

Appendix K2-2  
LAX SPECIFIC PLAN AMENDMENT STUDY

**Background Projects**

July 2012

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**Table 1**

**LAX Area Background Development Projects**

<b>No.</b>	<b>Project Name</b>	<b>Address</b>	<b>Description</b>	<b>City<sup>1,2</sup></b>	<b>Net Daily Trips</b>	<b>Net A.M. Trips</b>	<b>Net P.M. Trips</b>	<b>Comments</b>
1	Arco AM/PM and Car Wash	5884 Washington Blvd.	Car wash and storage room totaling 1,200 sq. ft. at an existing fueling station	CC				Entitlement stage
2	Auto repair shop	11167 Washington Place	Construction of a new vehicle repair shop with 1,196 sq. ft. of repair area with two service bays and 191 sq. ft. of office	CC				Entitlement stage
3	Baldwin Site	12803-12823 W. Washington Blvd.	New 3-story commercial (office and retail) development totaling 37,308 sq. ft.	CC				Empty lot
4	Brentwood Site Mixed Use	8810/8840/8850 Washington Blvd.	New mixed use development w/preliminary concept of up to (approx.) 133 residential units and 17,084 sq. ft. retail	CC				Existing closed auto dealership per field check of 8/2010
5	Brooke Kaufman	4227 Ince Blvd.	6 condo units on 3 lots	CC	35	3	3	Entitlement stage
6	Condominiums	3846 Bentley Avenue	4 units	CC	23	2	2	Building permit
7	Condominiums	4058 Madison Avenue	4 units	CC	23	2	2	Building permit
8	Condominiums	4228 Madison Avenue	2 units	CC	12	1	1	Completed per field visit of 11/2011
9	Condominiums (Former Burger King site)	13340 Washington Blvd.	41 unit condominium development with 6 live/work condominium units in Culver City and 35 Units in LA	CC/LA	240	18	21	Under construction per field visit of 9/16/2011
10	Czucker Site Mixed-Use	8770 Washington Blvd.	New mixed-use development with preliminary concept of up to (approx.) 115 residential units, 41,600 sq. ft. retail; 1,400 sq. ft. café; 53,500 sq. ft. office. Proposed mixed-use with 115-unit condominium, 18,500 sq. ft. office, 16,000 sq. ft. supermarket, 11,500 sq. ft. pharmacy & 2,500 sq. ft. retail. Existing vacant building. DOT case no. OUT08-002.	CC	2811	138	280	Buildout year estimated at 2012
11	Culver Studios Amend. No. 6	9336 Washington Blvd.	Phase I includes 25,093 sq. ft. office, 13,634 sq. ft. support and 302 parking spaces. Phase II includes 63,500 sq. ft. office and 8,741 sq. ft. support.	CC				Pre-application stage

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12	Distribution & Warehouse	3434 Wesley Street	10,500 sq. ft. office, warehouse and distribution	CC	137	16	86	Entitlement stage
13	Dr. Bernard Dutt	5800 Uplander Way	Add 3 stories; 57,050 sq. ft. to a 2-story office	CC				Entitlement stage
14	FAYNSOD Family Trust	11501-11509 Washington Blvd.	Mixed-Use: 3 Retail (2,359 sq. ft.), 1 Office (937 sq. ft.), & 2 Apts. (1,867 sq. ft.)	CC	155	9	87	Building permit
15	Fresh Paint Mixed-Use	9355 Culver Blvd.	Addition of second story office and third floor residential unit for a total of 5,708 sq. ft. to an existing office/warehouse	CC				Entitlement stage
16	Greg Reitz	8665 Hayden Place	63,679 sq. ft. of office	CC				Entitlement stage
17	Hampton Inn	3954 Sepulveda Blvd.	77-unit hotel	CC	629	43	45	Building permit
18	Irving Residential/Office	4043 Irving Place	Four story; 26 residential units and 3 office units	CC				Building permit
19	Jewish Home for the Aging	3847 Delmas Terrace; 3820-42 Hughes; 9832 Venice Blvd.	184 congregate units; 48 residential care units; 14,000 sq. ft. PACE program	CC/LA				Pre-application stage. Estimated date of completion 2016.
20	Mixed-Use Development (Lux)	9901 Washington Blvd.	14,112 sq. ft. mixed-use development with 131 dwelling units; 12,178 sq. ft. of retail and three levels of subterranean parking with 244 parking spaces. Proposed mixed-use with 131-unit apartment & 12,000 sq. ft. retail. Existing 16,900 sq. ft. retail to be removed. DOT case no. WLA08-026.	CC/LA	8	26	35	Building Permit
21	Mixed-Use Development	12601 West Washington Blvd.	Three story mixed-use development	CC				Entitlement stage. Empty lot per field visit of 9/16/2011.
22	Mixed-Use Development	12714-12718 Washington Blvd.	5-unit residential and 3,300 sq. ft. retail	CC				Entitlement stage
23	Mixed-Use Development	10601 and 10602 Washington Blvd.	Proposed mixed-use with 132-unit apartment, 26ksf office & 18ksf retail. Existing 11.1ksf Sony Studios production office to be removed. DOT case no. WLA08-042.	LA	2,893	254	323	Buildout year estimated at 2011

