
3. OVERVIEW OF PROJECT SETTING

3.1 Introduction

This chapter provides an overview of the existing land use, environmental, and development setting relevant to the proposed Terminals 2 and 3 Modernization Project (proposed project). More detailed descriptions of the existing setting specific to each of the environmental topics evaluated in this Environmental Impact Report (EIR) are provided within their respective sections in Chapter 4, *Environmental Impact Analysis*. This chapter also describes other development projects proposed at and adjacent to Los Angeles International Airport (LAX) that may, in conjunction with the proposed project, result in cumulative impacts to the environment.

3.2 Land Use Setting

As indicated in Chapter 1, *Introduction and Executive Summary*, and Chapter 2, *Project Description*, and depicted in Figure 2-1 and Figure 2-2, the proposed project is located at LAX, within a highly-developed, urbanized area consisting of airport, commercial, transportation (i.e., interstate highways), and residential uses. More specifically, the proposed project is located within the northern portion of the Central Terminal Area (CTA) of the airport. The project site consists of existing Terminals 2 and 3 (T2 and T3), including the concourse and ticketing buildings and adjacent apron areas. The LAX Plan,¹² the City of Los Angeles General Plan Land Use Element that governs uses on LAX, designates the project site as Airport Airside. The corresponding LAX Specific Plan¹³ designates this area as LAX A Zone: Airport Airside Sub-Area. The proposed project improvements are consistent with the LAX Plan land use designation and with the allowable uses under the LAX Specific Plan.

The land use setting around the project site is generally characterized by LAX landside and airside uses, such as terminal buildings and gates, runways, taxiways, and aircraft apron areas to the north, east, and west; and the CTA, specifically roads, surface parking lots, and parking structures, to the south.

The closest land uses in the project vicinity that are not airport-related include the following:

- ◆ The City of Los Angeles communities of Westchester and Playa del Rey north of LAX;
- ◆ A mix of commercial, hotel, office, industrial, and residential uses east of LAX in the City of Los Angeles, City of Inglewood, and unincorporated community of Lennox;
- ◆ Residential, commercial, office, and institutional uses to the south of LAX in the City of El Segundo and the unincorporated community of Del Aire; and
- ◆ Dockweiler State Beach, the Pacific Ocean, and the Los Angeles/El Segundo Dunes to the west.

The Dunes Specific Plan Area, a designated Los Angeles County Significant Ecological Area, is located approximately 1.5 miles to the west of the project site, opposite Pershing Drive. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan or other natural community conservation plan that includes the project site, the proposed construction staging areas, or the proposed construction contractor parking area. The proposed project site is not located within the Coastal Zone, which is approximately 1.5 miles to the west of the project site.

¹² City of Los Angeles, Department of City Planning, LAX Plan, originally adopted December 4, 2004, last amended May 24, 2013. Available:
[http://planning.lacity.org/complan/specplan/pdf/LAXPLAN_AMENDED20130524_FINAL\(SECURED\).pdf](http://planning.lacity.org/complan/specplan/pdf/LAXPLAN_AMENDED20130524_FINAL(SECURED).pdf),
Accessed January 19, 2017.

¹³ City of Los Angeles, Department of City Planning, LAX Specific Plan, adopted by Los Angeles City Council December 14, 2004, last amended June 14, 2016. Available:
[http://planning.lacity.org/complan/specplan/pdf/LAXPLAN_AMENDED20130524_FINAL\(SECURED\).pdf](http://planning.lacity.org/complan/specplan/pdf/LAXPLAN_AMENDED20130524_FINAL(SECURED).pdf),
Accessed January 19, 2017.

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The only unique resources located within the vicinity of the project site are three historical structures – the Theme Building, 1961 Air Traffic Control Tower, and Terminal 6 Sign Tower - as further discussed in Section 3.3.3 below. T3 also contains its original underground tunnel with mosaic tile murals connecting the original (1961) ticketing/baggage building to the oval shaped satellite building. Although Terminal 3 no longer retains sufficient integrity to be individually eligible for listing as a historic resource, the original underground tunnel with mosaic tile murals and the oval shaped satellite building would remain with implementation of the proposed project.

3.3 Environmental Setting

This section provides an overview of the existing environmental setting related to the proposed project and the topical issues evaluated in Chapter 4, *Environmental Impacts Analysis*, of this EIR. Additional information regarding existing conditions for these topics is provided in Chapter 4 of this EIR.

3.3.1 Air Quality

The airport is located within the South Coast Air Basin (Basin), a 6,745 square-mile area encompassing all of Orange County and the urban, non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). At the federal level, the Basin is designated as a nonattainment area for ozone (O₃), fine particulate matter (PM_{2.5}), and lead (Pb).¹⁴ At the State level, the Basin is designated as nonattainment for O₃, particulate matter (PM₁₀), and PM_{2.5}.¹⁵ The existing air quality setting in the immediate vicinity of the project site is dominated by air quality pollutants from aircraft activities, vehicles on airport roads and surrounding roads and highways, and industrial uses. Other sources of existing air pollutant emissions on the airport include the Central Utility Plant (CUP), power generators, ground support equipment, and operations and maintenance activities.

3.3.2 Greenhouse Gas Emissions

The primary greenhouse gas (GHG) emission sources on and within the vicinity of the project site are emissions of carbon dioxide (CO₂) from combustion of fuels associated with aircraft operations, area traffic, and ongoing construction activities, as well as from building and lighting operations. Mobile and area sources and indirect emissions from energy and water use, wastewater, and waste management also contribute to GHG emissions at the project site.

3.3.3 Cultural Resources

Historical structures located in the vicinity of the proposed project site are: 1) Theme Building (eligible for National Register, listed in California Register, and a designated Los Angeles Historic Cultural Monument [HCM]), located in the center of the CTA, approximately 550 feet southeast of the proposed project site, opposite World Way; 2) the 1961 Air Traffic Control Tower (eligible for local listing as a City of Los Angeles HCM), located at the eastern entrance of the CTA, approximately 1,200 feet southeast of the proposed project site; and 3) Terminal 6 Sign Tower (eligible for local listing as a City of Los Angeles HCM), located approximately 1,020 feet southeast of the proposed project site. T3 also contains its original underground tunnel with mosaic tile murals connecting the original (1961) ticketing/baggage

¹⁴ U.S. Environmental Protection Agency, Green Book Nonattainment Areas, Available <http://www3.epa.gov/airquality/greenbk/index.html>. As of May 24, 2016.

¹⁵ California Air Resources Board, Area Designations Maps/State and National, Available: <http://www.arb.ca.gov/desig/adm/adm.htm>, Accessed January 19, 2017.

3. Overview of Project Setting

building to the oval shaped satellite building; however, neither T3 nor T2 were found eligible for historic listing and these terminals are not considered historical resources for the purposes of CEQA.¹⁶

The LAX Master Plan Final EIR identified 36 previously recorded archaeological sites within a radius of approximately two miles of LAX, including eight sites located on LAX property.¹⁷ None of the eight sites identified on LAX property are located within the boundaries of the project site or in the immediate vicinity. The project site is a highly-disturbed area that has long been, and is currently being, used for airport uses. Any resources that may have existed on the site at one time are likely to have been displaced and, as a result, the overall sensitivity of the site with respect to buried resources is low.

