
III. RELATED PROJECTS

CEQA requires that Environmental Impact Reports (EIRs) analyze “cumulative impacts,” defined in the State CEQA Guidelines Section 15355 as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” In addition, State CEQA Guidelines Section 15130 indicates that the analysis of cumulative impacts need not be as in-depth as what is performed relative to the Proposed Project, but instead is to “be guided by the standards of practicality and reasonableness.” The cumulative impacts analysis considers the anticipated impacts of the Proposed Project along with reasonably foreseeable growth. According to CEQA Guidelines Section 15130(b)(1), reasonably foreseeable growth may be based on:

- A list of past, present, and probable future projects producing related or cumulative impacts; and/or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.¹

For purposes of the cumulative impact analysis for this Draft EIR, a list of past, present, and probable future projects was determined to be the most accurate methodology in which to evaluate cumulative impacts. A summary of projections contained in the City’s adopted General Plan was not used because the City is currently in the process of updating the General Plan and associated growth forecasts. As such, basing the cumulative impacts analysis on the growth projections in the current General Plan might not present an accurate assessment. In addition, for certain issue areas such as traffic, the project’s area of potential affect includes several jurisdictions with separate growth forecasts. In this case, the methodology employed included a combination of the related project list of past, present and reasonably foreseeable known future projects and an ambient growth factor to address unknown projects and ambient growth rates.

Cumulative impact study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area, and related projects contained within, for each individual environmental impact issue may vary. For example, a cumulative visual impact generally could only affect the area within the viewshed of the Project Site, while a cumulative air quality impact could affect the entire South Coast Air Basin. The specific boundaries, and the related projects within those boundaries, for the cumulative study area of each environmental issue, are identified in the applicable environmental issue section in Section IV (Environmental Impact Analysis) of this Draft EIR. For purposes of the cumulative impact analysis, Table III-1 identifies a comprehensive list of past,

¹ Clarification based on *Communities for a Better Environment v. California Resources Agency*, 126 Cal.Rptr.2d 441 (2002).

present, and probable future projects as derived from building and planning application records from the following jurisdictions: City of Inglewood, City of Culver City, City of Hawthorne, City of Los Angeles, and the County of Los Angeles, which have the potential to generate cumulative environmental impacts when evaluated in conjunction with the Proposed Project (i.e., the “Related Projects” list).² The general location of each identified Related Project in relation to the Project Site is provided in Figure III-1 on page III-8.

The Related Projects list also included potential City of Inglewood redevelopment projects for which no planning applications have been filed with the City. These added projects were considered for planning purposes even though no applications have been submitted and it is possible that no new development would occur in the horizon of the Proposed Project. Nonetheless, it is possible that the potential applicants may file these projects for consideration during the horizon for the build out of the Proposed Project. Land use information for some of these sizable projects (i.e., the Forum site, the Home Stretch Project, etc.) was obtained based on discussions with potential applicants. Collectively, the Forum, Homestretch, and the newly initiated Inglewood Promenade represent approximately three-quarters of the anticipated future growth within the City. Although some of the Related Projects listed in Table III-1 may never be pursued or developed, this EIR conservatively assumes their impacts in the cumulative analysis conditions and therefore represents a “worst-case” analysis. In addition, the EIR does not assume any mitigation measures associated with these related projects. It should be noted that the potential expansion of the Los Angeles International Airport (i.e., the LAX Master Plan) was listed as a related project (see No. LA-17 in Table III-1). However, separate trip generation forecasts have not been developed as its future growth is uncertain at this time and is too speculative to analyze. In addition, the LAX Master Plan is a long term concept for possible future growth and expansion of the facility and has not yet been defined as a specific project while the Hollywood Park Redevelopment project will be developed on a relatively short term basis. It should be noted that although no separate trip generation forecasts have been developed for the LAX Master Plan, this traffic analysis does consider continued growth of the airport through the application of the ambient traffic growth factor.

