

4.0 ENVIRONMENTAL IMPACT ANALYSIS

4.0.1 INTRODUCTION

This Recirculated Draft EIR evaluates the physical environmental effects that would potentially occur from implementation of the proposed Project. The structure of the technical sections included in this section is discussed below, and definitions of key terms that are used throughout this Recirculated Draft EIR are provided. In addition, this section includes a description of certain possible environmental impacts that are typically considered under CEQA but are not analyzed in detail in this Recirculated Draft EIR because it was determined the proposed Project would have no impact. This section also provides a discussion of the Adjusted Baseline Environmental Setting and the identification of other past, present, or reasonably foreseeable projects that are used in the analysis of cumulative impacts throughout this chapter.

4.0.2 DEFINITIONS OF TERMS USED IN THE EIR

This Recirculated Draft EIR uses a number of terms that have specific meaning under CEQA. Among the most important of the terms used in the Recirculated Draft EIR are those that refer to the significance of environmental impacts. The following terms describe environmental effects of the proposed Project:

Significance Criteria

A set of criteria used by the lead agency (City of Inglewood) to determine at what level or threshold an impact would be considered significant. Thresholds of significance are identifiable quantitative, qualitative, or performance levels of a particular environmental effect that are supported by substantial evidence.¹ Thresholds of significance used in this Recirculated Draft EIR include those standards provided by the City, unless otherwise specifically defined.

- **No Impact:** No impact means that the proposed Project would result in no direct or indirect adverse changes (or impacts) to the environment, with respect to the applicable significance criterion. A project impact with a no impact determination would also not contribute to a cumulative impact. Where the proposed Project would not have an impact, the impact statement states this definitively.
- **Less-than-Significant Impact:** A project impact is considered less than significant when the physical change caused by the proposed Project would not exceed the applicable significance criterion.
- **Potentially Significant Impact:** A potentially significant impact is identified where the proposed Project may cause a substantial adverse change in the environment, depending on certain unknown conditions related to the proposed Project or the affected environment. For CEQA purposes, a potentially significant impact is treated as if it were a significant impact. A project impact is considered potentially significant if the proposed Project is anticipated to exceed identified standards of

1 CEQA Guidelines section 15064.7.

significance thereby result in a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project-related physical change compared to specified significance criteria.

- A **Significant Impact** is defined as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.”² In instances where potentially significant impacts are identified, the EIR must consider whether mitigation measures (as defined below) or alternatives to the proposed Project would reduce those impacts.
- **Significant and Unavoidable Impact:** A project impact is considered significant and unavoidable if it would result in a substantial adverse physical change in the environment that cannot be feasibly mitigated to a less-than-significant level.
- **Cumulative Impact:** Under CEQA, a cumulative impact refers to “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”³ “[A] cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”⁴ A project has “cumulatively considerable” environmental effects (i.e., is significant) when “the incremental effects of [the] project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”⁵

Mitigation Measures

Where a potentially significant impact or significant and unavoidable impact is identified, feasible mitigation measures that could minimize the identified significant adverse impact are required.⁶ A mitigation measure is an action that could be taken that would avoid or reduce the magnitude of a significant impact. CEQA Guidelines section 15370 defines mitigation as:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

2 2020 California Environmental Quality Act (CEQA) Statute and Guidelines (CEQA Guidelines) section 15382.

3 CEQA Guidelines section 15355.

4 CEQA Guidelines section 15130, subd. (a)(1).

5 CEQA Guidelines sections 15065, subd. (a)(3), 15130, subd. (a), 15064, subd. (h)(1).

6 CEQA Guidelines section 15126.4.

4.0.3 SECTION FORMAT

This section is divided into technical sections (e.g., **Section 4.1: Aesthetics**) that present for each environmental resource topic area the regulatory setting, the physical environmental setting, standards of significance from which impacts are measured, analytical methods, an evaluation of potential impacts to the environment, and, where required, potentially feasible mitigation measures for identified significant impacts. Each section includes an analysis of project-specific and cumulative impacts for each topic area.

The following topic areas are addressed in this section:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise and Vibration
- Population, Employment, and Housing
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

The topical environmental sections each begin with a description of the proposed Project’s **regulatory setting** and the **environmental setting** (existing conditions) as it pertains to a particular topic. The environmental setting provides a point of reference for assessing the environmental impacts of the proposed Project.

- The regulatory setting presents relevant information about federal, State, regional, and/or local laws, regulations, plans or policies that pertain to the environmental resources addressed in each section.
- The environmental setting describes existing conditions at the time the NOP was circulated for the proposed Project (July 2018). An **adjusted baseline** is considered in this Recirculated Draft EIR (see discussion below in *Section 4.0.4*) to account for nearby development in the Los Angeles Sports and Entertainment District (LAESD), Hollywood Park Specific Plan (HPSP).
- Each technical environmental section includes a discussion of whether there are any inconsistencies between the proposed Project and applicable general plans, specific plans, and regional plans.

Next, each section presents **significance criteria**, which identify the standards used by the City to determine the significance of effects of the proposed Project. CEQA Guidelines state that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or

recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”⁷

A **methodology** and **assumptions** description in each section presents the analytical methods and key assumptions used in the evaluation of effects of the proposed Project and is followed by an **impacts** and **mitigation measures** discussion.

The impact and mitigation portion of each section includes one or more impact statements. Any Project Design Features relevant to the topic being analyzed are identified. An explanation of each impact is followed by an analysis of its significance. The impact discussion ends with a concluding statement regarding the significance of the impact. Direct, indirect, short-term, long-term, on-site, and/or off-site impacts are addressed, as appropriate, for the environmental topic area being analyzed. Depending on the significance criteria, the impact analysis may consist of a qualitative discussion, a quantitative analysis, or a combination of both. Detailed technical appendices are also provided for several technical sections, where appropriate, and can be located at the end of the document.

Mitigation measures pertinent to each individual impact, if necessary, appear after the impact discussion section. The magnitude of reduction of an impact and the potential effect of that reduction in magnitude on the significance of the impact is also disclosed. Potential **mitigation measures** for potentially significant impacts are identified as appropriate. The description of mitigation measures concludes with the **level of the significance** of the impact after application of the mitigation measure(s): either implementation of the mitigation measure(s) would reduce the impact to a less-than-significant level, or the impact would remain significant and unavoidable after implementation of all potentially feasible mitigation measures.

An example of the format of each of the is shown below.

Impact 4.X-1: Impact statement (significance conclusion)

Construction and/or Operation

In the impact statement, terminology is used to indicate the level of significance of the impact. If an impact is less than significant, then the impact statement would say that the proposed Project “could” affect a resource. If an impact is potentially significant or

7 CEQA Guidelines section 15064.7, subd. (c).

significant and unavoidable, then the impact statement would say that the proposed Project “would” affect a resource.

A discussion of the proposed Project’s impact is provided in paragraph form. A statement level of significance before application of any mitigation measures is provided.

Mitigation Measures

MM XX-X Mitigation measure presented in bolding and numbered to match the impact number.

Level of Significance After Mitigation

This paragraph describes how the mitigation measure(s) reduces the impact and identifies the residual level of impact.

Cumulative Impacts

A cumulative impact analysis is provided for each section. As previously noted, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. The proposed Project’s impacts are evaluated against other related projects that are within the same geographic area that is applicable to the topic (i.e., water service area, air basin, etc.). A project has a “cumulatively considerable” environmental effect (i.e., a significant impact) when “the incremental effects of [the] project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”

4.0.4 ADJUSTED BASELINE

The CEQA Guidelines provides that an EIR must include a description of the physical environmental conditions in the project vicinity.⁸ It also allows for a lead agency to define existing conditions by conditions expected when the proposed Project becomes operational, when supported by substantial evidence.

Development Projects

The proposed Project is not expected to be complete and operational until 2027. At this time, the City has approved construction plans or issued building permits for, and construction has commenced on, significant portions of the LASED and HPSP located immediately east of the proposed Project and stations on Prairie Avenue.

These projects provide for substantial development that would occur since the release of the NOP and

8 CEQA Guidelines section 15125, subd. (a).

prior to the start of construction and operation of the proposed Project. As such, the conditions of the existing baseline would be different from when the NOP was released.

Construction and operation of the Adjusted Baseline projects would change the physical conditions that currently exist in the vicinity of the proposed Project for most of the environmental topics addressed in this EIR. Due to the reasonable certainty that the Adjusted Baseline projects would be constructed and in operation prior to construction and operation of the proposed Project, the City has determined that assuming the Adjusted Baseline projects in the baseline provides the most accurate picture of the proposed Project's impacts and that it would be misleading to disregard the Adjusted Baseline projects in the establishing the baseline.

Accordingly, the changes associated with Adjusted Baseline projects are considered as part of the Adjusted Baseline Environmental Setting, which is the baseline against which the proposed Project's potential impacts are measured. How these changes affect the environmental setting is further described in each topical section under the heading Adjusted Baseline Environmental Setting.

The Adjusted Baseline projects are listed in **Table 4.0-1: Adjusted Baseline Projects**.

**Table 4.0-1
Adjusted Baseline Projects**

Land Use	Adjusted Baseline Projects	Estimated Operational Date
<i>Hollywood Park Specific Plan (HPSP)</i>		
Retail	518,077 SF	September 2021
Office	466,000 SF	September 2021
Residential	314 units	May 2021
NFL Stadium	70,000 seats (2,772,304 SF)	Summer 2020 – Now Open
Perform. Venue	6,000 seats	Fall 2020
Open Space	11.89 acres	Fall 2020
Civic Use	4 acres	Fall 2020

Roadways

A number of physical improvements are required as mitigations and/or conditions of approval of the Hollywood Park Specific Plan, are related to the City's ongoing Century Boulevard Improvement Plan or are associated with the Metro K Line project. These improvements either are under construction or are approved and funded and scheduled; the improvements would be in place under all adjusted baseline condition scenarios. The full list of improvements is described further in **Section 4.12: Transportation**.

Transit

The Adjusted Baseline conditions transit network would differ considerably from existing conditions due to completion of Metro’s K Line project prior to 2024. Ridership forecasts for a 2025 condition were used to represent the Adjusted Baseline condition.

Metro is also studying changes to its bus system through the NextGen Bus study, but future changes to bus service are not yet defined and so would be speculative to assume. Therefore, the Adjusted Baseline conditions analysis assumes the existing bus routes that serve the area would remain in operation at opening year of the proposed Project.