The LAX property lies in the northwestern portion of the Los Angeles Basin, a broad structural syncline with a basement of older igneous and metamorphic rocks overlain by thick younger marine and terrestrial deposits. The older deposits that underlie the LAX area are assigned to the Palos Verdes Sand formation, which is one of the better known Pleistocene age deposits in southern California. The results of the records search conducted as part of the LAX Master Plan EIR indicate that the Palos Verdes Sand formation is a formation with a high potential for yielding unique paleontological deposits. The Palos Verdes Sand formation covers half of the LAX area, beginning at Sepulveda Boulevard and extending easterly beyond the airport.

The project site is developed with aviation-related uses, and the airport is located within a highly-urbanized area. Within the project area, traditional burial resources would likely be associated with the Native American group known as the Gabrieliño. Based on previous surveys conducted at LAX and the results of the record searches completed in 1995, 1997, and 2000 for the LAX Master Plan EIR, no traditional burial sites have been identified within the LAX boundaries or in the vicinity.¹⁸

3.3.4 Surface Transportation

The existing traffic setting is generally categorized by on- and off-airport traffic. Traffic is primarily a mix of private vehicles, buses, shuttles, taxis, limousines, LAWA vehicles, airline and airport employees, tenants, deliveries, and support services that operate within the CTA and on the local airport-area roadway network, including Century Boulevard, Sepulveda Boulevard, Aviation Boulevard, Lincoln Boulevard, Westchester Parkway, Imperial Highway, I-405, and I-105. Traffic levels and operating conditions on- and off-airport vary throughout the day, week and time of year, ranging from good to poor.

3.4 Development Setting

This subsection identifies past, present, and reasonably foreseeable probable future projects at/adjacent to LAX that could, in conjunction with the proposed project, result in cumulative impacts to the environment. These projects are listed in **Table 3-1** and identified in **Figure 3-1**. A description of each project is also provided in **Table 3-1**. Projects with construction schedules anticipated to overlap with the construction schedule for the proposed project are indicated in **bold** type. The projects listed in **Table 3-1** were considered in the cumulative impacts analysis for each resource analyzed in Chapter 4, *Environmental Impact Analysis*.

¹⁶ Historic Resources Group, LAX Terminals 2 and 3 Modernization Project Historic Resources Technical Report, June 2016, included in Appendix A of this EIR.

¹⁷ City of Los Angeles, Final Environmental Impact Report for Los Angeles International Airport (LAX) Proposed Master Plan Improvements (SCH 1997061047), Section 4.9.1 – Historic/Architectural and Archaeological/Cultural Resources, April 2004, Available: <http://www.lawa.org/ourlax/pastprojects.aspx?id=8844>, Accessed January 19, 2017.

¹⁸ City of Los Angeles, Final Environmental Impact Report for Los Angeles International Airport (LAX) Proposed Master Plan Improvements (SCH 1997061047), Section 4.9.1 – Historic/Architectural and Archaeological/Cultural Resources, April 2004, Available: <http://www.lawa.org/ourlax/pastprojects.aspx?id=8844>, Accessed January 19, 2017.

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In addition, probable development projects in the City of Los Angeles and neighboring communities within the general vicinity of LAX are listed in **Table 3-2**. The list is based on consultation with representatives of various agencies including the City of Los Angeles Department of Transportation, City of Culver City, City of El Segundo, City of Hawthorne, City of Inglewood, and Los Angeles County.

Figure 3-1 illustrates the location of the projects in **Table 3-1** in relationship to the project site. Miscellaneous Projects and Improvements are not on the figure because they occur at multiple locations throughout the airport, nor is the Southern California Metroplex Aircraft Route and Airspace Management Structure Optimization (SoCal Project) shown, for the reasons indicated in **Table 3-1**.

Table 3-1
Development Projects At/Adjacent to LAX

	Project	Dates	Description
Past Projects			
1	Central Utility Plant Replacement Project (CUP – RP)	May 2011 – March 2015	Replacement CUP and related underground piping network within CTA.
2	Runway 6L-24R Runway Safety Area Improvements Project – North Airfield	June 2015 – Oct 2015	Improvements to Runway 6L-24R included implementation of declared distances to meet FAA Runway Safety Area (RSA) requirements. The Runway 6L-24R RSA Project also required the demolition and reconstruction of service roads and the relocation of the AOA fence and security gates.
Present Projects			
3	South Terminal Improvements	Nov 2011 – Dec 2018	Major interior improvements and building system upgrades within the South Terminal complex, particularly Terminal 5 and Terminals 6-8.
4	LAX Bradley West Project	Nov 2013 – Nov 2017	Replacement of existing concourses and aprons at the TBIT with new concourses and gates at Bradley West. Work includes demolition of existing TBIT concourses and installation of east gates/aprons along Bradley West concourses. Also includes Taxilane T project and construction of secure/sterile passenger and baggage connection between the TBIT core and Terminal 4. Although construction of a similar connection between TBIT core and Terminal 3 is also part of the overall Bradley West Project, it is broken out separately below (project 18), as its construction would not begin until after the majority of the Bradley West improvements are completed.
5	Terminal 1 Improvements	Aug 2014 – Dec 2018	Major interior improvements and building system upgrades to Terminal 1, including addition of floor space and reconfiguration of gates.
6	West Aircraft Maintenance Area Project	Aug 2014 – Jan 2018	The West Aircraft Maintenance Area (WAMA) project will allow for more efficient and effective maintenance of existing aircraft at LAX, including Aircraft Design Group (ADG) VI aircraft (Airbus A380s and Boeing 747-8s). The project includes aircraft parking and maintenance facilities, employee parking areas, and related storage, equipment, and facilities. The project will be able to accommodate up to 8 ADG VI aircraft simultaneously or 18 ADG III aircraft (aircraft similar in size to, and including, Boeing 737s). The first phase of the WAMA Project was completed in July 2016. The second phase of the WAMA Project (construction of an additional maintenance hangar) will be dictated by market conditions and is anticipated to be completed by 2018.
7	Runway 6R-24L Runway Safety Area Improvements Project – North Airfield	Aug 2015 – Nov 2016	Improvements to both ends of Runway 6R-24L, including an easterly shift of the runway and reconfigured taxiways to meet FAA RSA requirements. The Runway 6R-24L RSA Project also required the relocation of a security post and the taxicab holding/staging area.