² *Linscott, Law and Greenspan; Revised Traffic Impact Study for the Hollywood Park Redevelopment Project, August 1, 2008.*

**Table III-1
Related Projects List**

MAP NO.	PROJECT NAME/ PROJECT NUMBER	LOCATION	LAND USE	SIZE	STATUS
CITY OF INGLEWOOD ^a					
I-1	Inglewood Promenade	Southeast corner of Prairie Avenue and Century Boulevard	Retail	1,792,472 SF	EIR Initiated
I-2	The Renaissance Project	3590 West Pincay Drive	Single-Family Housing	188 DU	Under Construction ^b
I-3	Market Plaza	Southeast corner of La Brea Avenue and Florence Avenue	Retail Restaurant	39,800 SF 10,000 SF	No Planning Application Filed
I-4		224-234 West Manchester Boulevard	Commercial	12,029 SF	Proposed
I-5	Prairie Promenade	Southwest corner of Prairie Avenue and Century Boulevard	Retail	97,490 SF	No Planning Application Filed
I-6		704 North Market Street	Condominium	6 DU	Proposed
I-7		10418 South Prairie Avenue	Office	3,000 SF	Proposed
I-8	AUTOMAX Automotive Supercenter	Northwest corner of Prairie Avenue and Imperial Highway	Retail	49,000 SF	No Planning Application Filed
I-9		325 North Hillcrest Boulevard	Church	5,983 SF	Proposed
I-10		812 South Osage	Transitional Housing	20 DU	Proposed
I-11		311 Queen Street	Condominium	8 DU	Proposed
I-12		817 East Manchester Boulevard	Office	12,950 SF	Proposed
I-13		9310 South La Cienega Boulevard	Office/Warehouse	9,000 SF	Proposed
I-14		250-256 West Ivy Avenue	Warehouse	15,774 SF	Proposed
I-15		315-345 Glasgow Avenue	Motorcycle Sales	480,000 SF ^c	Proposed
I-16		11411-11441 South Crenshaw Boulevard	Retail	101,000 SF	Proposed
I-17	Forum Site ^d	3900 West Manchester Boulevard	Condominium Retail	1,000 DU 250,000 SF	No Planning Application Filed

**Table III-1
Related Projects List**

MAP NO.	PROJECT NAME/ PROJECT NUMBER	LOCATION	LAND USE	SIZE	STATUS
I-18		530-534 East Queen Street	Condominium	5 DU	Proposed
I-19	Home Stretch at Hollywood Park ^b	Southeast corner of Prairie Avenue and Pincay Drive	Retail	796,970 SF	No Planning Application Filed
I-20		10800 South Prairie Avenue	Gas Station Convenience Market Retail	12 VFP 3,750 SF 4,200 SF	Proposed
I-21	Locust Senior Housing Project	111 North Locust Street	Housing Senior Center	58 DU 33,122 SF	Proposed
I-22		1300 North Centinela Avenue	Commercial	19,920 SF	Proposed
I-23		502-508 Eucalyptus Avenue	Condominium	25 DU	Proposed
I-24		720 East Florence Avenue	Mausoleum	17,232 SF	Proposed
I-25		733 South Hindry Avenue	Transitional Housing	236,996 SF	Proposed
I-26		106 Manchester Boulevard	Adult School/Day Care Center	27,477 SF	Proposed
I-27		10318 South Prairie Avenue	Retail/Office	10,000 SF	Proposed
I-28		10801 South Prairie Avenue	Supermarket Expansion	14,000 SF	Proposed
I-29		3947 Imperial Highway	Hotel	12,875 SF	Proposed
I-30		721-723 South Glasgow Avenue	Office/Warehouse	19,000 SF	Proposed
I-31		11901 South Yukon Avenue	Single-Family Housing	9 DU	Proposed
I-32		11050 South Prairie Avenue	Shopping Center	7,981 SF	Proposed
I-33		10530 South Prairie Avenue	Supermarket	11,506 SF	Proposed
I-34		222 West Spruce Avenue	Condominium	10 DU	Proposed
I-35		546 West Olive Street	Condominium	12 DU	Proposed
I-36		417-420 North Market Street	Condominium	12 DU	Proposed
CITY OF CULVER CITY ^c					
CC-1	Sony	10202 Washington Boulevard	Office	986,000 GSF	Proposed
CC-2	Westfield Fox Hills Mall Expansion	200 Fox Hills Mall	Retail	293,786 GSF	Approved