4.0.5 CUMULATIVE IMPACT METHODOLOGY

Cumulative Impacts

The CEQA Guidelines⁹ require that an EIR discuss cumulative impacts of a project when a project’s incremental effect is cumulatively considerable.¹⁰ As defined in the CEQA Guidelines,¹¹ a cumulative impact consists of an impact that is created as a result of the combination of a project evaluated in the EIR together with other past, present, and reasonably foreseeable projects causing related impacts. CEQA Guidelines section 15130, subdivision (b) requires that the discussion of cumulative impacts shall “reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone.”

In each topical section of the EIR, an analysis of cumulative impacts follows the project-specific impacts and mitigation measures evaluation. An introductory discussion that identifies the cumulative impact methodology and defines the cumulative context being addressed in each respective analysis (e.g., the South Coast Air Basin, or the City) is included at the beginning of the cumulative impact analysis in each technical section. In some instances, a project-specific impact may be considered less than significant, but its contribution to a larger impact may be determined to be potentially significant when considered in combination with other cumulative development of the surrounding area or in combination with regional growth projections.

9 CEQA Guidelines section 15130.

10 *Ibid.*

11 CEQA Guidelines Section 15355.

Cumulative Project List

The City has identified cumulative projects focused on those projects that were proposed as of August 2020. **Figure 4.0-1: Cumulative Projects Map** identifies the locations of these cumulative projects. **Table 4.0-2: Cumulative Projects List** provides a list of all past, present, and reasonably foreseeable projects.

To understand the proposed Project's contribution to cumulative impacts, the City, in consultation with other surrounding jurisdictions, has assembled a list of other known past, present, and reasonably foreseeable cumulative projects in the vicinity of the proposed Project. Projects on this list consist of development projects within the City or other identified surrounding jurisdictions that have a pending development application, are approved, or are under construction, and transit and related infrastructure improvement projects that have been approved or proposed and under review.

4.0.6 SENSITIVE RECEPTORS

Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing convalescent facilities, and temporary housing (hotels and motels). These are areas where the occupants are more susceptible to the adverse effects of adverse impacts, such as increased noise and exposure to toxic chemicals, pesticides, and other pollutants. Certain population groups, such as children, elderly, and acutely and chronically ill persons (especially those with cardio-respiratory diseases), are considered more sensitive to the potential effects of air pollution than others.¹² As a result, certain land uses that are occupied by these population groups, such as residences, schools, playgrounds and childcare center, hospitals, rehabilitation centers, convalescent centers, and retirement homes are considered to be air quality sensitive land uses, i.e., air quality sensitive receptors. Sensitive receptors for noise include residences, schools, hospitals, libraries, and parks.

Figure 4.0-2: Project Area Quarter Mile Buffer identifies the area of quarter mile area used to identify the sensitive receptors. Within one quarter mile of the proposed Project including the guideway, stations, MSF, 61 sensitive receptors have been identified as shown in **Figure 4.0-3a-c: Map of Sensitive Receptors**. Sensitive receptors for noise are detailed further in **Section 4.10: Noise**.

12 South Coast Air Quality Management District, 1993. *CEQA Air Quality Handbook*. November 1993.

**Table 4.0-2
Cumulative Projects List**

No.	Project	Address	Project Description
City of Inglewood			
1	Starbucks Drive-Thru Kiosk	1740 Centinela Avenue	Construct 900 SF Starbucks drive-thru kiosk
2	Commercial Building	721 N. La Brea Avenue	Demolish 1,210 SF and add 1,312 SF to an existing commercial building
3	Condominiums	329 E. Hazel Street	Development of 4-unit Condo with 10 parking spaces per SP-1229
4	Parking Lot Improvement	2616-2878 W. Imperial Highway	Renovation and adding 13,000 SF, façade and parking lot improvement of an existing shopping center
5	Condominiums	501 E. 99th Street	12 new condominiums
6	Apartments	704 N. Market Street	12 new residential apartment units
7	Senior Center	111 N. Locust Street	New Senior Center
8	Condominiums	664 E. Manchester Terrace	Four (4) new residential condominiums
9	Apartments	844 N. Centinela Avenue	Four (4) new residential apartment units
10	Apartments	125 E. Spruce Avenue	Seven (7) new apartment units with semi-subterranean parking
11	Manufacturing/Warehouse w/ Office	234 W. Hyde Park Boulevard	Construct new 140,185 SF manufacturing/warehouse building including 7,500 SF of office space
12	Parking Lot	279 W. Beach Avenue	Development of 190 parking spaces
13	Townhomes	573 1/2 E. Hyde Park Place	Construct three townhomes with 6 enclosed parking spaces
14	Senior Housing	508 S. Eucalyptus Avenue	40-unit senior affordable housing development
15	Residential Project	575 E. Hyde Park Boulevard	Three-unit two-story residential building
16	Office Project	401 W. Arbor Vitae Street	Addition of four new offices in office complex and one new bathroom, demolish existing bathroom and existing office space, and add 4 new parking spaces
17	Townhomes	333 N. Prairie Avenue	310 townhome units at the former Daniel Freeman site
18	Commercial Building	408 E. Warren Lane	New two-story 2,542 SF commercial building
19	Gas Station w/ Mini-Mart	8307 S. La Cienega Boulevard	Construct a new 3,636 SF structure (mini market and retail space) at an existing gas station operation
20	Mixed-Use Project	D3 SITE (La Brea Avenue/Florence Avenue)	243 units; 40,000 SF retail

No.	Project	Address	Project Description
21	Centinela Hospital	555 W. Hardy Street	<ol style="list-style-type: none"> 1. West Tower: Upgrades including the remodel of the main building entrance and the south elevation and seismic upgrades in compliance with SB 1953 2. Electrical Upgrade: A campus-wide electrical upgrade that includes construction of a new 5,900 SF repair shop building and 4,200 SF electrical yard with three emergency generators and a 16,000 gallon underground fuel tank for 72 hour emergency power at the northeast corner of the campus on Flower Street 3. Emergency Department: A new 2,400 SF addition and redesigned front entrance to the Emergency Department including new admitting, triage, and waiting areas, and expanding the capacity of the Emergency Department by eight beds (total of 52 beds) 4. Loading and Delivery Areas: Other upgrades that includes the demolition of two building (totaling 6,200 SF), the partial demolition of a 4,670 SF building, addition, or rehabilitation of various buildings and relocation of the delivery and loading areas from the emergency room area to the rear of the campus
22	Hollywood Park Project (note; this project is also part of the Adjusted Baseline)	1050 S. Prairie Avenue	70,240-seat sport stadium; 6,000-seat performance venue; 2,500 du residential; 890,000 SF retail; 780,000 SF office; 300-room hotel; 24.95 acres open space; 4 acres civic site
23	Apartments	417-433 Centinela Avenue	116-unit apartment
24	Residential	3660 W. 107th Street	New 3 du with 6 car garage
25	Congregate Care	614 E. Hyde Park Boulevard	18-bed congregate living facility
26	Apartments	921 N. Edgewood Street	38-unit apartment
27	Townhomes	113-133 Plymouth Street	20-unit townhome development
28	Condominiums	316 Hardy Street	5-unit condominium development
29	Self-Storage Project	705-715 N. Centinela Avenue	81,613 SF, approximately 400-unit, five-story self-storage
30	Retail	101,125,139,140,150 Market Street	40,000 SF retail and 150 parking spaces
31	Hotel Project	11111 S. Prairie Avenue	120-room hotel
32	Murphy Bowl Project (Clippers arena)	Yukon Avenue/Century Boulevard	18,500-seat venue with associated ancillary uses
33	Imperial/Crenshaw TOD	Imperial Highway/Crenshaw Boulevard	Transit oriented development plan
34	Westchester/Veterans TOD	Florence Avenue/Hindry Avenue	Transit oriented development plan

No.	Project	Address	Project Description
35	Downtown (Florence/La Brea) TOD (note; although proposed Project includes development of a station at this site with additional surface parking; it does not preclude development of the site as noted in the Downtown TOD)	Florence Avenue/La Brea Avenue	Transit oriented development plan
36	Fairview Heights (Florence/West) TOD	Florence Avenue/West Boulevard	Transit oriented development plan
37	Hollywood Park Phase II	1050 S. Prairie Avenue	Approximately 5,250,000 SF of office
38	Condominium Development	961 E. 68th Street	3-unit detached condominium
39	Multifamily Development	411 E. Hazel Street	18-unit multifamily building
40	Multifamily Development	222 W. Spruce Avenue	10-unit multifamily building
41	Multifamily Development	819 E. La Palma Drive	5-unit multifamily building
42	Condominium Development	417 N. Market Street	Two 6-unit condominium buildings
43	Congregate Living Facility	814 N. Market Street	Construction of a new 12 unit, 5,163 SF congregate health, residential care facility
44	Los Angeles Philharmonic Association - Youth Orchestra Program (YOLA)	101 S. La Brea Avenue	Los Angeles Philharmonic Association - Youth Orchestra Program that would serve students 6 - 18 yrs. Expand the existing structure to a venue that is approximately 25,500 SF. The venue would serve as the home for YOLA performances, special events showcasing guest artists and LA Phil's national education programs, and some other performances. There would be 350-500 students from Monday to Saturday and around 150 on Sundays
45	Apartment Building	3920 W. 108th Street	3-unit apartment building
46	Self-Storage Facility	943-959 W. Hyde Park Boulevard	Five-story self-storage facility (159,498 SF)
47	General Plan Amendment for Rental Car Facility	8911 Aviation Boulevard	General Plan Amendment for rental car facility (173,804 SF)
48	General Plan Amendment to Incorporate Environmental Justice Element	Citywide	General Plan Amendment to incorporate Environmental Justice Element
49	Hotel	3900 W. Century Boulevard	Hotel renovation 4 units
50	Senior Housing and Pre-school	3320 W. 85th Street	65 unit senior housing and a 4,313 SF pre-school to replace existing church, pre-school (serving 70 students)
51	Multifamily	332 Stepney Street	8-unit multifamily building with 3 affordable housing units