3. Overview of Project Setting

Table 3-1
Development Projects At/Adjacent to LAX

	Project	Dates	Description
8	Runway 7L-25R Runway Safety Area Improvements Project – South Airfield	May 2016 – Nov 2017	Improvements at west end of Runway 7L-25R, including runway and connecting taxiway extensions to meet FAA RSA requirements. Rehabilitation of deteriorating concrete at east end of runway and Taxiway B.
9a	Metro Crenshaw/LAX Transit Corridor Project	Jan 2015 – 2019	The Los Angeles County Metropolitan Transportation Authority (Metro) is constructing the Crenshaw/LAX Transit Corridor Project, which includes an 8.5-mile light-rail transit line that will connect the existing Metro Green Line and the Metro Expo Line at Crenshaw and Exposition Boulevards. As part of this project, a station is being constructed in proximity to LAX near the intersection of Century Boulevard and Aviation Boulevard.
9b	Airport Metro Connector (AMC) 96th Street Transit Station	2020 - 2023	Metro will be constructing a new multi-modal transportation center at 96th Street and Aviation Boulevard to connect LAX to the regional bus and transit system. Components of the AMC Station include three at-grade light rail transit (LRT) platforms, bus plaza, bicycle hub, pedestrian plaza, passenger vehicle pick-up and drop-off area and Metro transit center/terminal building ("Metro Hub") to connect passengers between the multiple transportation modes.
10	LAX Midfield Satellite Concourse (MSC) North Project	April 2015 – Nov 2019	The MSC North Project consists of a satellite concourse west of TBIT that would include up to 12 aircraft gates that could accommodate ADG V and ADG VI aircraft. The MSC North Project includes associated apron areas, a new crossfield taxiway, a taxilane, and provisions for an underground tunnel.
11	Hyperion Treatment Plant Connector	Aug 2016 – Aug 2017	This project will provide a connection from LAWA's existing retention basin within the southwest portion of LAX to the existing North Central Outfall Sewer (NCOS) interceptor that runs within LAWA property and is connected to the Hyperion Treatment Plant (HTP). The purpose of this connection is to convey the stormwater flow from LAWA's Imperial and Pershing subdrains (approximately 1,200 acres) to the HTP, to help LAWA comply with the City's Low Impact Development and Industrial General Permit requirements. Improvements include construction of an approximately 4'-diameter connection to the NCOS, and installation of pumps and related electrical and mechanical equipment.
N/A	Miscellaneous Projects and Improvements	Jan 2014 – July 2020	LAWA will undertake a wide variety of smaller miscellaneous projects and improvements mostly related to repair/replacement of, and upgrades to, existing facilities at LAX, including, but not limited to, runway repair/rehabilitation; elevators/escalators replacement; CTA second level roadway repairs; terminal taxilanes and aprons rehabilitation; passenger boarding bridge replacements; terminal electrical, plumbing, and facilities upgrades; miscellaneous demolition; and other improvements.
12	Terminal 2 Improvements	Jan 2014 – Jan 2018	Major interior improvements and building system upgrades to Terminal 2.
15	Terminal 3 Improvements	Nov 2015 – Nov 2016	Minor interior improvements to implement regulatory upgrades in Terminal 3.
Probable Future Projects			
13	Runway 7R-25L Rehabilitation	Sep 2017 – Dec 2018	Reconstruction of runway pavement.
14	LAX Northside Development	April 2016 – June 2025	The Northside Development will transform approximately 340 acres of under-utilized land on the north side of the airport to better serve LAWA and the local communities of Westchester and Playa del Rey.

3. Overview of Project Setting

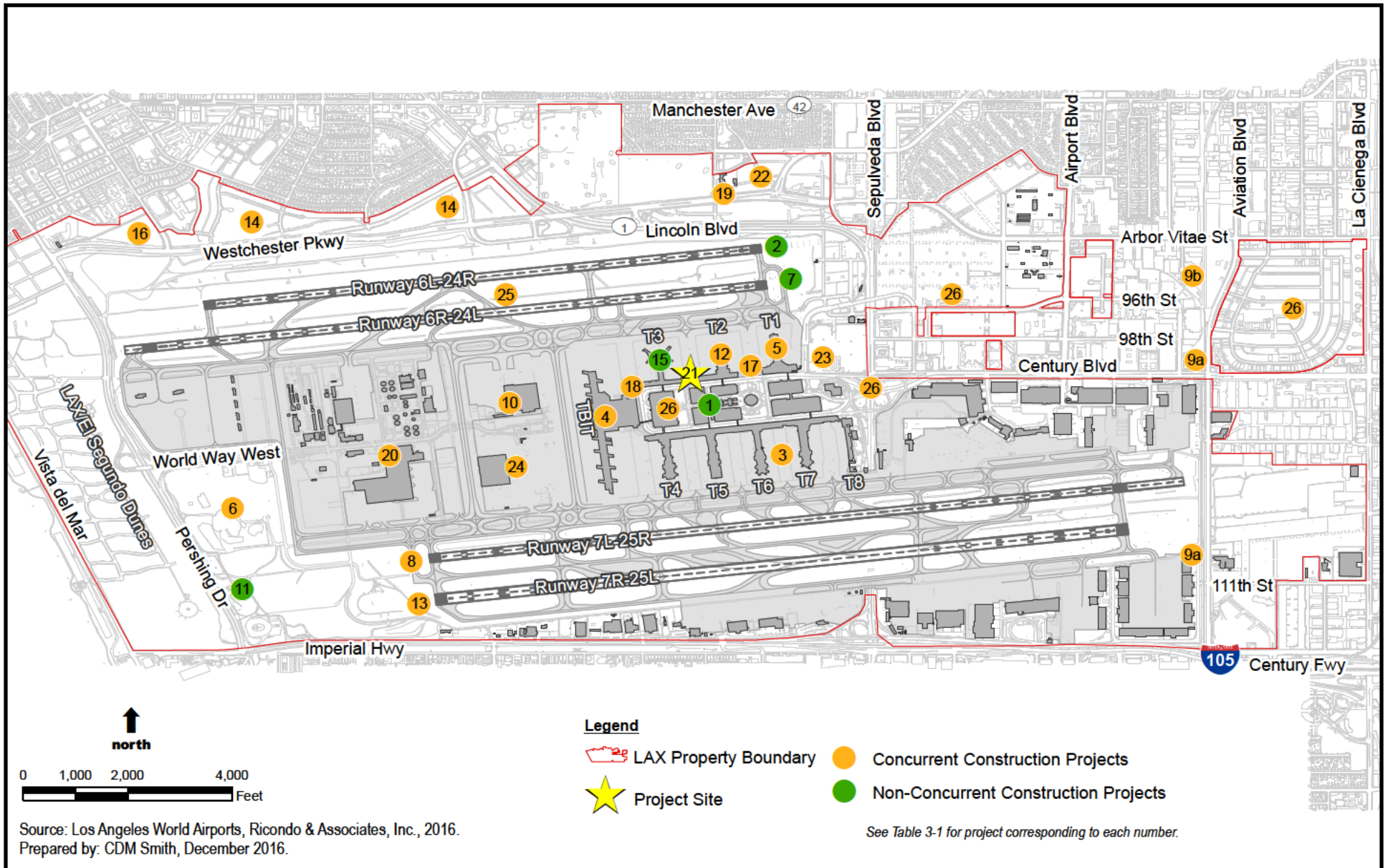
**Table 3-1
Development Projects At/Adjacent to LAX**