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24	Mixed-Use Development	13365 Washington Blvd. (NE corner of Glencoe and Washington)	4,183 sq. ft. retail and 19 condominium units	CC	333	14	24	Under construction per field check of 9/16/2011
25	Morphosis Architects Office	3440 Wesley Street	Conversion of approx. 18,000 sq. ft. of auto body shop to an approx. 12,000 sq. ft. of studio office use	CC				No recent information
26	Office Building	9919 Jefferson Blvd.	113,467 sq. ft., 3-story office building	CC				Building permit. Estimated date of completion 2012.
27	Office & Retail Bldg.	700-701 Corporate Pointe	240,612 sq. ft. of office and 4,242 sq. ft. of retail	CC	2,811	384	359	Entitlement stage
28	Parcel B	9300 Culver Blvd.	74,600 sq. ft. of office, 21,700 sq. ft. of restaurant and 21,700 sq. ft. of retail	CC	6,340	461	627	Entitlement stage
29	Radisson Office Tower (aka Entrada Tower)	6161 Centinela Avenue	342,409 sq. ft. office tower and parking structure	CC	3,442	502	462	Entitlement stage
30	Restaurant Expansion	5854 Blackwelder Street/3077 La Cienega Blvd.	Addition of 1,150 sq. ft. to existing restaurant	CC				Entitlement stage
31	School expansion; modification to CUP	12095-12101 Washington Blvd.	Conversion of a 20,090 sq. ft. office building into classrooms and administrative offices; addition of 2,000 sq. ft.	CC				Pre-application. Estimated date of completion 2012.
32	Triangle Site - Washington/National Transit Oriented Development	NW corner of Washington and National Blvds.	New transit oriented development to include light rail station and mixed-use development (preliminary concept includes up to 290 dwelling units; 149 room hotel; 200,000 sq. ft. office; 51,500 sq. ft. retail and 20,000 sq. ft. restaurant	CC	19,874	1,235	2,071	Light rail station opens summer 2012. Estimated date of project development completion is 2014.
33	Turning Point School (K through 8)	8794 National Blvd.	Addition/remodel of net 9,000 sq. ft.	CC		107	61	Entitlement stage
34	Union 76	10638 Culver Blvd.	Gas station and convenience store with new car wash; 2,500 sq. ft.	CC				Building permit
35	Warner Parking Structure	8511 Warner Drive	51,520 sq. ft. retail/restaurant; 784 parking spaces on 5 levels	CC				Entitlement stage