No.	Project	Address	Project Description
52	Mixed-Use	336 W. Hillcrest Boulevard	62 unit mixed use development
53	Self-Storage Facility	3700 102nd Street	Five-story 79,415 SF self-storage facility
54	Condominiums	423 E. Warren Lane	44 units condos with 5 V.L.I. units
55	Hotel	3820 W. 102nd Street	300 room, fourteen-story hotel with 349 parking spaces
56	Multifamily	715 N. Marlborough Avenue	Conversion of 3 offices into residential units with one affordable unit
57	Apartments	220 E. Hazel Street	7,161 SF, 4 unit apartment building with subterranean parking
58	Commercial Building	970 W. Manchester Boulevard	1,800 SF car/bus wash and above ground fueling station within a car rental site
59	Apartments	1013 E. La Palma Drive	Three-story apartment unit, three unit
60	Apartments	608 E. Queen Street	4-unit apartment building and parking
61	Commercial Building	455 N. Prairie Avenue	6,530 SF, two-story medical office building
62	Commercial Building	335 Glasgow Avenue	Auto rental facility
63	Apartments	1001 N. Welton Way	New 11-unit apartment building
64	Commercial Building	1031 Manchester Boulevard	Construct restaurant with outdoor dining for existing brewery
65	Multifamily	527 E. Hyde Park Boulevard	21-unit, four-story building with two affordable units
66	Fast Food Restaurant	230 W. Arbor Vitae Street	Construction of a new 899 SF fast food restaurant building
67	Multifamily	716 W. Beach Avenue	42,745 SF, 42 unit multifamily apartment (41 affordable units)
68	Townhomes	627 W. Hill Street	8-unit new townhomes
69	Multifamily	3362 Imperial Highway	3-unit three-story triplex
70	Starbucks	4801 Century Boulevard	185 SF addition for drive-thru only Starbucks coffee shop
71	Hotel	4049 Century Boulevard	145-room hotel
72	Multifamily	334 Stepney Street	4-unit condo subdivision
73	Mixed-Use Project	317 S. La Brea	311 units (32 affordable and 5 live-work units); 22,000 SF commercial/retail; 361 parking spaces
74	Multifamily	11227 S. Prairie Avenue	400 units
75	Centinela Grade Separation Project	Centinela Avenue/Florence Avenue Intersection	Conversion of at-grade Metro K Line crossing to above-grade crossing
City of Los Angeles			
76	Mixed-Use: Residential, Retail & Office	601 S. Ocean Front Walk	Mixed-use: SFDU (joint live/work), 5,254 SF retail and 22,738 SF office

No.	Project	Address	Project Description
77	Marina Island Mixed-Use: Apartment & Office	5000 S. Beethoven Street	Mixed-Use: 156-unit apartment and 33,484 SF office
78	Office Project	12575 Beatrice Street	250,000 SF office. Existing 23,000 SF office to be removed
79	Mixed-Use: Apartment & Restaurant	3644 S. Overland Avenue	New mixed-use: 92-unit apartment and 1,573 SF restaurant use (110 spaces)
80	Bakery with Retail & Restaurant	320 E. Sunset Avenue	Change of use from 4,675 SF commercial office to 6,000 SF bakery/retail/restaurant (4,737 SF indoor and 1,263 SF indoor and outdoor seating area)
81	Mixed-Use: Condominium & Retail	4363 S. Lincoln Boulevard	Consultation: proposed ten-story, 80 condominium units and 15,100 SF supermarket
82	Hotel	9800 S. Sepulveda Boulevard	Change of use from 118,490 SF office (nine-story building) to 178-room hotel with restaurant and spa ("O" Hotel)
83	Sterling West School	5206 W. Thornburn Street	New 50-student private school (grades 3-12)
84	Ballona Wetlands Ecological Reserve Restoration Project	Ballona Wetlands	Restoration of wetlands/ecological reserve
85	Wrapper Office Building Project	5790 W. Jefferson Boulevard	Construct ten-story 150,761 SF office building
86	Playa Vista Phase I	Jefferson Boulevard b/t Lincoln Boulevard and Centinela Avenue	1. Include 3,246 du, 1,570,000 SF of office use, 25,000 SF of retail use and 65,000 SF of community serving use 2. West site include 400,000 SF office use, 705 du apartment, 80 du condominiums, 80 du senior apartments
87	The Village at Playa Vista (Phase II)	s/o Jefferson Boulevard/Westlawn Avenue	Include 2,600 du, 175,000 SF of office use, 150,000 SF of retail use, and 40,000 SF of community serving uses
88	Mixed-Use Apartment, Office, Retail, and Restaurant	10601 Washington Boulevard	126-unit apartment, 23 kSF office, 9 kSF retail, 9 kSF restaurant. Existing 10 kSF office to be removed
89	Mixed-Use Condominium and Retail	3115 S. Sepulveda Boulevard	(Preliminary) 175-unit condominium and 28 kSF retail. Existing 28 kSF discount store to be removed
90	Condominium	11131 Rose Avenue	227-unit condominium. Existing 89-unit apartment to be removed
91	Hotel & Restaurant Project	305 Ocean Front Walk	24-room hotel and 2 kSF high-turnover restaurant
92	Restaurant & Retail	10612 National Boulevard	1,726 SF coffee shop (Coffee Bean) including 250 SF outdoor seating on existing vacant lot
93	LADPW Maintenance Yard	3233 Thatcher Avenue	Improve/expansion of the existing LADPW maintenance yard plus addition of 30 new employees to site
94	Mixed-Use Apartment, Retail and Restaurant	6719 Pacific Avenue	Mixed-use 35-unit townhomes, 2 kSF specialty retail and 2 kSF restaurant uses

No.	Project	Address	Project Description
95	Mixed-Use Condominium and Retail	138 Culver Boulevard	Mixed-use with 72-unit condominium, 13 kSF retail space and 1.5 kSF restaurant
96	LMU Master Plan	1 LMU Drive	Increase enrollment capacity to 7,800 students
97	Car Wash	9204 Airport Boulevard	15,380 SF car wash to replace existing car rental facility
98	Residential & Retail	580 Venice Boulevard	(Preliminary) 5-unit residential plus 5.7 kSF retail space
99	Restaurant	1020 W. Venice Boulevard	Proposed House of Pies sit-down restaurant land use (3,895 SF)
100	Mixed-Use: Apartment & Office	4140 S. Glencoe Avenue	New four-story, 67-unit apartment and 3,211 SF office building over 2-level parking garage
101	Mixed-Use: Apartment & Retail	7407 S. La Tijera Boulevard	New 140-unit apartment and 2,600 SF retail over 241-space parking garage
102	Mixed-Use: Hotel, Retail & Restaurant uses	1027 S. Abbot Kinney Boulevard	New 92-room hotel, 3,000 SF retail and 2,072 SF restaurant
103	Apartment	4090 S. Del Rey Avenue	New four-story, 51-unit apartment building over 3-level parking garage
104	Mixed-Use: Condominium & Office	4210 S. Del Rey Avenue	Proposed 136 condominium Units and 20,000 SF commercial office
105	Fast Food Restaurant w/ Drive-Thru	8521 S. Sepulveda Boulevard	New 3,999 SF Chick-fil-A fast food with drive-thru restaurant
106	OTIS College of Arts & Design	9045 S. Lincoln Boulevard	Relocation and consolidation of existing OTIS College Campus students, faculty and staff. 91,000 SF development (54,000 SF student housing with 240 total beds and 37,000 SF campus uses)
107	Mixed-Use: Condominium & Office	4091 S. Redwood Avenue	67 condominium Units and 7,525 SF commercial office building providing 141 parking spaces
108	Apartments	3822 S. Dunn Drive	Seven-story, 86-unit apartment building over ground floor parking garage
109	Office	12777 W. Jefferson Boulevard	Commercial office expansion (49,950 SF)
110	Apartments	8740 S. La Tijera Boulevard	New 137-unit apartment building to replace existing 215-student Westchester Secondary Charter School
111	Jefferson & La Cienega Mixed-Use Development Project	3221 S. La Cienega Boulevard	Converting existing ABC Lot to a mixed-Use: 1,218-unit apartment, 200,000 SF office, 50,000 SF grocery store, 30,000 SF retail and 20,000 SF restaurant project
112	LAUSD Elementary School	2224 S. Walgrove Avenue	New 567-Student Elementary School (K-5) Immersive Mandarin Language program

No.	Project	Address	Project Description
113	Mixed-Use: Apartment, Mini-Warehouse & Office	4040 S. Del Rey Avenue	New 195-unit apartment; 15,000 SF office and 80,000 SF mini-warehouse (option 1) or 235-unit apartment and 15,000 SF office (option 2 preferred)
114	Charter Middle School	8540 S. La Tijera Boulevard	Charter middle school for max enrollment of 525 students
115	Howard Hughes Center	6801 Center Drive	600-unit apartment and 488,659 SF remaining development potential
116	LAX Landside Access Modernization Program (LAMP)	Los Angeles International Airport	Landside Access Modernization Program in Manchester Square
117	LAX Northside Project	Westchester Parkway b/t Pershing Drive and Sepulveda Boulevard	2.32 million SF of development including office, research and development, community/civic uses, recreation and open space
118	Mixed-Use: Apartment & Automotive Dealership	5747 S. Mesmer Avenue	New 400-unit apartment and 250,000 SF automotive dealership
119	Apartments	3739 S. Cardiff Avenue	New 74-unit building replaces existing 5 du
120	Manchester Urban Homes Project	8721 S. Broadway	62 SF affordable and 46 affordable family units and 4 kSF office
121	South LA Redevelopment 5B Office	1636 W. Manchester Avenue	68,250 SF office
122	South LA Redevelopment 6A	5975 S. Western Avenue	225,000 SF industrial
123	Shopping Center	8400 S. Vermont Avenue	180-du apartments, 50,000 SF retail, boarding school 20 faculty rooms and 200 dorm rooms
124	Bethany Square Mixed-Use	8415 S. Hoover Street	142-unit condominiums; 57-unit apartment; 11.55 kSF recreational center; 7.5 kSF retail; 1.5 kSF bank; 15.4 kSF office
125	Mixed-Use	9402 S. Broadway	49-unit senior housing, 25,000 SF
126	Convenience Store	7117 S. Vermont Avenue	3,000 SF retail
127	Charter Middle School	8705 S. Western Avenue	Middle school, 616 students
128	Gas Station	5816 S. Western Avenue	Fueling positions: 12; additional 4 fueling positions and 1,835 SF convenience store
129	Car Wash & Laundromat	6100 S. Hoover Street	6-stall car wash, 2,328 SF
130	Gas Station	10000 S. Vermont Avenue	Fueling positions: 8; and 2,830 SF convenience store
131	Gas Station w/ Convenience Store	505 W. Century Boulevard	Fueling positions: 6
132	Apartments	6733 Sepulveda Boulevard	176 Units
133	Teledyne Office Project	12964 W. Panama Street	159,000 SF office
134	Jandy Creative Office and Parking	5405 S. Jandy Place	93,950 SF office