	Project	Dates	Description
16	Argo Drain Sub-Basin Stormwater Infiltration and Treatment Facility	March 2017 – April 2019	Also referred to as the Westchester Stormwater Best Management Practices Project, this project would develop a 22-acre stormwater infiltration facility north of Westchester Parkway and east of Pershing Drive that would treat both City of Los Angeles and LAWA stormwater flows from the Argo watershed.
17	Terminal 1.5	June 2017 – July 2019	Terminal 1.5 would be constructed between existing Terminal 1 and Terminal 2 to provide additional passenger processing facilities for the north passenger terminals.
18	Terminal 3 Connector	Oct 2017 – Sep 2019	The Terminal 3 connector would provide a passenger connection between TBIT and Terminal 3 on the north side, similar to the Terminal 4 connector.
19	Canine Facility	Jan 2018 – Jan 2019	New canine facility for the Airport Police Department as part of the LAX Northside Development.
20	Secured Area Access Post (SAAP) Project	October 2017 – April 2020	Construction of a fully functional and all-encompassing access point onto the AOA on the west side of LAX. This will be the sole SAAP on World Way West to replace Post 5, which was taken out of service by the Midfield Satellite Concourse (MSC) project, and Post 21, which will be taken out of service by Phase 2 of the WAMA project. The proposed location of the new SAAP is parallel to, and south of, World Way West, near where the road will terminate at Coast Guard Road once the MSC is completed.
21	Terminals 2 and 3 Modernization Project [Proposed Project]	October 2017 – Dec 2023	Proposed Project - Chapter 2, <i>Project Description</i> , provides a detailed description of the Terminals 2 and 3 Modernization Project.
22	Airport Security Buildings	Jan 2019 – Jan 2021	Relocation of LAWA Police Department building to LAX Northside, which will include a shooting range.
23	Concourse 0	April 2019 – March 2023	Concourse 0 would be constructed to the east of Terminal 1, in the current location of the Park One surface parking lot. Concourse 0 would provide up to 660,000 square feet of floor space, including 11 aircraft gates.
24	MSC South Project	2020 - 2025	The MSC South concourse would be constructed on the south end of the MSC North concourse in order to provide up to 18 additional aircraft gates. The facility would provide approximately 560,000 square feet of floor space.
N/A	Southern California Metroplex Aircraft Route and Airspace Management Structure Optimization (SoCal Project)	Proposed implementation in Fall of 2016	The FAA SoCal Project seeks to improve the efficiency of airspace in the Southern California Metroplex by optimizing aircraft arrival and departure procedures at Southern California airports. The FAA project may involve changes in aircraft flight paths and altitudes in certain areas, but would not result in any ground disturbance or increase the number of aircraft operations within the Southern California airspace. FAA published a final Environmental Assessment and Finding of No Significant Impact for the SoCal Metroplex project in 2016.
25	North Airfield Improvements	July 2019 - 2025	Improvements to the north airfield could include installation of high-speed taxiways, improvements to existing taxiways, installation of runway status lights, and other safety improvements, including land use compatibility projects with existing Runway Protection Zones.
26	LAX Landside Access Modernization Program	end of 2017 – Dec 2035	Improvements within and east of the CTA to: improve access options and the travel experience for passengers; provide a direct connection to the Metro transit system; provide easier and more efficient access to rental cars; relieve congestion in the CTA and on the surrounding street system; and improve the efficiency and operation of the transportation system serving LAX. The program components include an automated people mover (APM) system,

3. Overview of Project Setting

Table 3-1
Development Projects At/Adjacent to LAX

	Project	Dates	Description
			Intermodal Transportation Facilities (ITFs), a Consolidated Rental Car Facility (CONRAC), pedestrian walkway connections to the passenger terminals within the CTA, and roadway improvements.
Notes: Projects shown in bold are anticipated to be under construction concurrent with the LAX Terminals 2 and 3 Modernization Project. Sources: LAWA, Ricondo & Associates, Inc., 2016.			



LAX Terminals 2 and 3 Modernization Project

Development Projects At/Adjacent to LAX

**Figure
3-1**

3. Overview of Project Setting

Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
City of Los Angeles			
1	Mixed-use: office and retail	11955 W. Washington Blvd.	Mixed-use with 41,000 square feet (sq. ft.) office and 9,500 sq. ft. retail. Existing vacant building to be removed.
2	Mixed-use: apartment and retail	9901 Washington Blvd.	131-unit apartment and 12,000 sq. ft. retail. Existing 16,900 sq. ft. retail to be removed.
3	Mixed-use: apartment, office, retail, and restaurant	10601 Washington Blvd.	126-unit apartment, 23,000 sq. ft. office, 9,000 sq. ft. retail, 9,000 sq. ft. restaurant. Existing 10,000 sq. ft. office to be removed.
4	Mixed-use: condominium and retail	3115 S. Sepulveda Blvd.	175-unit condominium and 28,000 sq. ft. retail. Existing 28,000 sq. ft. discount store to be removed.
5	Condominiums	11131 Rose Ave.	227-unit condominium. Existing 89-unit apartment to be removed.
6	Mixed-use: apartment and retail	3425 Motor Ave.	115-unit apartment and 975 sq. ft. retail. Existing 15 apartment units, 2 single-family dwellings and 3,300 sq. ft. office to be demolished.
7	Hotel and restaurant project	305 Ocean Front Wa k	24-room hotel and 2,000 sq. ft. high-turnover restaurant.
8	Restaurant and retail	10612 National Blvd.	1,726 sq. ft. coffee shop (Coffee Bean) including 250 sq. ft. for outdoor seating. Existing vacant lot.
9	Los Angeles Department of Public Works (LADPW) Maintenance Yard	3233 Thatcher Ave.	Improvement/expansion of the existing LADPW maintenance yard plus addition of 30 new employees to site.
10	Apartment	7280 W. Manchester Ave.	126-unit apartment in-lieu of 24,000 sq. ft. retail space of the previously approved/entitled Decron mixed-use development.
11	Proposed airport parking	6225 W. Century Blvd.	Construct a 1,726-stall airport parking facility with shuttle bus service.
12	Mixed-use: apartment, retail, and restaurant	6719 Pacific Ave.	Mixed-use 35-unit townhomes, 2,000 sq. ft. specialty retail and 2,000 sq. ft. restaurant uses.
13	Mixed-use: condominium and retail	138 Culver Blvd.	Mixed-use with 72-unit condominium, 13,000 sq. ft. retail space and 1,500 sq. ft. restaurant.
14	Metro Bus Facility	10701 S. La Cienega Blvd.	Metro bus facility at LAX parking lot B (on 23.1-acre parcel).
15	Loyola Marymount University (LMU) Master Plan	1 LMU Dr.	Increase enrollment capacity to 7,800 students.
16	Car wash	9204 Airport Blvd.	15,000 sq. ft. car wash to replace existing rental car facility.
17	Starbucks	12404 Venice Blvd.	2,195 sq. ft. Starbucks coffee shop. Existing 2,800 sq. ft. specialty retail to be replaced.
18	Residential and retail	580 Venice Blvd.	5-unit residential and 5,700 sq. ft. retail space.
19	Apartment	4100 Del Rey Ave.	77-unit apartment building.
20	Restaurant	1020 W. Venice Blvd.	Proposed House of Pies sit-down restaurant (3,895 sq. ft.).
21	Mixed-Use: apartment and office	4140 S. Glencoe Ave.	New 4-story, 67-unit apartment, and 3,211 sq. ft. office building over 2-level parking garage.
22	Mixed-Use: apartment and retail	7407 S. La Tijera Blvd.	New 140-unit apartment and 2,600 sq. ft. retail.
23	Mixed-Use: hotel, retail, and restaurant use	1027 S. Abbot Kinney Blvd.	New 92-guest room hotel, 3,000 sq. ft. retail, and 2,072 sq. ft. restaurant.
24	Apartment	4090 S. Del Rey Ave.	New 4-story, 51-unit apartment building over 3-level parking garage.
25	Mixed-use: condominium and office	4210 S. Del Rey Ave.	Proposed 136-unit condominium and 20,000 sq. ft. commercial office.
26	Fast food restaurant with drive-through	8521 S. Sepulveda Blvd.	New 3,999 sq. ft. Chick-fil-A fast food with drive-through.