**Table III-1
Related Projects List**

MAP NO.	PROJECT NAME/ PROJECT NUMBER	LOCATION	LAND USE	SIZE	STATUS
CC-3	Chevron Gas Station	5975 Centinela	Gas Station	3,314 GSF	Approved
CC-4	Fire Station No. 3	6030 Bristol Parkway	Fire Station	12,156 GSF	Approved
CC-5		700-701 Corporate Pointe	Retail Office	4,242 GSF 240,612 GSF	Approved
CC-6	Symantec Office Development	800-900 Corporate Pointe	Research and Development	550,000 GSF	Under Construction
CITY OF HAWTHORNE ^r					
H-1	2004PD02	13436 Roselle Avenue	Single-Family Housing	21 DU	Proposed
H-2	2004PD04	14016 Lemoli Avenue	Single-Family Housing	11 DU	Proposed
H-3	2004PD08	13912-24 Lemoli Avenue	Single-Family Housing	14 DU	Proposed
H-4	2005PD03	13812 Cordary Avenue	Single-Family Housing	15 DU	Proposed
H-5	2006PD01	Prairie Avenue and Jack Northrop Avenue	Commercial/Industrial Condominiums	99 DU	Proposed
H-6	2006PD05	14114-28 Kornblum Avenue; 3645-59 Rosecrans Avenue	Condominiums Commercial	28 DU 18,600 SF	Proposed
H-7	2004CU03	11436 Hawthorne Boulevard; 11434 & 11500 Acacia Avenue	Hotel	300 Rooms	Proposed
H-8	2006GP03	4500 West 116 th Street	Single-Family Housing	130 DU	Proposed
H-9	2006CZ06	12400 Hawthorne Boulevard	Single-Family Housing Office/Retail	610 DU 1,564,864 SF	Proposed
CITY OF LOS ANGELES ^g					
LA-1	EAF 2002-2623	5837 Vermont Avenue	Fast-Food Restaurant	3,700 SF	Proposed
LA-2	Los Angeles County Office Park	Slauson Avenue/Los Angeles Street	Office Park	447,500 SF	Proposed
LA-3	KFC/Long John Silver EAF 2003-2194	1148 Manchester Avenue	Fast-Food Restaurant With Drive-Through	3,152 SF	Proposed
LA-4	EAF 2004-3570	5805 Crenshaw Boulevard	Gas Station With Market & Car Wash Fast-Food Restaurant With Drive-Through	12 VFP 936 SF	Proposed
LA-5	EAF 2004-7828	605 Imperial Highway	Shopping Center	12,289 SF	Proposed
LA-6	Vermont Manchester Village 2004-CEN-1591	8300 Vermont Avenue	Office	220,000 SF	Proposed