No.	Project	Address	Project Description
135	COU Warehouse to office	4721 S. Alla Road	118,352 gSF; COU warehouse (24,051 SF) to office with 7,926 SF office addition
136	Charter School	12870 W. Panama Street	Relocation of the Ocean Charter School; 532 students (K-8)
137	COU Office to Medical Office	12555 W. Jefferson Boulevard	20,981 gSF medical office
138	Office	11811 S. Teale Street	10,925 gSF; addition of two mezzanines 2,450 SF within an existing 8,475 SF building
139	Apartments	6711 S. Sepulveda Boulevard	180-unit apartment
140	New Smart & Final Supermarket	6855 S. La Cienega Boulevard	New smart and final 22,590 SF on existing vacant parking lot
141	Chick-Fil-A Fast Food Restaurant	5208 W. Centinela Avenue	New fast food restaurant with drive-thru 4,642 SF
142	Townhomes	10501 S. Buford Avenue	11-unit townhouse
143	Apartments	10609 S. Inglewood Avenue	9-unit apartment
144	Apartments	10907 S. Inglewood Avenue	4-unit apartment
145	Apartments	10136 Felton Avenue	19-unit apartment
146	Condominiums	5053 E. 109 Street	17-unit condominiums
147	Restaurant	5301 W. Centinela Avenue	1.640 kSF restaurant
148	Residential	6109 Overhill Drive	2-unit duplex
149	Apartments	1034 W. 109th Place	9-unit apartment
150	Church	10335 S. Vermont Avenue	1.324 kSF church
151	Apartments	10401 S. Vermont Avenue	1-unit apartment and 0.25 kSF commercial use
152	Apartments	1023 W. 107 Street	8-unit apartment
153	Mixed-Use	Bounded by Century Boulevard, La Cienega Boulevard, Arbor Vitae Street and Vicksburg Avenue	Office 300 kSF; hotel 400 rooms; retail 200 kSF; conference center 100 kSF
154	Theater and Education Center	10341 Graham Avenue	1000-seat theater and 12.417 kSF education center
155	Apartments	3831 W. Stocker Street	127-unit apartment
156	Mixed-use Development	3900 W. Martin Luther King Boulevard	Office 50 kSF; condominiums 200 units; college 3,600 students
157	Senior Housing	4018 S. Buckingham Road	130-unit senior housing
158	Middle School	4115 W. Martin Luther King Boulevard	500 middle school students
159	Apartments	4252 S. Crenshaw Boulevard	111-unit apartment
160	Mixed-use	5950 W. Jefferson Boulevard	Office 64 kSF; retail 4 kSF; quality restaurant 2 kSF; high-turnover restaurant 2 kSF

No.	Project	Address	Project Description
161	Mixed-use	6024 W. Jefferson Boulevard	Office 123.572 kSF; manufacturing 64.206 kSF; coffee shop with drive-thru 2.2 kSF
162	CVS Pharmacy	8620 Western Avenue	Construct 11,702 SF CVS pharmacy with drive-thru
163	Apartments	3130 Slauson Avenue	Construct a net of 782 du apartments
164	Self-storage Facility & Apartment	7366 Osage Avenue	Three-story, self-storage facility with 3 du apartment to replace existing 8,945 mortuary building
165	Hotel	5250 Century Boulevard	Change of use from office to 452-room hotel with restaurant (3 kSF) and office (8,225 SF)
City of Culver City			
166	Entrada Creative Office	6161 W. Centinela Boulevard	281,209 SF office
167	Bentley Condos	3873 Bentley Avenue	3 new condominium dwelling units, resulting in 2 net new dwellings
168	Mixed Use	6221 Bristol Parkway	Includes 750 du apartments and 21,000 SF retail. Existing 60,157 SF retail to be removed
169	Pennylane Mixed-Use	11924 Washington Boulevard	3,750 SF restaurant, 11,250 SF retail, and 98-unit apartment. Existing 26,445 SF office/commercial to be removed
170	Residential	3837 Bentley Avenue	Addition of 3 new attached condominiums (net addition of two units)
171	Lorcan O'Herlihy Architects	3434 Wesley Street	New TOD Mixed Use project with 15 du, and 14,237 SF of office/gallery on a vacant lot
172	Residential	3906 Sawtelle Boulevard	Addition of one (1) new unit to an existing triplex
173	Harbor Freight	4545 Sepulveda Boulevard	28,534 SF retail
174	Residential	3832 Bentley Avenue	Four (4) new attached two-story residential condominium dwelling units (net addition of three (3) units) with subterranean parking
175	Residential	4109-4111 Duquesne Avenue	Addition of 2 residential units to existing duplex
176	Condominium/Townhome Redevelopment	4241 Duquesne Avenue	New three detached condominium/townhomes, resulting in 2 net new residential dwelling units
177	Residential	4180 Duquesne Avenue	New two-story, 4-unit condominium development
178	Residential	4234 Sawtelle Boulevard	Three (3) unit condominium with subterranean parking
179	Commercial Building	11198 Washington Place	New 3,850 SF commercial building and 500 SF outdoor dining
180	Office and Retail Building (Culver Pointe)	5800 Bristol Parkway	281,400 SF office

No.	Project	Address	Project Description
181	Gas Station Car Wash	11197 Washington Place	Conversion of existing vehicle repair and mini-mart into drive-thru car wash and construction of new 2,500 SF convenience store
182	Parcel B	9300 Culver Boulevard	118,000 gSF of office, retail, and restaurant space
183	Retail/Office	5450 Sepulveda Boulevard	14,000 SF commercial/retail building
184	TOD	8770 Washington Boulevard	Planned development/TOD mixed-use with 31,240 SF retail/restaurant and 115 du two-story residential units
185	Mixed-use	11281 Washington Place	New four-story mixed-use project with 4,898 SF retail and 14 residential dwelling units
186	Globe Housing Project	4044-4068 Globe Avenue	A total of 10 new residential dwelling units on existing vacant land. The site was previously developed with 7 single family homes
187	Residential	4227 Ince Boulevard	Subdivision of one (1) parcel into three (3) lots with two (2) units per lot, totaling six (6) du, resulting in five (5) net new units
188	Kayvon Mixed-Use Project	12712-12718 Washington Boulevard	New four-story mixed-use building with 5 for lease residential units, 3,414 SF retail, and subterranean parking. Approximately 2,340 SF existing/previous commercial uses
189	Retail/Restaurant Project	8511 Warner Drive	Five level parking structure with retail/restaurant. 51,520 SF of retail/restaurant uses. Parking Structure -307,522 SF
190	Residential	4034 La Salle Avenue	New two-story, 4-unit condominium development
191	Residential and Nursing Home	3814 Lenawee Avenue	New 8 single family dwelling units and 95 unit, 110 bed, assisted living and memory care
192	Residential	3961 Tilden Avenue	Five (5) new attached two-story residential condominium dwelling units (net addition of two (2) units) with subterranean parking
193	Shell Car Wash	11224 Venice Boulevard	New 3,150 SF commercial building, which includes a 2,285 SF convenience store and 864 SF automated car wash facility
194	The Culver Studios	9336 Washington Boulevard	Net increase of 413,127 SF of office and support facilities
195	Residential	4118 Wade Street	New 4-unit townhome subdivision
196	Mixed-Use	9355 Culver Boulevard	Three-story mixed use building consisting of a ground level salon, mezzanine, and office totaling 2,947 SF, and four residential units on the third floor
197	Costco Expansion	13463 Washington Boulevard	A 31,023 SF expansion of an existing 142,152 SF retail warehouse and demolition of an existing 63,213 SF grocery

No.	Project	Address	Project Description
			store/supermarket. Addition of two fuel pumps at existing fueling station
198	Mixed-Use	3710 & 3750 S. Robertson Boulevard	141-unit apartment, 30,000 SF retail, 64,200 SF office. Existing FedEx distribution center to be removed
199	Office and Retail	11012-11014 Washington Boulevard	Two-story office and retail building totaling 3.385 kSF
200	Baldwin Site Mixed-Use Project	12803 Washington Boulevard	Mixed-use project consisting of 37 du and 7,293 SF of retail
201	Office	12038 Washington Boulevard	New 2,685 SF office building
202	Mixed-Use	9735 Washington Boulevard	New four-story 166,254 SF retail and office building, with 55,477 SF office, 12,379 SF retail and restaurant, and 228 parking spaces
203	Office Building	9919 Jefferson Boulevard	New three-story, 62,558 SF, office and research and development (laboratory) building, as well as a five (5) level parking structure containing 398 parking spaces, and associated site improvements
204	Washington & Helms Mixed-Use Development	Helms Avenue & Washington Boulevard	262-unit apartment, 69,500 SF office, 22,000 SF retail, 5,000 SF restaurant. Existing manufacturing, retail, auto body, residential uses to be removed
205	Residential	12464 Washington Place	New 3-unit residential condominium subdivision (net addition of two (2) units) with on-grade parking garages
206	Residential	4115 Lincoln Avenue	New 2-unit condominium
207	Residential	3603 Wesley Street	Two new units with reduced backup aisle from parking spaces
208	Mixed-Use	8777 Washington Boulevard	Construct 4,500 SF of retail and 128,000 SF of office use. Demolish existing 12,485 SF of retail use and 4,731 SF of restaurant use
209	Mixed-Use	8888 Washington Boulevard	Construct new office building with 59,325 SF of office use, 2,878 SF of retail, and 3,184 SF of restaurant. Demolish existing 9,992 SF auto repair shop
210	Market Hall Project	NW & NE corner of Centinela Avenue/Washington Boulevard	15,526 SF specialty retail, 14,680 SF quality restaurant and 5,210 SF high-turnover restaurant
211	Triangle Site - Washington/National TOD	Corner of Washington Boulevard/National Boulevard	Transit oriented development to include 200 du, mid-rise apartments, 148-room hotel, 201,000 SF office, 24,000 SF specialty retail, 10,000 SF of high-turnover restaurant and 10,000 SF quality restaurant

