N. Rodeo Dr.                               |
| 22             | 28,300<br>16,700 | sf<br>sf    | Office<br>Retail                 | 245-257 N. Canon Dr.                           |
| 23             | 82,000<br>38,000 | sf<br>sf    | Office<br>Shopping Center        | 214-220 N. Beverly Dr.<br>203-221 N. Canon Dr. |
| 24             | 80               | du          | Senior Housing                   | 201 N. Crescent Dr.                            |
| 25             | 16               | du          | Condominium                      | 216-220 S. Arnaz Dr.                           |
| 26             | 23               | du          | Condominium                      | 143-149 N. Arnaz Dr.                           |
| 27             | 32,000           | sf          | Medical Office                   | 9100 Wilshire Blvd.                            |
| 28             | 133              | rm          | Hotel                            | 9200 Wilshire Blvd.                            |
| 29             | 16               | du          | Condominium                      | 132 S. Maple Dr.                               |
| 30             | 152,646          | sf          | Retail/Office (Triangle Gateway) | Crescent Dr. & Wilshire Blvd.                  |
| 31             | 10               | du          | Condominium                      | 132 S. Crescent Dr.                            |
| 32             | 41,500           | sf          | Office                           | 233-269 N. Beverly Dr.                         |
| 33             | 23               | du          | Condominium                      | 261-283 S. Reeves Dr.                          |
| 34             | 10               | du          | Condominium                      | 345 S. Reeves Dr.                              |
| 35             | 6                | du          | Condominium                      | 338 N. Palm Dr.                                |

**Table IV-1 (Cont.)  
Related Projects List**

| Map No.  | Size    | Unit        | Description  | Location   |
|--|---------|-------------|--|--|
| 36   | 15,000  | sf          | Retail   | 421-427 N. Beverly Dr.   |
|  | 15,000  | sf          | Office   |  |
| 37   | 4,900   | sf          | Commercial/Retail  | 9000 Olympic Blvd.   |
| 38   | 2.5     | miles       | Santa Monica Blvd Transit Parkway Project  | Santa Monica Blvd.<br>between I-405 and Moreno Dr.                           |
| 39   | 71,000  | sf          | Westfield Shoppingtown Century City  | 10250 Santa Monica Blvd.   |
| 40   | -10,000 | sf          | <i>Flax</i><br>Commercial (demolition 16,100 sf,<br>construction 6,100)  | 10852 Lindbrook Ave.   |
|  | 19      | du          | Condominium  |  |
| 41   | 85,367  | sf          | Office (demolition 9,633 sf, construction 95,000 sf)   | Santa Monica Blvd.<br>between Charleville<br>Boulevard and Wilshire<br>Blvd. |
| 42   | 122,200 | sf<br>(net) | <i>Harvard Westlake Middle School Improvement Project</i> (24 net new students (current maximum enrollment is 766 students, new maximum enrollment will be 790 students), 15 classrooms/theatre) | 700 N. Faring Road   |
| 43   | 6,711   | trips       | CCNSP Replacement Trips  | Century City North<br>Specific Plan Area                                     |
| sf=square feet<br>sf (net)=net square feet<br>du=dwelling units<br>pu=pumps<br>trips=CATGP trips |         |             |  |  |

**Figure ES-2 Related Projects Location Map**

Included in the development attributable to past, present and probable future projects would be some development related to the unutilized Replacement Trips associated with the existing buildings that will be available for use in the Century City North Specific Plan (CCNSP) area (See **Section V.H** for discussion of Replacement Trips). Development rights for a property within the CCNSP are determined by the number of Cumulative Automobile Trip Generation Potential (CATGP) Trips assigned to or transferred to a parcel. Approximately 1,795 Phase I CATGP Trips and approximately 1,698 Phase II CATGP Trips remain unutilized<sup>10</sup>. New development is also permitted under the CCNSP to the extent that Trips have been transferred from other properties, or if Trips are created through the demolition of existing buildings creating Replacement Trips, as is the case with the subject Project. The demolition of the existing buildings results in a sufficient number of Replacement Trips to allocate to the new building and would result in a surplus of 6,711 Replacement Trips that could be transferred to some future project. For clarity, the future project(s) that could be engendered from these trips will be referred to as CCNSP Replacement Trips.

CCNSP Replacement Trips may be utilized at one or more sites in the plan area through the transfer procedures set forth in the CCNSP. All of these Trips are within the anticipated development (Trips) in the CCNSP and are currently being utilized. As such, they were planned for, and development associated with these Trips is a part of the local land use projections of the City of Los Angeles and part of the existing baseline. The CCNSP Replacement Trips (and impacts of the associated development) are currently in use as a part of the existing development on the site. The potential use of these trips is very limited. They must be used within the CCNSP area, and cannot be used in other jurisdictions or in other parts of Los Angeles. Further, any development utilizing these trips would, like the Project, be subject to the City of Los Angeles environmental review procedures, and appropriately analyzed and addressed under CEQA. It would be speculative to try to determine what projects might be engendered from these trips.

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<sup>10</sup> Century City Trip Allocation prepared by the City of Los Angeles Department of City Planning, October 2, 2001.