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36	11957 Washington Boulevard Office Project	11957 Washington Blvd.	3 story mixed-use project with 8,682 sq. ft. commercial and 30 dwelling units	CC				Entitlement stage
37	Washington/Landmark Mixed-Use Development	8810, 8840, 8850 Washington Blvd.	12,257 sq. ft. of restaurant, 38,819 sq. ft. of retail, and 28,708 sq. ft. of office use	CC				Pre-application
38	Washington Place Office Condos	12402 Washington Place	42,000 sq. ft. 4-story office and retail building; 9,300 sq. ft. of retail; 30,400 sq. ft. of office	CC				Entitlement stage
39	West Los Angeles Community College Master Plan	Overland Avenue at Freshman Drive	Approx. 291,300 sq. ft. of new building and renovation. Anticipate future student population of approx. 18,904 students and 1,248 employees by Fall 2022. Project includes second access road, parking structures, landscaping and development of athletic facilities	CC/CO	10,034	669	664	Parking lot; math/science buildings and new roadway to Jefferson Boulevard are completed per field check of 7/26/11; other on-campus grading work taking place.
40	Aviation Station Project (Transit Oriented Development in Del Aire)	Site bounded by Aviation Blvd., 117th Street, Judah Avenue, and Metro Green Line Station	278 condominiums and townhomes, 112 apartment units, 29,500 square feet of commercial/retail and office space. Includes 797 parking spaces for residents, guests, and commercial and office uses.	CO	1,114	171	83	Project approved by County Board of Supervisors in late 2011. Metro website lists project as 393 apartments and 26,500 sq. ft. of retail space.
41	Best Western Jamaica Bay Inn (Parcel 27R)	4175 Admiralty Way	Renovation & Expansion 42-room hotel by an additional 69 rooms.	CO	564	38	24	Project completed per visit of 7/22/11
42	Boat Central (Parcels 52 and GG)	13501 Fiji Way	Dry-stack boat storage of 345 parking spaces; boat trailer storage of 24 parking spaces; mast-up sail boat storage of 30 parking spaces	CO	1,081	47	51	Existing boat yard. No construction per field visit of 7/22/11.
43	Del Rey Shores Apartments (Parcels 100 and 101)	4247-4275 Via Marina	544 apartments (202 existing units to be removed)	CO	800	120	111	Project under construction per field visit of 7/22/11
44	Diner (Parcel 33)	4211 Admiralty Way	351 Apartments; 24,500 sq. ft. retail; 10,000 sq. ft. restaurant (existing restaurant to be removed)	CO	1,145	184	22	Existing closed restaurant per field visit of 7/22/11. On-site activity may indicate possible construction start.
45	Fisherman's Village (Parcels	13715 Fiji Way	26,570 sq. ft. of specialty retail; 785-seat	CO	2,375	98	209	No new project visible per field

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	55, 56 & W)		restaurant; 132-room hotel; 9 boat slips					check of 7/22/11
46	Gateway Marina Del Rey (Parcel 95)	404-514 Washington Blvd.	16, 350 sq. ft. specialty retail center; 9,160 sq. ft. high turn-over, sit-down restaurant with 240 seats; 7,890 sq. ft. of general office building, 6,100 sq. ft. walk-in bank 72 Apartments; 337 Parking Spaces (removal of 7,500 sq. ft. drive-up bank)	CO	199	-36	128	Existing restaurant, bank, and furniture showroom. No construction per field visit of 7/22/11.
47	Government Office Building	Panay Way and Via Marina	26,000 sq. ft.	CO	286	40	57	Full block being excavated as of 7/22/11
48	Lennox Charter High School	11044 and 11111 Freeman Avenue	560 students	CO	862	207	70	
49	Legacy Partners Neptune Marina Apartments/Woodfin Suites Hotel (Parcels 10R, FF & 9U)	Marquesas Way and Via Marina	526 apartments (removal of 136 apartments); 288-room hotel; 1.47-acre public park	CO	3,104	253	228	Full block being excavated as of 7/22/11
50	Lincoln Boulevard Mixed-Use Project	4363 Lincoln Blvd.	158 high-rise residential condominium units; 3,178 sq. ft. of specialty retail; parking structure with 409 parking spaces. Beverly Hills Rent-a car facility (48,000 sf. ft.) to be removed.	CO	386	47	71	Existing building. No construction per field visit of 7/26/11
51	Marina City Club Towers Marina del Rey	4333 Admiralty Way	600 units	CO	3,516	264	196	No construction per field visit of 7/22/11
52	Marina del Rey Apartment Community (Parcels 12 & 15)	Panay Way and Via Marina	940 apartments; 82 units senior apartments; 4,000 sq. ft. retail; 6,000 sq. ft. commercial	CO	1,785	171	152	Full block being excavated as of 7/22/11
53	Marina del Rey Residential Project (Parcels 12, 15 and FF)	Panay Way and Via Marina	1201 residential units on 2 parcels on the west side of Marina Del Rey	CO				Full block being excavated as of 7/22/11
54	Marina Expressway Homes	Marina Expressway Eastbound and Mindanao Way	28 Single family condominiums	CO				Parking lot and/or marina boat yard per field visit of 7/26/11
55	Marriott Residence Inn (Parcel IR)	Admiralty Way and Via Marina	149-room hotel. Existing Marriott hotel on NE corner	CO	1,201	82	52	Existing Marriott Hotel
56	Residential	3184 Via Dolce	5 or 6 buildings	CO				Under construction per field visit of 7/22/11
57	Sea Glass Town Homes	6719 Pacific Avenue	36 condominiums	CO				