No.	Project	Address	Project Description
212	Office & Retail	10000 Washington Boulevard	Renovation of existing nine-story office building. Convert ground floor lobby space to office, retail and restaurant space. New construction includes a new stand-alone 3,115 SF one-story restaurant building and a second floor within the atrium to add 5,500 SF of office space
213	Airport Marina Ford	6002 Centinela Avenue	27,568 SF addition consisting of 29 service bays and 12,900 SF of parts and service on vacant land
214	Caroline Condominiums	3440 Caroline Avenue	Two (2) new single family dwellings, resulting in one (1) net new dwelling unit
215	Modification to CUP, Enrollment Increase (The Help Group)	12095 - 12101 Washington Boulevard	Increase in enrollment from 600 to 650 students at an existing private school for special needs students, grades Pre-K through 12
216	Union 76	10638 Culver Boulevard	Convenience store 2,676 gSF
217	Stoneview Nature Center	5950 Stoneview Drive	A new four-acre park with a new one-story 4,000 SF building, with a multi-purpose room, staff office, and restrooms
218	Orchard Supply Hardware	11441 Jefferson Boulevard	Addition of 12,737 SF to an existing 19,406 SF commercial space used as a retail office supply store, to be used as a home improvement store, within an existing 36,538 SF multi-tenant commercial building, and conversion of an existing 4,988 SF paint store into an indoor nursery area
219	Grandview Apartments	4025 Grand View Boulevard	New three-story, for lease housing development, consisting of 36 units, with subterranean parking. Previous/existing use includes 20 mobile home units
220	Retail Building	3030 La Cienega Boulevard	Addition of 1,250 SF of retail floor area to an existing 8,338 SF retail building, and new tandem parking
221	The Bridge	6066 Washington Boulevard	Addition of 3,246 SF of commercial (office) floor area with additional stacked/automated parking, to an existing 5,231 SF commercial building
222	4-Unit Sawtelle Condo's	4041 Sawtelle Boulevard	Four (4) new condominium dwelling units, resulting in three (3) net new dwelling units
223	Wouldows School CUP Modification	8509 Higuera Street; 8476 Warner Drive	Modification to previously approved CUP to allow a playfield and increase student enrollment by 100, from 475 to 575, consistent with School Master Plan
224	Auto Repair Facility	2926 La Cienega Boulevard	Four (4) bay auto repair use within existing car rental facility

No.	Project	Address	Project Description
225	4-Story Commercial	5645 Sepulveda Boulevard	New four-story office building approximately 3,193 SF retail on ground floor and 38,712 SF medical office, 5-level subterranean garage (198 parking spaces). Demolition of approximately 5,000 SF of existing commercial building.
226	Robertson Mixed Use	3727 Robertson Boulevard	New four-story mixed-use development, including approximately 8,135 SF of commercial floor area and eight (8) du. Demolition of approximately 6,800 SF 1-story commercial building and surface parking
227	Washington/Tivoli Mixed Use Project	13112-13114 Washington Boulevard	Mixed-use project with 1,536 SF of retail/restaurant (breakdown unknown at this time), 3,702 SF of office, and two (2) residential dwelling units. Previous/existing uses: vacant land
228	Automated Parking	5977 Washington Boulevard	New 48 space stacked parking facility on a property with a vacant commercial building, to serve as off-site parking for commercial building at 5965 Washington Boulevard
229	Stacked Parking - NFL Building	10950 Washington Boulevard	Addition of approximately 150 parking spaces through installation of two (2) to four (4) level parking stackers and surface lot restriping for tandem parking to support existing media offices. No additional square feet
230	Jackson Condos	4051 and 4055 Jackson Avenue	New nine (9) unit residential condominium project replacing six (6) existing units, for a net increase of three (3) du
231	Jazz Bakery	9814 Washington Boulevard	New 200 seat Performance Theatre with a museum and bakery/café, 2-stories and estimated 7,500 SF, on a property developed with a vacant residential structure
232	Boutique Hotel	11469 Jefferson Boulevard	Demolition of 12,958 SF commercial shopping center. New five-story hotel of 183 rooms with restaurant and outdoor dining
233	Park Century School	3939 Landmark Street	New athletic field, 2,441 SF classroom building, and two-level subterranean parking, to allow an increase in student enrollment from 120 to 170 and increase of 20 staff people
234	ECF Site	8700, 8710, 8740, and 8750 Washington Boulevard	Preliminary concept - Mixed-use TOD with approximately 199 residential units and 40,00 SF of commercial space (17,250 SF of live/work space, 5,000 SF of restaurant, and 17,750 SF of retail), on a 3.06 to possibly 3.53 acre site, currently developed with multiple uses

No.	Project	Address	Project Description
235	Bristol Parkway Mixed Use	6201 Bristol Parkway	New mixed-use project, including 16,000 SF of commercial retail/restaurant space, 775 residential dwelling units, and 850 parking spaces on a six (6) acre site. Existing shopping center (approximately 60,000 SF of commercial floor area) to be demolished
236	Office Building	11259 Washington Boulevard	New three-story, 3,682 SF office building with at-grade parking, on an existing vacant site
237	Commercial Building	4333 Sepulveda Boulevard	Commercial building addition 2.971 kSF
238	Residential	9615 Lucerne Avenue	New 2-unit condominium
City of El Segundo			
239	Raytheon Campus Specific Plan Office Park Expansion	2100 El Segundo Boulevard	Existing 2,089 kSF light industrial to be replaced with 7.2 kSF retail, 3.5 kSF bank, 9 kSF full service restaurant, 7.3 kSF fast food restaurant, and 43 kSF medical office
240	Hotel	888, 892 and 898 N. Sepulveda Boulevard	Five-story 190-room, 107,090 gSF hotel on vacant parcel and operate airport park and ride facility on existing 840-space parking structure
241	Convert Warehouse to Office	2265 E. El Segundo Boulevard	Convert 3,050 SF existing warehouse to office use
242	Wiseburn School District H.S.	201 N. Douglas	335,000 SF total for new high school after demo of 90,000 - 170,000 SF. New high school to contain 180,000 to 240,000 SF of building area and an enrollment of 1,200 students
243	Convert Parking to Hotel	199 Continental Boulevard	152-room hotel, 71,000 SF, to replace existing parking lot
244	Condominiums	711 Main Street	Existing 2-unit (2,758 SF) residential to be expanded to 4-unit (6,963 SF)
245	Office	400 Duley Road	73,000 SF office on vacant parcel
246	Industrial Addition	750 S. Douglas	Additional 4,986 SF to existing 15,076 SF industrial building
247	Corporate Office and Athletic Training Facility	2275 Mariposa Avenue	120,380 SF total new - 52,000 SF corporate office plus 68,380 SF athletic training facility
248	New Office	500 S. Douglas and 2330 Utah Avenue	New 80,000 SF office to replace existing 55,000 SF industrial use
249	Office	123 Nevada Street	New 4-unit commercial office condominium converted from 1,700 SF industrial uses
250	Office and Private Hotel	2125 Campus Drive	A 500-space parking structure, 49,111 SF office building and 104,415 SF office building replacing vacant land
251	Office Boeing S-50 Building Addition	1700 E. Imperial Avenue	Addition of 96.898 kSF to existing 169,390 SF building
252	Condominiums	535 Indiana Street	4-unit condominium to replace 1 single-family unit

No.	Project	Address	Project Description
253	Data Center/Office	445 N. Douglas Street	New 314,288 SF data center to replace 223,000 SF land use (106,000 SF office and 117,000 SF warehouse industrial)
254	El Segundo Corporate Campus	710 N. Nash Street	611,545 SF office plus 13,660 SF retail on an existing vacant parcel
255	Office	1950 E. Grand Avenue	93.569 kSF office
256	Hotel	101 Continental Boulevard	167-room hotel
257	Data Center/Office	444 N. Nash Street	Demolition of 11,769 SF and construction of 75,435 SF data center. New total: 180,422 SF data center
258	Hotel	1960 E. Grand Avenue	150-room hotel
259	Residential	425-429 Indiana Street	8 residential units
260	Condominiums	616-620 W. Imperial Hwy	12 unit condominiums
261	Condominiums	301, 303, 305 W. Palm Avenue	7 unit condominiums, replacing existing 9-unit apartments
262	Mattel Grand Way Project - Phase II	455 Continental Boulevard and 1955 E. Grand Avenue	New fourteen-story 300,000 SF R&D office tower and 810-space parking structure (existing 55,000 SF office)
263	Walgreens	331 N. Pacific Coast Hwy	67 kSF retail
264	Parking Structure	525 N. Sepulveda Boulevard	1,029 space 328.532 kSF parking structure
265	Mixed-Use Commercial	141 Main Street	12.550 kSF mixed-use commercial
266	Warehouse, Office, Manufacturing	900, 950 Sepulveda Boulevard & 960, 901 - 915 Selby Street	20.819 kSF warehouse, 139.558 kSF office, 14.025 kSF manufacturing; from existing 80.165 kSF warehouse, 72.084 kSF office, 2.554 kSF manufacturing
267	Senior Assisted Living Facility	540 E. Imperial Avenue	304 senior housing residential units or 58 single and multifamily (175,000 SF); previously 22.5 kSF school
268	Indoor Ice Rink	555 N. Nash Street	17.315 kSF indoor ice rink
269	Office	116 W. El Segundo Boulevard	38 kSF office
270	In-N-Out Burger Fast-Food Restaurant with Drive-Thru	600-630 Sepulveda Boulevard	Existing Sizzler (sit-down dining) to become 3.714 kSF fast-food restaurant with drive-thru
271	Light Industrial	123 Lomita Street	10.764 kSF light industrial
272	General Office	2130 E. Maple Avenue	20.955 kSF general office
273	Research and Development	140 Sheldon Street	7.116 kSF research and development office, replacing 1.756 industrial building
274	Restaurant	2171-2191 Rosecrans Avenue	13.57 kSF restaurant
275	LA Air Force Base - Area A	SE Aviation Boulevard	Remove office 835 kSF; add 525 units condominiums
276	Fast-food Restaurant with Drive-Thru	740 Pacific Coast Highway	Existing Credit Union Bank (8,100 SF) to be replaced with 4,696 gSF fast-food restaurant with drive-thru