3.0 Overview of Project Setting

**Table 3-2
LAX Area Probable Development Projects**

	Project	Address	Project Description
27	OTIS College of Arts & Design	9045 S. Lincoln Blvd.	Relocation and consolidation of existing OTIS College campus students, faculty, and staff.
28	Mixed-Use: condominium and office	4091 S. Redwood Ave.	67-unit condominium and 7,525 sq. ft. commercial office building providing 141 parking spaces.
29	Apartment	3822 S. Dunn Dr.	7-story, 86-unit apartment building over ground floor parking garage.
30	Office	12777 W. Jefferson Blvd.	Commercial office expansion (49,950 sq. ft.).
31	Apartment	8740 S. La Tijera Blvd.	New 137-unit apartment building to replace existing Westchester Secondary Charter School.
32	Coffee shop with drive-through	9829 W. Venice Blvd.	Coffee Bean & Tea Leaf coffee shop with single-lane drive-through to replace existing Rally's with dual-lane drive-through.
33	Mixed-Use: apartment, grocery store, retail, and restaurant	3221 S. La Cienega Blvd.	Converting existing ABC Lot to 1,218-unit apartment, grocery store, retail and restaurant project.
34	LAUSD Elementary School	2224 S. Walgrove Ave.	New 567-Student Elementary School (K-5).
35	Coffee Shop without drive-through	8400 S. Lincoln Blvd.	Starbucks coffee shop (without drive-through) within shopping center (1,652 sq. ft.).
36	Mixed-use: apartment, mini-warehouse, and office	4040 S. Del Rey Ave.	New 195-unit apartment, 15,000 sq. ft. office, and 80,000 sq. ft. mini-warehouse; or 235-unit apartment and 15,000 sq. ft. office.
37	Mixed-use: residential, retail, and office	601 S. Ocean Front Walk	5,254 sq. ft. retail and 22,738 sq. ft. office.
38	Marina Island mixed-use: apartment and office	5000 S. Beethoven St.	156-unit apartment and 33,484 sq. ft. office.
39	Mixed-use: apartment and automotive dealership	5748 S. Mesmer Ave.	New 400-unit apartment and 250,000 sq. ft. automotive dealership (West LA Hooman) - 5 auto dealers.
40	Coffee without drive-through	3006 S. Sepulveda Blvd.	Proposed 2,023 sq. ft. Starbucks coffee shop without drive-through within shopping center.
41	Mixed-use: apartment and restaurant	3644 S. Overland Ave.	New 92-unit apartment and 1,573 sq. ft. restaurant use (including 110 parking spaces).
42	Bakery with retail and restaurant	320 E. Sunset Ave.	Change of use from 4,675 sq. ft. commercial office to 6,000 sq. ft. bakery/retail/restaurant.
43	Mixed-use: condominium and retail	4363 S. Lincoln Blvd.	Proposed 10-Story, 80-unit condominium and 15,100 sq. ft. supermarket.
44	Hotel	9800 S. Sepulveda Blvd.	Change of use from 118,490 sq. ft. office (9-story building) to 178-guest room hotel with restaurant and spa (The "O" Hotel).
45	Mixed-use: residential and retail	13488 W. Maxella Ave.	The Villa Marina: 244-unit condominium and 9,000 sq. ft. retail.
46	Sterling West School	5206 W. Thornburn St.	New 50-student private school (Grades 3-12).
47	Ballona Wetlands Ecological Reserve Restoration Project	Ballona Wetlands	Restoration of wetlands/ecological reserve, 600-acres.
48	Mixed-use project	Corner of Venice Blvd./National Blvd.	Construct 8-story mixed-use project. (Uses and sizes to be determined)
49	Playa Vista Phase I	Jefferson Blvd. b/t Lincoln Blvd. and Centinela Ave.	1,570,000 sq. ft. office use, 25,000 sq. ft. retail use, and 65,000 sq. ft. community serving use.
50	Playa Vista Plant Site (Spruce Goose)	Campus Center Dr./Bluff Creek Dr.	1,129,900 sq. ft. production and staging support, and 572,050 sq. ft. office use.
51	The Village at Playa Vista (Phase II)	s/o Jefferson Blvd./Westlawn Ave.	175,000 sq. ft. office use, 150,000 sq. ft. retail use, and 40,000 sq. ft. community serving uses.
Culver City			
52	Office building (Entrada)	6161 W. Centinela Ave.	342,000 sq. ft. 13-story office building to replace existing surface parking lot.
53	Mixed-use: apartment, retail, and	11960 W. Washington Blvd.	98-unit apartment, 11,250 sq. ft. specialty retail, and 3,750 sq. ft. quality restaurant.

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Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
	restaurant		
54	Residential	4025 Grand View Blvd.	36 townhome rental units.
55	Commercial/residential	11924-11960 Washington Blvd.	Mixed-use with 13,000 sq. ft. commercial, 48 dwelling units in Culver City and 49 dwelling units in L.A. City, tandem parking.
56	Residential	3837 Bentley Ave.	Addition of 3 new attached condominiums (net addition of two units).
57	Auto repair shop at existing dealership	6002 Centinela Ave.	Three new buildings totaling 26,284 sq. ft.
58	Tandem parking, commercial	10799 Washington Blvd.	Tandem parking for new 2,000 sq. ft. commercial building.
59	Restaurant	12608 Washington Blvd., Suite B	Addition of outdoor dining and liquor license for new restaurant use.
60	Vehicle repair shop	4215 Sepulveda Blvd.	2,068 sq. ft. vehicle maintenance/repair shop with 3 bays.
61	Extended Stay Hotel	5990 Green Valley Circle	New 10-story, 115 ft. tall, 163-room Extended Stay Hotel.
62	Office and production services building (Sony) and parking addition	10202 Washington Blvd.	New 8-story 218,450 sq. ft. office and 4-story 51,716 sq. ft. production services building and "Culver" parking structure expansion to add 1,328 new parking spaces.
63	Residential	4109-4111 Duquesne Ave.	Addition of 2 residential units to existing duplex.
64	Residential and chapel	10775 Deshore Pl.	4,740 sq. ft. addition to existing dormitory and replace existing chapel with 1,660 sq. ft. chapel.
65	Residential	3440 Caroline Ave.	Two new detached condominium units (net addition of one unit).
66	Office (Sony)	10202 Washington Blvd.	New 22,929 sq. ft. 4-story office (net new area = 9,758 sq. ft.).
67	Museum	10808 Culver Blvd.	Conversion of 12,596 sq. ft. armory building into a museum.
68	Parking - industrial	5844 Perry Dr.	Tandem parking for 2,982 sq. ft. industrial building.
69	Restaurant	11198 Washington Pl.	New 3,850 commercial building and outdoor dining (spec for future tenant).
70	Creative office	700 Corporate Pointe	Modification of approved site plan to construct a 281,000 sq. ft. 7-story creative office building and 9-story parking structure.
71	Commercial - car wash	11197 Washington Pl.	Drive-through car wash at existing Chevron gas station.
72	Commercial	11215 Washington Blvd.	5,492 sq. ft. addition to Mazda dealership.
73	Commercial/retail	5450 Sepulveda Blvd.	New 14,000 sq. ft. commercial/retail building.
74	TOD	8770 Washington Blvd.	Planned Development/TOD mixed-use with 31,240 sq. ft. retail/restaurant and 115 2-story residential units.
75	Commercial	11281 Washington Pl.	New retail with 6,294 sq. ft. and 25 parking spaces.
76	TOD	8810-8850 Washington Blvd. and 3920 Landmark St.	Planned development/TOD mixed-use with 38,732 sq. ft. office and 41,745 sq. ft. retail/restaurant.
77	Residential/commercial	11957 Washington St.	30 residential units with 8,682 sq. ft. retail.
78	Residential/commercial	12712-12718 Washington Blvd.	4-story with 5 units (11,516 sq. ft.), 3,414 sq. ft. retail, plus subterranean parking.
79	Parking structure and retail	8511 Warner Dr.	5-level parking structure (307,522 sq. ft.) and 51,520 sq. ft. retail/restaurant.
80	Willows School Comprehensive Plan	8509 Higuera St. 8476 Warner Dr.	Phase I: New surface parking, increased student enrollment by 50 from 425 to 475. Phase II and III: Increase student enrollment by 100.
81	Condominium	4139-4145 Duquesne Ave.	7-unit condominium with 15 subterranean parking.