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58	Villa Venetia Residential (Parcel 64)	13900-13910 Fiji Way	478 mid-rise apartments (removal of 224 existing apartments); 34 boat slips; 5,000 sq. ft. restaurant	CO	1,106	93	88	
59	Aquatics Center	TBD		ES				Draft EIR stage; various sites being considered.
60	Condominiums	347 Concord Street	3 units	ES	20	3	3	No construction per field visit of 07/08/11
61	Condominiums	425 and 429 Indiana Street	8 units	ES	54	8	8	In construction per field visit of 07/08/11
62	Condominiums	1700 Mariposa Avenue	11 units	ES	74	11	11	No construction per field visit of 07/08/11
63	Condominiums	412 Richmond Street	4 units	ES	27	4	4	No construction per field visit of 07/08/11
64	Data Center	445 North Douglas Street	109,137 square feet	ES	1,202	169	163	Existing Douglas Tech Center building
65	Data Center	444 North Nash Street	33,899 square feet	ES	373	53	51	Existing BMC Information Management
66	El Segundo Business Park	222 Kansas Street (at Grand Avenue)	business park; high-turnover restaurant	ES	516	43	40	Existing dirt lot. No construction per field visit of 07/08/11
67	El Segundo Corporate Campus	700-800 N. Nash Street	1,740,000 sq. ft. office; 75,000 sq. ft. retail; 7,000 sq. ft. child care; 7,000 sq. ft. medical office; 19,000 sq. ft. healthclub; 75,000 sq. ft. restaurant; 100-room hotel; 25,000 sq. ft. light industrial; 75,000 sq. ft. research and development; 65,000 sq. ft. technology/telecommunications.	ES	21,366	2,267	2,795	
68	Hotel	101 Continental Blvd.	167 rooms	ES	1,364	80	92	Existing Northrup Grumman building
69	Hotel	1960 East Grand Avenue	150 rooms	ES	1,226	84	50	Existing office building
70	Mixed-Use	900, 950, and 960 Sepulveda Blvd.; 901-915 Shelby Street	warehouse, 67,474 square feet of general office; 11,471 square feet of manufacturing	ES	787	113	109	Existing Boeing facility

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71	LA Air Force Base (Area A)	2400-2460 East El Segundo Blvd.	625 condominiums	ES	3,631	275	325	
72	LA Air Force Base (Area B)	2350 East El Segundo Blvd.	150,000 square feet of general office replacing 120,000 of existing general office	ES	331	47	45	
73	Northrup-Grumman	SE corner of Mariposa Avenue and Douglas Street	190,000 sq. ft. industrial uses	ES	1,324	175	186	Surface parking lot. No construction per field visit 07/08/11.
74	Office	888 N Sepulveda Blvd.	120,000 sq. ft.	ES		217	214	Existing dirt surface parking lot adjacent to 898 Sepulveda Boulevard per field visit 7/2011.
75	Plaza El Segundo Phase 2A	NE Corner of Sepulveda Blvd. and Rosecrans Avenue	commercial	ES				Empty lot per field visit of 07/08/2011
76	Xerox Phase IV	1951-1961 El Segundo Blvd.	255,242 sq. ft. office; 350-room hotel	ES		629	614	Existing surface parking lot
77	360 South Bay	SE corner of Aviation Blvd. and El Segundo Blvd.	625 condominiums	HA		330	405	360southbay.com. Some phases completed; other units are under construction per site visit of 5/18/12.
78	Condominiums	12712-20 Menlo Avenue	5 units	HA				Project completed, appears unsold (equipment still on-site, landscaping not done - sign says "spec. housing for sale") per field visit of 7/22/11.
79	Condominiums/Office	13806 Hawthorne Blvd.	171 units and 32,500 sq. ft. of office space	HA	80	213		Closed mortuary per field visit of 7/22/11
80	Hotel Expansion	4304 W. Imperial Highway	Hotel expansion	HA				Project is under construction with a 2012 completion date
81	LA Air Force Base - Area B	Corner of El Segundo Blvd. and Aviation Blvd.	63,000 sq. ft. warehouse; 560,000 sq. ft. office park; 93,750 sq. ft. base exchange; 43,125 sq. ft. health club; 34,463 sq. ft. medical office	HA	7,499	815	711	Appears to be substantially completed based on site visit of 5/18/12. Parking structure under construction on Douglas Street north of El Segundo Blvd.
82	Prestige Villas	4500 West 116th Street	116 condominium units	HA	1,110	87	117	Vacant Hospital Site per site visit of 7/22/11