**Table III-1
Related Projects List**

MAP NO.	PROJECT NAME/ PROJECT NUMBER	LOCATION	LAND USE	SIZE	STATUS
LA-7	South Los Angeles High School No. 3; 2004-CEN-1977	860 Slauson Avenue	High School	1,250 Students	Proposed
LA-8	South Region Elementary School No. 1 2005-CEN-1983	Main Street/88 th Place	Elementary School	1,050 Students	Proposed
LA-9	Central Region Elementary School No. 16; 2005-CEN-1981	Main Street/57 th Place	Elementary School	675 Students	Proposed
LA-10	ENV 2005-1287	5506 Vermont Avenue	Private School Expansion	13,700 SF	Proposed
LA-11	ENV 2006-1210	8735 Western Avenue	Apartments Commercial	184 DU 25,500 SF	Proposed
LA-12	ID No. 1591	5227 Knowlton Street	Apartments	187 DU	Proposed
LA-13	Century Pacific Hotel; ID No. 1682	6225 West Century Boulevard	Hotel	180 Rooms	Proposed
LA-14	Westchester Lutheran School; ID No. 1871	7831 Sepulveda Boulevard	Private School	600 Students	Proposed
LA-15	Marina Honda; ID No. 2426	5850 Centinela Avenue	New Car Sales	42,391 SF	Proposed
LA-16	Western Federal Credit Union; ID No. 2706	8632 Sepulveda Boulevard	Walk-In Bank	3,621 SF	Proposed
LA-17	LAX Master Plan ^h	1 World Way	Airport Expansion	20.9 MAP	Proposed
LA-18	Playa Vista	South of Jefferson Boulevard, east of Lincoln Boulevard	<u>Remaining Phase I:</u> Residential Office Retail <u>Tract No. 52092:</u> Office Sound Stages Production Support/Stage Support <u>Phase II:</u> Residential Office Retail Community Center	1,646 DU 1,255,000 SF 65,000 SF 572,050 SF 332,500 SF 797,400 SF 2,600 DU 175,000 SF 150,000 SF 40,000 SF	Under Construction Under Construction Approved
COUNTY OF LOS ANGELES ¹					

**Table III-1
Related Projects List**

MAP NO.	PROJECT NAME/ PROJECT NUMBER	LOCATION	LAND USE	SIZE	STATUS
LC-1	Magic Johnson Fitness Center; 02-283	5045 Slauson Avenue	Fitness Center	37,000 SF	Proposed
LC-2	03-130	6200-6220 South La Brea Avenue	Condominiums	14 DU	Proposed
LC-3	02-202	1500-1600 Block of Gage Avenue	Single-Family Housing	32 DU	Proposed
LC-4	03-139	5230 Pacific Concourse Drive	Apartments	450 DU	Proposed
LC-5	01-009	4952 West 112 th Street	Condominiums	25 DU	Proposed
LC-6	03-305	10300 Inglewood Avenue	Restaurant	1,300 SF	Proposed
LC-7	02-025	4615 Slauson Avenue	Apartments	39 DU	Proposed
LC-8	02-169	5101 Overhill Drive	Condominiums	72 DU	Proposed
LC-9	02-169	1700 120 th Street	Day Care Center/School	3,500 SF	Proposed
LC-10	TR067377	1535 West 120 th Street	Condominiums	69 DU	Proposed
LC-11	03-167	441 East 132 nd Street	Adult Day Care Center	0.58 Acre	Proposed
LC-12	04-014	13218/24 Avalon Boulevard	Multi-Family Residential	1.72 Acre	Proposed
LC-13	TR063271	10721 Buford Avenue	Townhouses	11 DU	Proposed
LC-14	TR061784	12628 Avalon Boulevard	Condominiums	35 DU	Proposed
LC-15	R2005-00127	11100 South Western Avenue	High School	1,800 Students	Proposed
LC-16	TR062864	1743 Imperial Highway	Condominiums	38 DU	Proposed

^a City of Inglewood Planning Department.

^b Approximately 207 units of the total 395-unit Renaissance development project were constructed and occupied when the baseline traffic count data was collected. The remaining 188 units were therefore factored into the related project table for purposes of estimating cumulative impacts.

^c For analytical purposes, a total of 66,000 sf of sales/repair area was used to analyze cumulative impacts. The remaining floor area is proposed to be used solely for ancillary storage.

^d Based on information provided by the current property owner.

^e City of Culver City Planning Department.