3.0 Overview of Project Setting

**Table 3-2
LAX Area Probable Development Projects**

	Project	Address	Project Description
82	Mixed-use development	11042-11056 Washington Blvd.	3-story mixed-use development (48,500 sq. ft.) with 106 parking spaces (ground level and subterranean).
83	Brotman Medical Center	3828 Hughes Ave.	Redevelop Brotman Medical Center to a 5-level residential care facility for the elderly with 232 units.
84	Culver Studios - office/support	9336 Washington Blvd.	Net increase of 138,997 sq. ft. of office and support facilities.
85	Auto repair	11304 Culver Blvd.	New auto repair facility.
86	Mixed-use building	9355 Culver Blvd.	3-story mixed-use building consisting of a ground level gallery, second story office, and one apartment unit on third floor.
87	Office building	13110 Washington Blvd.	Adding 1,032 sq. ft. to an existing building for a total 2,500 sq. ft.
88	Office and warehouse	6029 Slauson Ave.	Adding 14,868 sq. ft. to existing office and warehouse building for a total 64,055 sq. ft.
89	Office and retail	11012-11014 Washington Blvd.	3,385 sq. ft. 2-story office and retail building.
90	Commercial and condominium building	12803 Washington Blvd.	37,308 sq. ft. 3-story commercial (office & retail) and condominium building.
91	Vehicle repair shop	11167 Washington Blvd.	New vehicle repair shop.
92	Office building	5800 Uplander Way	Adding 49,881 sq. ft. to existing 26,124 sq. ft. office building for a total 76,095 sq. ft.
93	Office building	9919 Jefferson Blvd.	113,467sq. ft. 3-story office building.
94	Office building	8665 Hayden Ave.	Construct new 62,765 sq. ft. office building.
95	Mixed-use: retail and office	4043 Irving Pl.	28 residential condominium units and 1,403 sq. ft. office space.
96	Condominium	4058 Madison Ave.	New 4-unit condominium.
97	Condominium	3862 Huron Ave.	New 5-unit condominium.
98	Condominium	4228 Madison Ave.	New 2-unit condominium.
99	Condominium	4014 Van Buren Pl.	4 new residential condominiums.
100	Fueling station	10638 Culver Blvd.	Expand mini-mart and add new automatic car wash at existing fueling station.
101	Condominium	13340 W. Washington Blvd.	41-unit condominium with 35 condominiums in Los Angeles and 6 live-work units in Culver City.
102	Mixed-use project	8777 Washington Blvd.	Construct 80 apartments, 9,989 sq. ft. retail, 5,444 sq. ft. restaurant, and 29,399 sq. ft. office. Demo 13,000 sq. ft. retail and 3,500 sq. ft. restaurant/café.
103	Market Hall Project	12405 Washington Blvd.	Construct 10,187 sq. ft. retail, 11,385 sq. ft. specialty retail, and 11,663 sq. ft. restaurant uses.
104	Indoor batting cage facility	3609 Hayden Ave.	New indoor batting practice facility in an existing industrial space.
105	Triangle Site - Washington/National TOD	Corner of Washington Blvd./National Blvd.	Transit oriented development to include 200 mid-rise apartments, 148-room hotel, 201,000 sq. ft. office, 24,000 sq. ft. specialty retail, 10,000 sq. ft. of high-turnover restaurant, and 10,000 sq. ft. quality restaurant.
106	Office and retail project	10000 Washington Blvd.	Construct new stand-alone 3,115 sq. ft. one-story building and additional 5,500 sq. ft. to existing 338,876 sq. ft. office building. Ground level space to be converted from office to retail.
City of El Segundo			
107	Raytheon Campus Specific Plan Office Park Expansion	2100 El Segundo Blvd.	2,089,000 sq. ft. existing with 2,142,457 sq. ft. office park expansion (4,231,547 sq. ft. total).