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83	Retail Center	14701 Inglewood Avenue	Retail center with drive-through restaurants	HA				Grading/Utilities construction underway at site 7/22/11
84	Retail Center	SW corner of Inglewood Avenue and Imperial Highway	50,000 square foot retail	HA	2,147	50	187	Vacant lot with plywood marketing sign, one pick-up truck and one port-o-let per field visit of 7/27/11.
85	Single Family Homes	14000 Yukon Avenue	6 units	HA	36	3	3	No project on site per field visit of 7/22/11
86	Office Building	SW corner of 147th Street and Hawthorne Blvd.	4 to 6 story building	HA				Under construction per field visit of 7/22/11
87	Condominiums	501 East 99th Street	12 units	IN	72	6	6	Existing house
88	Condominiums	940 North Cedar Street	14 units	IN	84	7	7	Existing apartments
89	Condominiums	448 North Edgewood Street	6 units	IN	36	3	3	Existing duplex
90	Condominium	417- 420 N. Market Street	12 units	IN	72	6	6	Existing house
91	Condominiums	450 N. Market Street	12 units	IN	72	6	6	Existing abandoned building
92	Condominiums	912 S. Myrtle Avenue	7 units	IN	42	4	4	Existing house
93	Condominiums	927 South Osage Avenue	7 units	IN	42	4	4	Existing House
94	Condominium	222 W. Spruce Avenue	10 units	IN	60	5	5	Empty lot
95	Hollywood Park Mixed-Use Development	1050 South Prairie Avenue	2,995 dwelling units; 300-room hotel; 620,000 sq. ft. retail; 75,000 sq. ft. office/commercial; 10,000 sq. ft. of civic use; 300-room hotel with 20,000 sq. ft. of meeting space. Pavilion/casino would be maintained on the project site.	IN	17,222	1,604	-39	Draft EIR released fall 2008. No construction.
96	Mixed retail/restaurant	Florence Avenue and La Brea Avenue, SE corner	49,800 sq. ft.	IN				Empty lot
97	Mixed retail/restaurant	Southwest corner of Century/Prairie (Haagen)	97,490 sq. ft.	IN				Existing Taco Bell
98	Residential	704 N. Market Street	6 units	IN				Empty lot

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99	Senior Center and Housing	111 N. Locust Street	95,188 sq. ft.	IN				
100	Shopping Center	11441 S. Crenshaw Blvd. at Imperial Highway	101,323 sq. ft.	IN				Burlington Coat Factory, CVS and T-Mobile store are completed.
101	Shopping Center	433 North Centinela Avenue	7,384 sq. ft.	IN				Empty lot
102	Shopping Center	10922 South Prairie Avenue	8,416 sq. ft.	IN				Empty lot
103	Transitional Housing	733 Hindry Avenue	232,966 sq. ft.	IN				Under construction per field visit of 7/2011
104	Animo Venice Charter High School	841 California Avenue	Expansion of 420-student Charter School	LA	1,470	332	176	TDM to reduce traffic by 60% (TSA 6/15/05).
105	Apartments	8614 Saran Drive	49-unit apartments. Existing vacant lot. DOT case no. CTC08-012.	LA			34	Specific Plan Covenant on 3/27/08 - Completed, but not fully occupied (6/21/11)
106	Bank	12410 Venice Blvd.	Proposed 2,800 sq. ft. walk-in bank to replace 2,800 sq. ft. existing specialty retail space. DOT case no. CTC08-019.	LA			33	Project not pursued since initial consultation back in 2008
107	Car Wash	9204 Airport Blvd.	15,380 sq. ft. of car rental facility to be removed. Proposed car wash. DOT case no. CTC08-013	LA	536	21	74	MOU from 3/19/08 is not yet completed as of 6/20/11
108	Carousel School	7899 S. La Tijera Blvd.	Addition/Expansion of school serving an additional 20 students	LA	50	16	4	Specific Plan Covenant of 9/29/10 is not yet completed
109	Central Region Elementary School	Teale Street E/O Lincoln Blvd.	650 students	LA		221		Construction underway; buildout year of 2012.
110	Chevron Gas Station	6101 W. Manchester Avenue	1,000 sq. ft. gas station with a drive through Starbucks; 2,000 sq. ft. 24-hour convenience store. Proposed gas station with 4-fueling positions, 2,000 sq. ft. 24-hr. convenience store & 1,000 sq. ft. fast food restaurant with drive-thru. Existing gas station with 6-fueling positions, 500 sq. ft. 24-hr. convenience store & 3-stall auto repair to be removed. DOT case no. CTC08-007 & CTC08-036.	LA	658	133	36	Gas station (4-pumps) with 24-convenience store in place (no Starbucks per field check of 6/15/11).