No.	Project	Address	Project Description
277	Hotel	707 Pacific Coast Highway	116-room hotel replacing 7.82 kSF restaurant
278	Mixed-use	2120 Rosecrans Avenue	240 kSF office; 66 kSF studio and production facilities; 7 kSF retail on existing vacant land
279	Pro Shop and Hitting-bay	400 S. Pacific Coast Highway	Three-story (71 kSF) hitting-bay and accessory use (restaurant, bar, meeting and event space) to replace existing 2,500 SF pro shop and driving range
280	Office Addition	140 Oregon Street	Additional 70 kSF office to existing office building
281	Mixed-use	401-615 N. Pacific Coast Highway	Replace existing parking lot with 263-unit apartments and 11 kSF retail/restaurant
282	Mixed-use	212 Eucalyptus Drive	Replace existing warehouse (5.35 kSF) with 13.485 kSF office and 634 SF café/food-to-go
283	Office	2221 E. Park Place	Additional 27.478 kSF office to existing office (56.6 kSF)
City of Lawndale			
284	Lawndale Annex	14899 Aviation Boulevard	289-unit condominium
285	Grevillea Gardens	4430 W. 153rd Street	41-unit condo and mixed use
286	Condominiums	4741 & 4743 W. 165th Street	4-unit condominium
287	Duplex Development	15133 Osage Avenue	2-unit duplex
288	Del Taco	16606 Hawthorne Boulevard	New fast food restaurant
289	Duplex Development	4212 W. 162nd Street	2-unit duplex
290	Condominiums	4720 & 4724 W. 164th Street	4-unit condominium
291	Duplex Development	4136 W. 160th Street	2-unit duplex
County of Los Angeles			
292	Proposed Aviation Station Project	11604 Aviation Boulevard	Lot 1: 281-unit condo/townhomes, 5 kSF retail/commercial; Lot 2: 112-unit apartment and 21.5 kSF retail/commercial
293	West Los Angeles Community College Master Plan	Overland Avenue at Freshman Drive	approximately 291,300 SF of new building and renovation. Anticipate future student population of approximately 18,904 students and 1,248 employees by Fall 2022. Project includes second access road, parking structures, landscaping and development of athletic facilities
294	Lennox Charter High School	11044 and 11111 Freeman Avenue	560 students
295	Marina Expressway Homes	Marina Expressway Eastbound & Mindanao Way	28 single family condominiums

No.	Project	Address	Project Description
296	Marina del Rey Local Coastal Plan	1 Marina Expressway	Marina Del Rey Local Coastal Program (MDR LCP) Amendment. Development includes residential: 2,044 du, hotel: 505 rooms, retail: 273,741 SF, restaurant: 1,323 seats, congregate care: 129 du, office: 26,000 SF, dry storage space: 375 spaces, and library: 3,000 SF
297	Senior Housing	1252 W. 105th Street	74-unit, 100% affordable senior housing in the R-2 Zone
298	Laundromat	11034 S. Western Avenue	New use laundromat for a total 4,983 SF
299	Residential	5550 S. La Brea Avenue	32-unit apartment
300	Office Addition to Child Care Center	3816 W. 54th Street	New 2-floor office space 1,196 SF
301	Mixed-Use	11810 Bandera Street	100-unit affordable housing apartment, 5,260 SF child care center, 7,200 SF office
302	Residential	13204 Salinas Avenue	94-unit condominiums
303	Residential	1212 W. 107th Street	22-unit apartment
304	Hotel	12000 S. Western Avenue	44-room hotel
305	School	11130 S. Western Avenue	11,662 SF school
306	Hotel	11814 Aviation Boulevard	128-room hotel
307	Residential	1743 Imperial Highway	39-unit apartment
308	Residential	1423 W. 120th Street	57-unit condominiums
309	Residential	1509 W. 102nd Street	12-unit apartment
310	Residential	1539 102nd Street	10-unit apartment
311	Residential	8910 S. Normandie Avenue	6-unit apartment
312	Commercial	10601 S. Vermont Street	4,500 SF coin laundry and self-service car wash
313	Residential	215 E. El Segundo Boulevard	9-unit single-family homes
314	Auto Repair	9223 S. Vermont Avenue	2,858 SF auto mechanic shop
315	Warehouse	12804 Spring Street	4,096 SF warehouse
316	Apartments	11824 Aviation Boulevard	36-unit apartment (20 three-bedroom units, 4 two-bedroom units, 12 one-bedroom units), 58 parking spaces, 28 bicycle parking spaces; five-story
317	Apartments	10505 Hawthorne Boulevard	32-unit apartment complex, with 5 units set aside for low-income tenancy
318	Apartments	14733 S. Stanford Avenue	85-unit apartment
319	Charter Middle School	5343 S Mullen Avenue (or 3751 W 54th Street)	Charter middle school

No.	Project	Address	Project Description
320	multifamily Residence Development	5101 S. Overhill Drive	Create one multifamily residence lot developed with 88 attached single-family residence condominium units on 1.875 acres
321	Dollar Tree Store	3838 W. Slauson Avenue	Convert commercial building into Dollar Tree Store; approved for a 1,060 SF addition to an existing commercial building; 9,877 SF total
322	Apartments	1240 W. 105 Street	42-unit apartment building
323	Arco Gas Station	11408 S. New Hampshire Avenue	Construction of new Arco gas station with 2,900 SF convenience store
324	Residential	2178 Firestone Boulevard	Residential care 16 beds
325	Mixed-Use	905 E. El Segundo Boulevard	Community center 1 kSF; amphitheater and lawn 1,100 seats; music center 1 kSF; nature lab 1 kSF; museum gallery 1 kSF; museum art storage 1 kSF; aquatic center 1 kSF; gymnasium 1 kSF; multi-purpose stadium 3,000 seats; outdoor athletic fields 3 fields; equestrian center 85 stables
326	Apartments	1854 E. 118th Street	100-unit apartment
327	Homeless Shelter	13200 S. Avalon Boulevard	Homeless shelter 79 rooms
328	Apartments	11735 Holmes Avenue	61-unit apartment
City of Hawthorne			
329	Residential	Bounded by Ramona Avenue to the west, 116th Street to the north, 118th Street to the south, and Grevillea Avenue to the east	128 single family homes
330	360 South Bay	SE corner of Aviation Boulevard and El Segundo Boulevard	610 condominiums
331	Condominiums/Office	13806 Hawthorne Boulevard	171 units and 32,500 SF of office space
332	Prestige Villas	4500 W. 116th Street	128 detached condominiums
333	Single Family Homes	14000 Yukon Avenue	6 units
334	Downtown Hawthorne Specific Plan	The area boundaries include the I-105 Freeway on the north, Prairie Avenue, Freeman Avenue and its extension through residential neighborhood to the city limits on the south, and Ramona Avenue and Inglewood	The DHSP designates five land use areas (Residential, Commercial, Hospitality, Mixed-Use and Public/Quasi Public) and four opportunity sites known as Transformative Projects. The four Transformative Projects in the DHSP are sites identified for new and catalytic development and investment and are listed below

No.	Project	Address	Project Description
335	Civic Center	Avenue on the west. In addition to the major north-south arterial Hawthorne Boulevard, the DHSP area includes the east-west segments of Imperial Highway, 120th Street, El Segundo Boulevard, and Rosecrans Avenue	A public-private partnership opportunity that can have a mix of civic, hotel, retail and housing uses that frame a community gathering space
336	South Bay Ford		A mid-scale mixed-use development that helps catalyze the southern portion of Hawthorne Boulevard. Medium and higher density residential development
337	St. Joseph's Plaza		An underutilized corner that can become a new, dynamic public space. No set dates. DT Hawthorne Specific Plan design ideas suggest a local plaza for the community
338	Hawthorne Mall Site		Proposed outlet but no set date for development - existing a shuttered mall
339	Green Line Specific Plan Project (Dinerstein Companies Residential)	SE corner of Crenshaw Boulevard and Jack Northrop Avenue	230 du apartments and 3,700 SF of restaurant
340	Icon at Rosecrans	14135 Cerise Avenue	127 residential units (affordable housing)
341	Marriott Hotels (Courtyard and TownePlace Suites)	4427 El Segundo Boulevard	350 rooms and full-service restaurant
342	Hilton Hotel (Garden Inn)	11519 Acacia Avenue	119-room hotel
343	Residential	11845 Grevillea Avenue	Condos 13 units
344	Residential	3222 W. 139th Street	Condos 7 units
345	Residential	3670 W. Imperial Highway	96 condominium units with 2,000 SF retail space
346	Residential	3857 W. 139th Street	Condos 12 units
347	Residential	13403 Kornblum Avenue	Condos 12 units
348	Residential	14128 Kornblum Avenue	Condos 100 units
349	Residential	14412 Yukon Avenue	Condos 11 units
350	Residential	11416 Inglewood Avenue	Condos 13 units
351	Residential	14105-14137 Chadron Avenue	109 residential units (24 units affordable to moderate income households)
352	Residential	14004 Doty Avenue	22 residential units (6 units moderate income households)
353	Hotel	5151 El Segundo Boulevard	129-room hotel with minimum of 125 parking spaces
354	Costco Gas Station Expansion	14501 Hindry Avenue	Costco gas station expansion
355	Costco Gas Station	12530 Prairie Avenue	Costco gas station
356	Residential	12021 Hawthorne Way	3 single family homes
357	Mixed Use	3670 Imperial Highway	approximately 13,938 SF of commercial and 48 condominiums