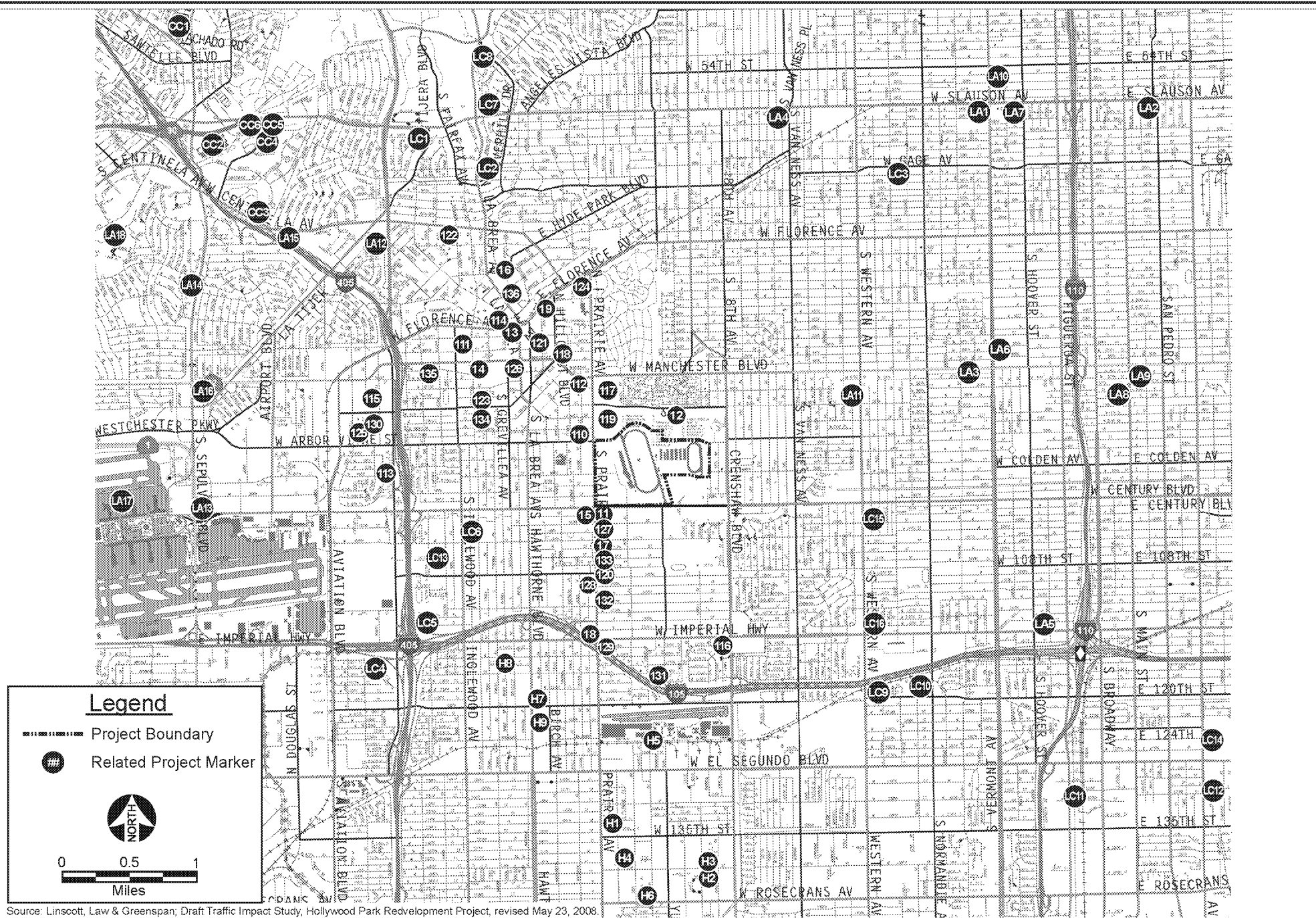
^f City of Hawthorne Planning Department.

^g City of Los Angeles Departments of Planning and Transportation.

^h Additional 20.9 million annual passengers (MAP) based on 58.0 MAP environmental baseline and 78.9 MAP year 2015 forecast outlined in Table F3-1, Summary of Activity by Alternative - 2015, LAX Master Plan Final EIR, April 2004.

ⁱ County of Los Angeles Department of Regional Planning.

Source: Linscott, Law and Greenspan; Draft Traffic Impact Study, Hollywood Park Redevelopment Project, August 1, 2008.



Legend

- Project Boundary
- Related Project Marker

NORTH

0 0.5 1
Miles

Source: Linscott, Law & Greenspan; Draft Traffic Impact Study, Hollywood Park Redevelopment Project, revised May 23, 2008.