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111	Condominiums (Villas at Kentwood)	7430 Arizona Avenue	43 units	LA	80			Completed but not fully occupied per field visit 8/2010
112	DWP Maintenance Yard	3233 Thatcher Avenue	Improvement/expansion of the existing LADWP maintenance yard plus addition of 30 new employees to site. DOT case no. CTC09-031.	LA		30	30	Built-out year estimated at 2017
113	Grosvenor Court	5550 Grosvenor Blvd.	215 condo units	LA	1,078	95	112	Buildout year 2013
114	Lincoln Boulevard Mixed-Use	4004 S. Lincoln Blvd.	98 unit condos & 6020 sq. ft. retail. CTC 05-070	LA	1,550	108	101	2008 buildout year (DOT TA Letter on 8/11/05)
115	Loyola Marymount University	1 LMU Drive	LMU Master Plan to increase enrollment cap to 7,800-student. DOT case no. CTC08-044.	LA	2,540	176	223	Buildout year 2030 (DEIR of Jan. 2010)
116	Mixed-Use Development	138 Culver Blvd.	New Scope of Work: 72-unit apartment and 16,000 sq. ft. retail & restaurant space. Existing vacant single family home to be removed. DOT case no. CTC08-058.	LA	1,204	76	145	Buildout year 2015
117	Mixed-Use Development	220 Culver Blvd.	63-unit apartment & 6,000 sq. ft. retail space. Existing 4,000 sq. ft. restaurant to be removed. DOT case no. CTC08-059.	LA	180	-6	60	Scope of work being revised (6/14/11)
118	Mixed-Use Development	6819 Pacific Avenue	29-unit apartment, 3,000 sq. ft. restaurant & 1,000 sq. ft. retail space. Existing vacant lot. DOT case no. CTC08-060.	LA	620	51	62	Buildout year 2012
119	Mixed-Use Development	580 Venice Blvd.	Proposed 5-unit residential plus 5,724 sq. ft. retail space. DOT case number CTC09-070.	LA	287	9	33	Last activity was a pre-development meeting on 8/11/09
120	Mixed-Use Development	11955 W. Washington Blvd.	41,000 sq. ft. office & 9,500 sq. ft. retail. Existing vacant building to be removed. DOT case no. OUT08-005.	LA	872	77	87	Lot remains vacant
121	Office Building	5901 Center Drive (at Howard Hughes Parkway)	249,020 sq. ft., five-story office building	LA	2,742	386	371	Building permit application in review but no start date. Will be built to suit.
122	Office Building	309-315 E. Culver Blvd.	8,000 sq. ft. 3-story office building with first floor parking garage. CTC 10-018	LA			22	Building Permit Pending further review by LA DCP (6/30/11)