No.	Project	Address	Project Description
358	Parking Structure	East side of Crenshaw Boulevard (between 120th Street and Northrop Avenue)	Seven-story parking structure - approximately 1,469 stalls
City of Gardena			
359	Townhomes	1335 W. 141st Street	50 du townhomes, three-story
360	Mixed-Use	1450 W. Artesia Boulevard	Construction of 73,600 SF industrial uses, 16,000 SF office uses, and 147,200 SF storage uses
361	Industrial	1720 W. 135th Street	100,438 SF industrial building
362	Residential	16819 Normandie Avenue	Single room occupancy, 63 units
363	Residential	14321 Van Ness Avenue	40 condos/townhomes and 1,835 SF retail
364	Residential	1715 W. 149th Street	5-unit townhouse development
365	Residential	1333 168th Street	3-unit condo development
366	Residential	1348 W. 168th Street	Small lot subdivision, 9-unit apartment
367	Commercial	16016 S. Western Avenue	9,685 SF addition to existing commercial office building
368	Commercial	15106 South Western Avenue	Refacade of an existing 5,895 SF building and change use from automotive repair to retail commercial
369	Commercial	16210 Crenshaw Boulevard	New 4,860 SF drive-thru restaurant
370	Commercial	15930 S Western Avenue	New two-story medical and professional office building, 6.43 kSF
371	Residential	13919 Normandie Avenue	Single room occupancy, 20 units
372	Residential	1341 W. Gardena Boulevard	14 townhomes and 3,385 SF of retail/office
373	Commercial	1399 W. Artesia Boulevard	4,733 SF gas station at an existing Sam's Club retail store (16 fuel positions)
374	Commercial	15501 S. Normandie Avenue	Refacade existing shopping center and develop a new a 1,850 SF drive-thru restaurant
375	Commercial	14105 S. Vermont Avenue	Construction of a new 1,500 SF restaurant
376	Commercial	1201 W. 155th Street	11,550 SF Dialysis Health facility
377	Residential	14504 S. Normandie Avenue	96 townhomes
378	Residential	15350 Van Ness Avenue	42 townhomes
379	Residential	16908 S. Normandie Avenue	21 single family homes
380	Residential	1147 W. Gardena Boulevard	multifamily (apartments), 4 units
381	Residential	16958 S. Western Avenue	46 townhomes
382	Residential	15927 S. Brighton Avenue	multifamily (apartments), 2 units
383	Retail	525 E. Rosecrans Avenue	3.14 kSF of retail

No.	Project	Address	Project Description
384	Mixed-Use	1112 Gardena Boulevard	12 apartment units and 3,986 SF of commercial space
385	Townhomes	1515 W. 178th Street	New 114 unit townhomes on existing 105,036 SF warehouse
386	KB Home Stonefield	1017 W. 141st Street and 14031 S. Vermont Avenue	Three-story townhomes, 63 units
387	Restaurant	1420 Redondo Beach Boulevard	Restaurant, 4.053 kSF
388	Townhomes	2315, 2401, 2403, 2415, 2421, & 2545 Marine Avenue	54 townhomes and 10 live/work, a total of 64 units
389	Mixed-Use	2129 Rosecrans Avenue	113 du townhomes, three-story, including 15 live/work with 3,969 SF commercial
390	Industrial	1528 W. 134th Street	New 62,960 SF industrial building
391	Restaurant	2169 Redondo Beach Boulevard	New 3, 486 SF drive-thru restaurant
392	Transit-Oriented Development SP Project	12850 Crenshaw Boulevard	265 du, apartments/studio apartments
393	Townhomes	1938 W. 146th Street	6 du townhomes
394	Residential	13615, 13619, 13633 Vermont Avenue	84 du, 82 market rate units (2 du affordable)
395	Townhomes	1621 W. 147th Street	6 du townhome, three-story

Source:

- [1] City of Inglewood, Department of Economic & Community Development website (<https://www.cityofinglewood.org/1016/Environmental-Documents>), May 2020; City of Inglewood, July 2020.
- [2] City of Los Angeles, June 2020.
- [3] City of Culver City, Active Projects Map Website. (<https://www.culvercity.org/city-hall/city-government/city-departments/community-development/current-planning-division/active-projects-map>), May 2020.
- [4] City of El Segundo, Department of Planning and Building Safety website. (<https://www.elsegundo.org/government/departments/planning-and-building-safety-department/planning-division/cumulative-projects-list>), May 2020; City of El Segundo, May 2020.
- [5] City of Hawthorne, May 2020.
- [6] City of Gardena, Gardena Development Projects Website. (<https://www.cityofgardena.org/development-and-planning/>), May 2020; City of Gardena, May 2020.
- [7] Traffic Impact Study, Continental Grand Campus Specific Plan DEIR, September 2017.
- [8] Final Environmental Impact Report, Green Line Mixed-Use Specific Plan, June 2017.
- [9] Traffic Study for the Landside Access Modernization Program (LAMP) DEIR, September 2016.
- [10] Inglewood Basketball and Entertainment Center Project DEIR, December 2019.