3. Overview of Project Setting

Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
108	Smoky Hollow Plan	225 Oregon St.	Develop Specific Plan to revitalize Smoky Hollow Industrial District
109	Hotel	888, 892, and 898 N. Sepulveda Blvd.	5-story, 190-room, 107,090 sq. ft. hotel on vacant parcel and Airport Park and Ride facility on existing 840-space parking structure.
110	Convert existing warehouse to office	2265 E. El Segundo Blvd.	Convert 3,050 sq. ft. existing warehouse to office use.
111	Rock and Brew Restaurant expansion	139-147 Main St.	Expansion/remodel to increase outdoor dining from 2,205 sq. ft. to 3,333 sq. ft., plus one stall parking reduction.
112	2014-2021 Housing Element Plan	Citywide	Update to Housing Element Plan.
113	Toppings Pizza	2161 E. El Segundo Blvd.	Admin Use Permit for a restaurant that is described as "new."
114	Wiseborn School District H.S.	201 N. Douglas	335,000 sq. ft. total for new high school after demo of 90,000-170,000 sq. ft. New high school to contain 180,000 to 240,000 sq. ft. of building area.
115	Convert parking to hotel	199 Continental Blvd.	71,000 sq. ft. 152-room hotel; demolish existing parking lot.
116	Condominium	711 Main St.	Current 2-unit 2,758 sq. ft. residential to be expanded to 4-unit with 6,963 sq. ft.
117	Office	400 Duley Road	67,000 sq. ft. office on vacant parcel.
118	Hotel addition	525 N. Sepulveda	Add 6,952 sq. ft. to 98,548 sq. ft. existing hotel.
119	Industrial addition	750 S. Douglas	Add 4,986 sq. ft. to existing 15,076 sq. ft. industrial building.
120	Corporate office and athletic training facility	2275 Mariposa Ave.	New 52,000 sq. ft. corporate office plus 68,380 sq. ft. athletic training facility (120,380 sq. ft. total).
121	New office	500 S. Douglas and 2330 Utah Ave.	New 78,000 sq. ft. office to replace existing 52,000 sq. ft. industrial use.
122	Office	123 Nevada St.	New 4-unit commercial office condominium converted from 1,700 sq. ft. industrial.
123	Office and private hotel	2125 Campus Dr.	121,450 sq. ft. hotel and 63,550 sq. ft. office replacing vacant land.
124	Office (Boeing S-50 Building Addition)	1700 E. Imperial Ave.	Addition of 86,521 sq. ft. to existing 169,390 sq. ft. building.
125	Condominium	535 Indiana St.	4-unit condominium to replace 1 single-family residence.
126	Data center / office	445 N. Douglas St.	106,000 office and 117,000 warehouse industrial data center (223,000 sq. ft. total).
127	Mixed-use	2350 E. El Segundo Blvd.	1,740 sq. ft. office; 75,000 sq. ft. retail; 7,000 sq. ft. child care center; 7,000 sq. ft. medical/dental office; 19,000 sq. ft. health club; 75,000 sq. ft. restaurant; 100-room hotel; 25,000 sq. ft. light industrial; 75,000 sq. ft. research and development; and 65,000 sq. ft. technology/telecommunications.
128	El Segundo Corporate Campus	710 N. Nash St.	611,545 sq. ft. office plus 13,660 sq. ft. retail on currently vacant parcel.
129	Office	1950 E. Grand Ave.	93,569 sq. ft. office.
130	Medical office	1700 E. Grand Ave.	80,050 sq. ft. medical office and 24,930 sq. ft. office.
131	Hotel	101 Continental Blvd.	167-room hotel.
132	Industrial uses	215 California St.	82,429 sq. ft. industrial uses.
133	Data Center / Office	444 N. Nash St.	Demolish 11,769 sq. ft. and construct 75,435 sq. ft. for new total 180,422 sq. ft. data center.
134	LA Air Force Base - Area A	SE Aviation Blvd.	525-unit condominium, remove existing 835,000 sq. ft. office.
135	Hotel	1960 E. Grand Ave.	150-room hotel.
136	Residential	425-429 Indiana St.	8 residential units.

3.0 Overview of Project Setting

Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
137	Condominium	616-620 W. Imperial Hwy	12-unit condominium.
138	Condominium	301, 303, 305 W. Palm Ave.	7-unit condominium, remove existing 9-unit apartment.
139	Plaza El Segundo	NE Sepulveda Blvd.	425,000 sq. ft. retail shopping center.
140	Mattel Grand Way Project - Phase II	455 Continental Blvd. and 1955 E. Grand Ave.	New 14-story 300,000 sq. ft. research and development office tower and 810-space +55,000 sq. ft. parking structure (355,000 sq. ft. total).
141	Shopping center	820 - 850 S. Sepulveda Blvd.	71,343 sq. ft. shopping center plus 25,627 sq. ft. restaurant and 27,338 office use.
142	Walgreens	NE Sepulveda Blvd.	67,000 sq. ft. retail.
143	Parking structure	525 N. Sepulveda Blvd.	1,029 space 328,532 sq. ft. parking structure.
144	Office/industrial condo project	222 Kansas St.	55-unit 89,249 sq. ft. office/industrial condominium, existing 93,473 sq. ft.
145	Mixed-use commercial	141 Main St.	12,550 sq. ft. mixed-use commercial.
146	Warehouse, office, manufacturing	900, 950 Sepulveda Blvd. & 960, 901 - 915 Se by St.	20,819 sq. ft. warehouse, 139,558 sq. ft. office, and 14,025 sq. ft. manufacturing from existing 80,165 sq. ft. warehouse, 72,084 sq. ft. office, and 2,554 sq. ft. manufacturing.
147	Lifeguard station	105 Vista del Mar	1,400 sq. ft. lifeguard station.
148	Senior assisted living facility	540 E. Imperial Hwy.	304 senior housing residential units or 58 single and multi-family (175,000 sq. ft.); previously 22,500 sq. ft. school.
149	Indoor ice rink	555 N. Nash St.	17,315 sq. ft. indoor ice rink.
150	Office	116 W. El Segundo Blvd.	38,000 sq. ft. office.
151	In-N-Out Burger Fast-food Restaurant with drive-through	600-630 N. Sepulveda Blvd.	Existing Sizzler (sit-down dining) to become 3,714 sq. ft. fast-food restaurant with drive-through.
City of Manhattan Beach			
152	Walgreens	2400 N. Sepulveda Blvd.	15,000 sq. ft. retail.
153	Mixed-use retail, office, and coffee shop	1000 N. Sepulveda Blvd.	23,000 sq. ft. medical office, 700 sq. ft. pharmacy, 1,700 sq. ft. coffee shop; remove 5,400 sq. ft. restaurant.
154	Mixed-use office and retail	222 N. Sepulveda Blvd.	12,000 sq. ft. office and 1,000 sq. ft. retail; remove existing 5,000 sq. ft. auto repair.
155	Rite-Aid	1100 Manhattan Beach Blvd.	13,000 sq. ft. retail; remove 8,600 sq. ft. office.
156	Bank and retail	1129 N. Sepulveda Blvd.	4,000 sq. ft. bank and 2,000 sq. ft. retail.
157	Retail space	1700 Rosecrans Ave.	10,000 sq. ft. retail; replace existing 10,000 sq. ft. warehouse.
158	Gas station w/ mini-mart	1002 Manhattan Beach Blvd.	Expand and remodel 1,785 sq. ft. gas station with mini-mart to 2,400 sq. ft.
159	Bank	400 Manhattan Beach Blvd.	Remodel existing 5,590 sq. ft. bank to 5,680 sq. ft.
160	Manhattan Beach County Library	1320 Highland Ave.	New 21,500 sq. ft. library; demolish existing 12,300 sq. ft.
161	Manhattan Academy	1826 Manhattan Beach Blvd.	Convert building to private school; 4,517 sq. ft. classrooms and 1,595 sq. ft. play area.
162	Manhattan Village Mall	3200 N. Sepulveda Blvd.	Retail shopping center; 3 component 124,000 sq. ft. expansion.
163	Chevron	Aviation Blvd.	New 5,180 sq. ft. foodmart, carwash, and gas station
164	Louie Tomaro Office	2617 N. Sepulveda Blvd.	New 8,800 sq. ft. office; demolish 2 houses.
165	Manhattan Beach Work Lofts	1300 Highland Ave.	15,000 sq. ft. commercial/office condominiums in former Good Stuff.