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123	Office Building	10100 Culver Blvd.	Proposed 50,000 sq. ft. office building. DOT case no. WLA07-092.	LA		75	96	Consultation by LLG for preparation of a Traffic Study Analysis 10/12/07
124	Office Building	3105 La Cienega Blvd.	133,000 sq. ft. media-related office. Existing 109,000 sq. ft. manufacturing to be removed. DOT case no. WLA08-050.	LA		49	39	LA DOT TA Letter on 1/9/09. No recent activity.
125	Private School	5401 Beethoven Street	452 students (32 student addition) CTC 10-032	LA	79	29	14	Specific Plan Covenant submitted 5/26/11
126	Radisson Hotel	6225 W. Century Blvd.	340 room hotel; 2,544-space parking structure with 1,733 spaces for airport parking. Proposed 340-room hotel & 1,726-stall airport parking facility with shuttle bus service. Existing 282-stall airport parking facility to be replaced. Trip generation = Daily +4,110, a.m. +336, p.m. +346. Built-out year 2012. DOT case no. CTC08-066.	LA	4,110	336	346	Project on hold in mid-construction of parking structure
127	Retail	585 Venice Blvd.	10,400 sq. ft. specialty retail/storage space to replace 10,400 sq. ft. of existing warehouse/manufacturing space. DOT case no. CTC08-033.	LA			33	Building permit application cleared on 1/26/11. Not in place per field visit of 6/30/11.
128	The Village at Playa Vista (Playa Vista Phase II)	Jefferson Blvd. between McConnell Drive and Centinela Avenue	2,600 residential units; 175,000 sq. ft. office; 150,000 sq. ft. retail; 40,000 sq. ft. community serving	LA	24,220	1,626	2,302	Office buildings completed but largely unoccupied per field visit of 7/2011. Grading work ongoing.
129	Washington Square	300 Washington Blvd. (at Via Dolce)	123 unit condominiums; 6,000 sq. ft. office space. (Existing 176,671 sq. ft. office building to be removed) CTC 04-081	LA	-1,194	-222	-250	Already built, but not fully occupied.
130	Westchester Neighborhood School	5401 S. Beethoven Street	Expansion to serve an additional 32 students (CTC 10-032)	LA	79	294	66	Completed updated Specific Plan Covenant recorded by School on 5/26/11.
131	Medical Plaza	222 Sepulveda Blvd. (NE Corner of Sepulveda Blvd. and 2nd Street)	12,000 sq. ft. medical office building and 1,000 sq. ft. retail. (Existing 5,000 sq. ft. auto repair shop to be removed)	MB				Site is an auto repair and limousine company per field visit of 7/22/11

## Appendix K2-2 - Background Projects

Table 1

### LAX Area Background Development Projects

No.	Project Name	Address	Description	City <sup>1,2</sup>	Net Daily Trips	Net A.M. Trips	Net P.M. Trips	Comments
132	Rite Aid Store	1100 Manhattan Beach Blvd., SE Corner	13,000 sq. ft. retail (Existing 8,600 sq. ft. gas station to be removed)	MB				New car wash per field visit of 7/26/11
133	Dance Studio; Gold Buyer	Sepulveda Blvd. at 19th Street	Building expansion	MB				Under construction per field visit 7/22/11
134	Restaurant	Sepulveda Blvd. at 10th Street	Renovation of fast-food restaurant	MB				Work underway to existing building per field visit 7/22/11
135	Apartments	4100 S. Del Rey Ave.	77-unit apartments	LA		39	54	
136	Pacific Charter School	2941 W. 70th Street	Expansion of charter school with 355 high school and 400 junior high school students	LA		371		
137	View Park Prep Middle School/High School	5701 S. Crenshaw Blvd.	Charter School or 400 students	LA		164		
138	South LA Redevelopment	5400 S. Crenshaw Blvd.	60,000 square feet of retail	LA		22	<sup>122</sup>	
139	South LA Redevelopment	1636 W. Manchester Ave.	68,250 square feet of offices	LA		106	102	
140	South LA Redevelopment	5975 S. Western Ave.	225,000 square feet of industrial development	LA		47	49	
141	LAX Northside Plan Update	Westchester Parkway between Pershing Drive and Sepulveda	127 acres of open space/recreation 460 ksf mixed-use (retail, hotel, office), 130 community/civic space, and 960 ksf office/education/research space on the LAWA properties north of Westchester Parkway and 600 ksf of airport support facility	LA		TBD	TBD	To be provided by LAWA

Note:

Information above represents conditions in 2010. Some projects may have changed over time.

<sup>1</sup> CC = Culver City; CO = County of Los Angeles; ES = El Segundo; HA = Hawthorne; IN = Inglewood; LA = City of Los Angeles; MB = Manhattan Beach

<sup>2</sup> Projects in Culver City from "Culver City Related Projects List" dated May 11, 2010 and sent by Culver City staff to LAWA. Projects in the City of Los Angeles updated via e-mail from Mr. Pedro Ayala, Transportation Engineering Associate, LADOT in July 2011. Projects in City of Hawthorne were based on the City's website: [http://www.cityofhawthorne.com/depts/planningcommdev/pending\\_applications/default.asp](http://www.cityofhawthorne.com/depts/planningcommdev/pending_applications/default.asp).

Source: Fehr & Peers, 2012.