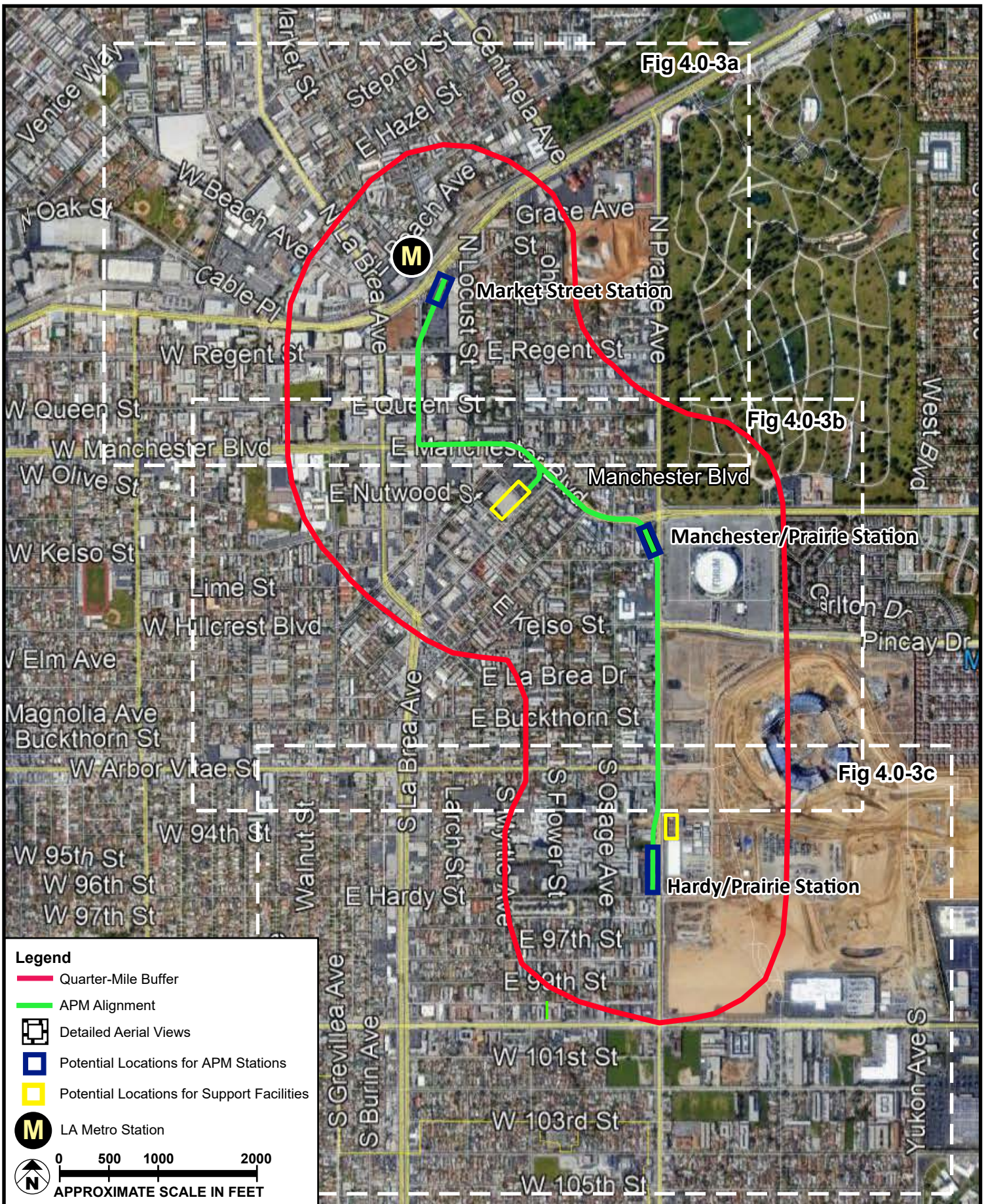


SOURCE: Raju Associates - 2020

FIGURE 4.0-1



Cumulative Projects Map

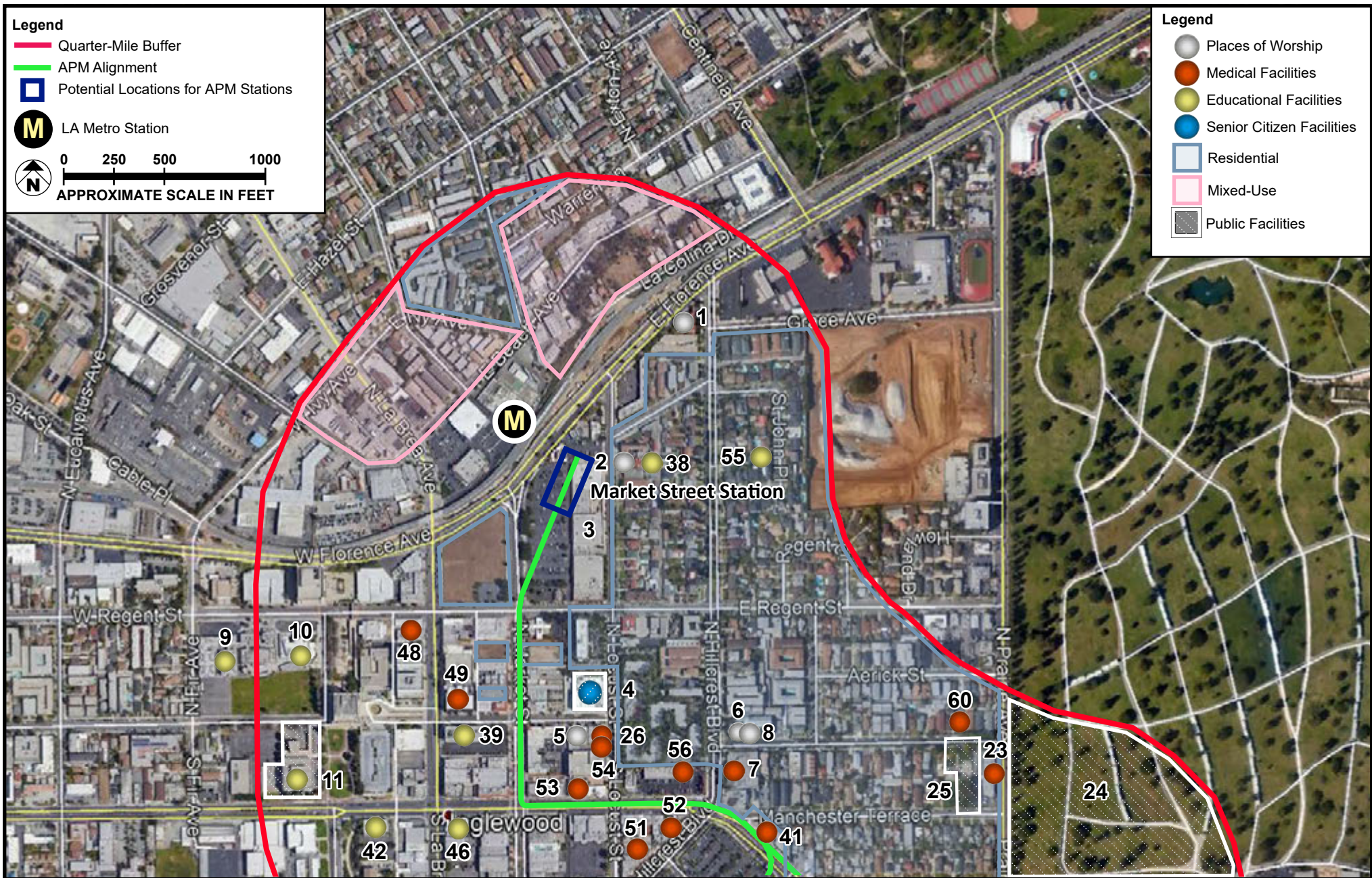


SOURCE: Google Earth - 2021; Meridian Consultants LLC - 2021

FIGURE 4.0-2



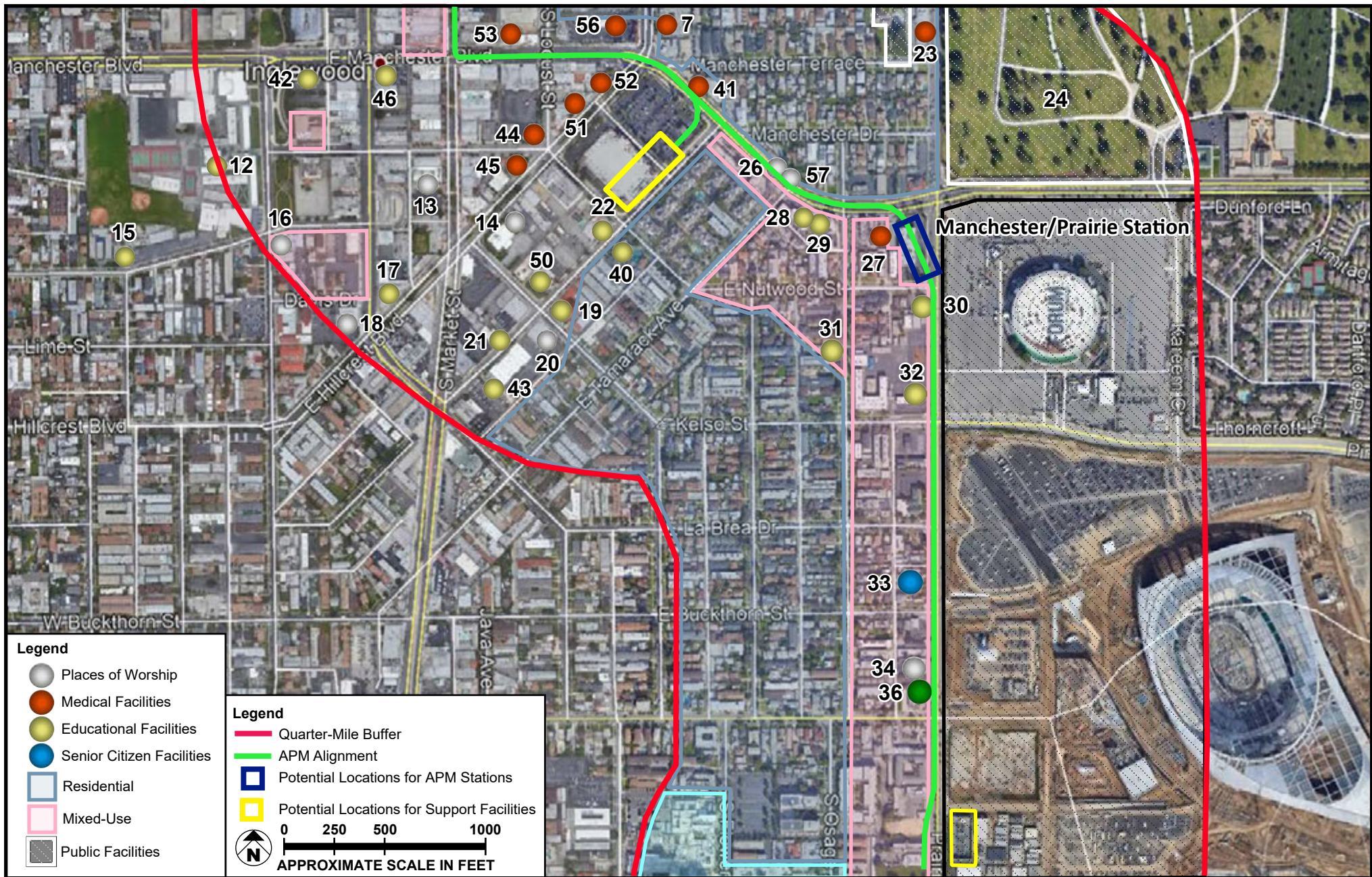
Map of Sensitive Receptors - Index



SOURCE: Google Earth - 2021; Meridian Consultants - 2021

FIGURE 4.0-3a

 Sensitive Receptors within a Quarter-Mile of the Project Area

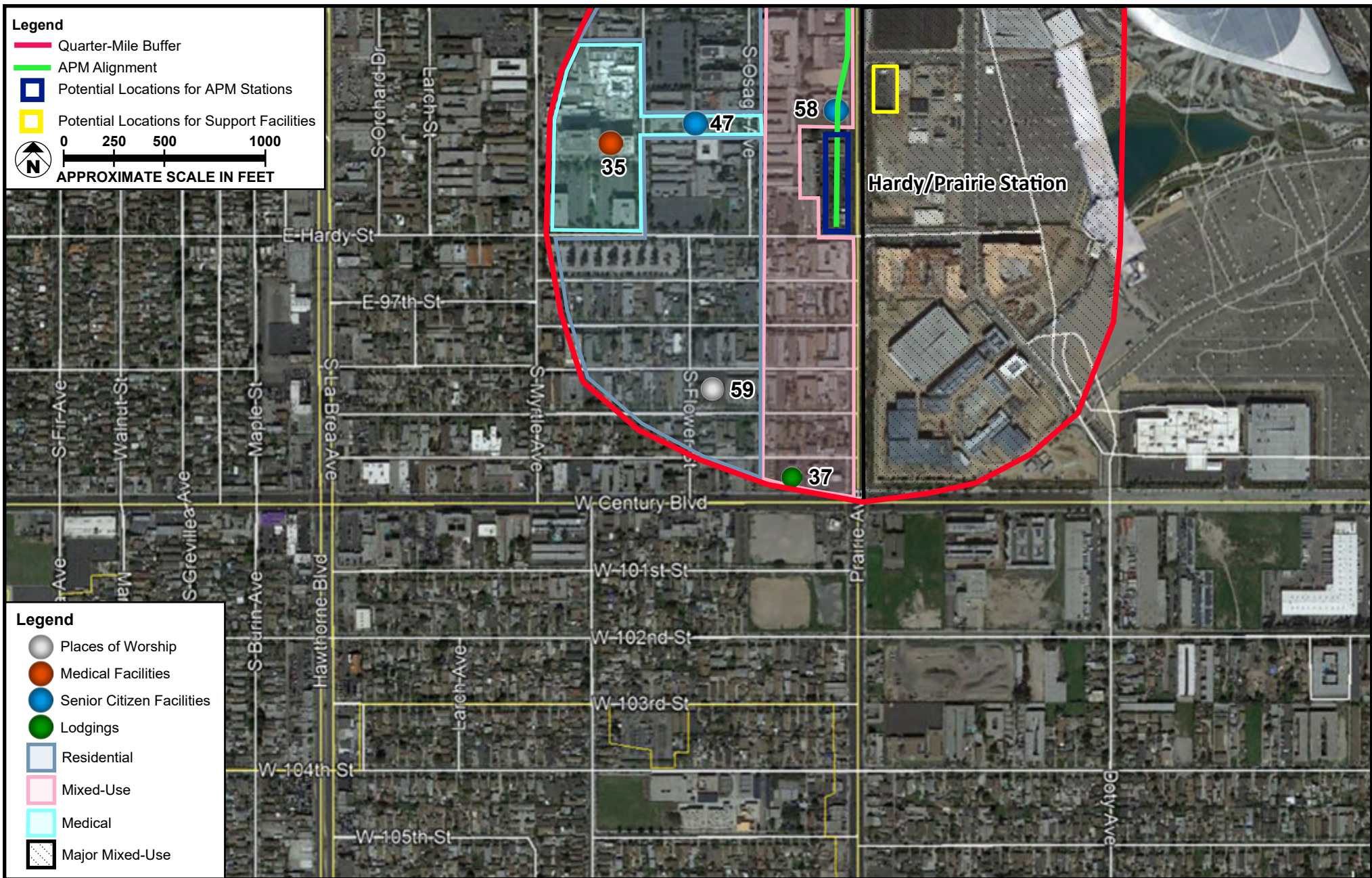


SOURCE: Google Earth - 2021; Meridian Consultants - 2021

FIGURE 4.0-3b



Sensitive Receptors within a Quarter-Mile of the Project Area



SOURCE: Google Earth - 2021; Meridian Consultants - 2021

FIGURE 4.0-3c



Sensitive Receptors within a Quarter-Mile of the Project Area