3. Overview of Project Setting

Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
166	Mixed-use building	3912 Highland Ave.	New 1-unit condominium and 700 sq. ft. medical office; demolish 1 apartment and 400 sq. ft. retail.
167	Chalk Preschool	1030 Manhattan Beach Blvd.	Demolish 4,380 sq. ft. office and add 6 classrooms totaling 4,191 sq. ft.
City of Lawndale			
168	Lawndale Annex	14900 Aviation Blvd.	290-unit condominium.
City of Inglewood			
169	Condominiums	940 North Cedar St.	14-unit condominium.
170	Condominiums	448 North Edgewood St.	6-unit condominium.
171	Condominiums	417- 420 N. Market St.	12-unit condominium.
172	Condominiums	450 N. Market St.	12-unit condominium.
173	Condominiums	912 S. Myrtle Ave.	7-unit condominium.
174	Condominiums	927 South Osage Ave.	7-unit condominium.
175	Condominiums	222 W. Spruce Ave.	10-unit condominium.
176	Mixed retail/restaurant	Florence Ave. and La Brea Ave., SE corner	49,800 sq. ft. mixed retail/restaurant.
177	Mixed retail/restaurant	Southwest corner of Century/Prairie (Haagen)	97,490 sq. ft. mixed retail/restaurant.
178	Residential	704 N. Market St.	6-unit residential.
179	Senior center and housing	111 N. Locust St.	95,188 sq. ft. senior center and housing.
180	Shopping center	11441 S. Crenshaw Blvd. at Imperial Highway	101,323 sq. ft. shopping center.
181	Shopping center	433 North Centinela Ave.	7,384 sq. ft. shopping center.
182	Shopping center	10922 South Prairie Ave.	8,416 sq. ft. shopping center.
183	Charter school	2930 W. Imperial Hwy.	Convert office space to charter school.
184	Apartments	125 E. Spruce Ave.	7 new apartment units with semi-subterranean parking.
185	School	11161 S. Crenshaw Blvd.	Interior, exterior, and parking lot improvements to convert a medical office building into a school.
186	Office/warehouse building	234 S. Hindry Ave.	New 19,839 sq. ft. office/warehouse building with 49 parking spaces on an M-1 zoned property.
187	Commercial building	3000 W. Century Blvd.	New 14,000 sq. ft. commercial building.
188	Gas station	8307 S. La Cienega Blvd.	New 3,636 sq. ft. structure (mini-market and retail space) at an existing gas station.
189	Community center	1201 S. La Tijera Blvd.	Convert an abandoned service station into a community center with a mini park.
190	Banquet hall	206 S. Locust St.	4,268 sq. ft. event, dance, and banquet hall.
191	Townhomes	333 N. Prairie Ave.	310 townhome units at the former Daniel Freeman site.
192	Shopping center	1740 N. Centinela Ave.	Construct 5,460 sq. ft. shopping center.
193	Middle school	3600 W. Imperial Hwy.	New two-story 10 classroom building for Environmental Charter School (middle school) at Concordia Lutheran Church, increasing student population from 200 to 480 students.

3.0 Overview of Project Setting

**Table 3-2
LAX Area Probable Development Projects**

	Project	Address	Project Description
194	Office building	323 N. Prairie Ave.	Parking requirement reduction at medical office building.
195	Townhomes	501 E. 99th St.	Two 6-unit townhouse-style condominiums with 24 resident and 4 guest parking spaces.
196	Starbucks with drive-through	601 W. Manchester Blvd.	Develop drive-through Starbucks restaurant with outdoor seating.
197	Office building	301 N. Prairie Ave.	Reduce required parking supply for medical office building.
198	Townhomes	573 1/2 E. Hyde Park Pl.	Construct three townhomes with 6 enclosed parking spaces.
199	Manufacturing/warehouse	234 W. Hyde Park Blvd.	Construct new 140,185 sq. ft. manufacturing/warehouse building including 7,500 sq. ft. of office space.
200	Restaurant	524 W. Manchester Blvd.	Demolish existing structure currently operating as a sit down restaurant and construct a new 2,008 sq. ft. 2-story building with 14 parking spaces. No beer, wine or liquor is being served or proposed.
201	Centinela Hospital Expansion	555 W. Hardy St.	<p>1. West Tower Upgrades: Remodel of the main building entrance and the south elevation and seismic upgrades in compliance with SB 1953.</p> <p>2. Electrical Upgrade: A campus-wide electrical upgrade that includes construction of a new 5,900 sq. ft. repair shop building and 4,200 sq. ft. 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.</p> <p>3. Emergency Department: A new 2,400 sq. ft. 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).</p> <p>4. Loading and Delivery Areas: Demolition of two buildings (totaling 6,200 sq. ft.), partial demolition of a 4,670 sq. ft. 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.</p>
202	Hollywood Park Mixed-Use Project	1050 S. Prairie Ave.	<p>Option 1 (Original HP Specific Plan): 2,995 dwelling units; 620,000 sq. ft. retail; 75,000 sq. ft. office; 300-room hotel; 120,000 sq. ft. casino; and 25 acres open space.</p> <p>Option 2: 80,000 seat sports stadium; 6,000 seat performance venue; 2,500 dwelling units; 890,000 sq. ft. retail; 780,000 sq. ft. office; 120,000 sq. ft. casino, 300-room hotel; 25 acres open space; and 4-acre civic site.</p>
County of Los Angeles			
203	Proposed Aviation Station Project	11604 Aviation Blvd.	<p>Lot 1: 281-unit condominium/townhomes and 5,000 sq. ft. retail/commercial.</p> <p>Lot 2: 112-unit apartment and 21,500 sq. ft. retail/commercial.</p>
204	West Los Angeles Community College Master Plan	Overland Ave. at Freshman Dr.	Approximately 291,300 sq. ft. 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.
205	Lennox Charter High School	11044 and 11111 Freeman Ave.	560 students.
206	Marina Expressway Homes	Marina Expressway Eastbound & Mindanao Way	28 single-family condominiums.

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Table 3-2
LAX Area Probable Development Projects

	Project	Address	Project Description
207	Mixed-use	1 Marina Expressway	Marina Del Rey Local Coastal Program (MDR LCP) Amendment.
City of Hawthorne			
208	360 South Bay	SE corner of Aviation Blvd. and El Segundo Blvd.	610 condominiums.
209	Condominiums / office	13806 Hawthorne Blvd.	171 condominium units and 32,500 sq. ft. of office space.
210	Prestige Villas	4500 West 116th St.	116 condominium units.
211	Single-family homes	14000 Yukon Ave.	6 single-family homes.
212	Hawthorne Mall Site	Hawthorne Mall Site	Proposed outlet mall (no set date for development); currently a shuttered mall.
<p>Notes:</p> <p>sq. ft. = square feet</p> <p>TOD = Transit oriented development</p> <p>Sources: Jose Mendivil, Associate Planner, Culver City Planning Division, Culver City, "Culver City Related Projects List," email to Patrick Tomcheck, May 22, 2015; Pedro Ayala, Transportation Engineering Associate II, Los Angeles Department of Transportation, "City of LA Updated Related Projects List for the LAX MP," email to Patrick Tomcheck, May 14, 2015; Maria Majcherek, Associate Planner, City of Hawthorne Planning & Community Development, "List of Projects - City of Hawthorne," email to Robert Burlingham, June 9, 2015; Paul Samaras, Principal Planner, City of El Segundo, "RE: LAX Background Projects Update - July 2015," email to Robert Burlingham, June 15, 2015; Suen Fei Lau, Associate Civil Engineer, Los Angeles County Department of Public Works, "RE: LAX Background Projects Update - July 2015," email to Robert Burlingham, July 2, 2015; Maria Majcherek, Associate Planner, City of Hawthorne, "RE: LAX Background Projects Update - July 2015," email to Robert Burlingham, July 2, 2015; Mindala Wilcox, Acting Planning Manager, City of Inglewood, "RE: LAX Background Projects Update - July 2015," email to Robert Burlingham, July 22, 2015.</p> <p>Prepared by: LAWA, Ricondo & Associates, Inc., 2016.</p>			

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