

Background

Trifiletti Consulting, Inc. compiled information about development projects to help support the study analyzing and evaluating the Inglewood Basketball Entertainment Center's (IBEC) Environmental Impact Report (EIR) for the City of Inglewood.

This memorandum details the methodology used to obtain the current, recent, and future development projects within the City of Inglewood and neighboring jurisdictions, including the Cities of Los Angeles, Culver City, El Segundo, Manhattan Beach, Lawndale, Hawthorne, Gardena, and unincorporated areas of the County of Los Angeles. The unincorporated areas of the County of Los Angeles include Baldwin Hills, Del Aire, Gardena Valley, Lennox, View Park, West Athens, and Westmont.

Methodology

This list was compiled from May 10, 2018 to May 29, 2018. Table A [see page 2] shows the communications that Trifiletti Consulting Inc. had with the City of Inglewood and the neighboring jurisdictions. These communications, which are dated, include phone calls, emails, and in-person meetings. Table A also contains the point(s) of contact, and the contact's job title, email, and phone number.

Table B [see pages 3-22] contains the related projects assembled for the City of Inglewood and the neighboring jurisdictions. The list includes the project name, address, and description.

TABLE A:

Table A: Agency Contacts - Related Projects List for the IBEC EIR								
Agency	Point of Contact (Name)	Title	Email	Phone	Initial Contact:	Spoke With:	Email(s) Sent:	List Received:
City of Culver City	Deborah Hong	Planning Technician	deborah.hong@culvercity.org	(310) 253-5710	5/10/18	5/10/18	5/10/18, 5/14/18, 5/17/18	5/19/18
City of Hawthorne	Brian James	Director of Planning and Community Development	bjames@cityofhawthorne.org	(310) 349-2970	5/10/18	N/A	5/10/18	5/17/18
	Maria G. Majcherek	Associate Planner	mmajcherek@cityofhawthorne.org planning@cityofhawthorne.org	(310) 349-2972		N/A	N/A	
City of Los Angeles	Sean Haeri	Division Manager - Sr. Transportation Engineer Transportation Planning & Land Use Review West LA/Coastal	sean.haeri@lacity.org	(213) 485-1062	5/10/18	*LT	*LT	5/18/18
	Eder Romero	Transportation Engineering Associate I West LA / Coastal Development Review	eder.romero@lacity.org	(213) 485-1062				
City of El Segundo	Russell Toler	Planning Technician	rtoler@elsegundo.org	(310) 524-2371	5/10/18	5/10/18, 5/21/18	5/10/18, 5/17/18, 5/21/18	5/22/18
City of Lawndale	Sean Moore	Community Development Director	smoore@lawndalecity.org	(310) 973-3231	5/10/18	5/10/18	5/10/18	5/15/18
	Chris Wilson	Senior Planner	cwilson@lawndalecity.org	(310) 973-3230				
City of Gardena	Jorge Gamboa	Planning Technician	jgamboa@cityofgardena.org	(310) 217-9530	5/10/18	5/10/18	5/10/18	5/14/18
City of Manhattan Beach	Drew Teora	Administrative Clerk	dteora@citymb.info	(310) 802-5546	5/10/18	5/16/18	5/16/18, 5/21/18	5/21/18
City of Inglewood	Mindy Wilcox	Planning Manager	mwilcox@cityofinglewood.org	(310) 412-5230	5/22/18	N/A	5/22/18	5/25/18
	Fred Jackson	Senior Planner	fjackson@cityofinglewood.org			N/A	5/25/18	
Los Angeles County	Jeantine Nazar	Regional Planning Assistant II	jnazar@planning.lacounty.gov	(213) 974-6411	5/10/18	5/16/18	5/21/18	5/29/18
	Jennifer Borobia	Regional Planning Assistant	jborobia@planning.lacounty.gov			5/17/18	5/21/18, 5/23/18	
	Angelique Carreon-Quion	Information Systems Analyst II	acarreon@planning.lacounty.gov			(213) 974-6481	N/A	

TABLE B: Related Projects List [1] (waiting for Raju & Associates Finalized List)

ID NO.	MAP NO.	PROJECT	ADDRESS	PROJECT DESCRIPTION
City of Inglewood [2]				
1	1	Starbucks Drive Thru Kiosk	1740 Centinela Avenue	Construct 900 s.f. Starbucks drive through kiosk
2	2	Commercial Building	721 N. La Brea Avenue	To demolish 1,210 s.f. and add 1,312 s.f. to an existing commercial building
3	3	Condominiums	329 E. Hazel Street	To allow the development of 4-unit Condo with 10 parking spaces per SP-1229
4	4	Parking Lot Improvement	2616-2878 W. Imperial Highway	Renovation and adding 13,000 s.f., façade and parking lot improvement of an existing shopping center
5	5	Condominiums	501 E. 99th Street	SPR for 12 new condominiums
6	6	Apartments	704 N. Market Street	12 new residential apartment units
7	7	Senior Center	111 N. Locust Street	New Senior Center
8	8	Condominiums	664 E. Manchester Terrace	Four (4) new residential condominiums
9	9	Apartments	844 N. Centinela Avenue	Four (4) new residential apartment units
10	10	Apartments	125 E. Spruce Avenue	Seven (7) new apartment units with semi-subterranean parking.
11	11	Manufacturing/Warehouse with Office	234 W. Hyde Park Boulevard	Construct new 140,185 s.f. manufacturing/warehouse building including 7,500 s.f. of office space.
12	12	Parking Lot	279 W. Beach Avenue	To allow development of 190 parking spaces
13	13	Townhomes	573 1/2 E. Hyde Park Place	Construct three townhomes with 6 enclosed parking spaces.
14	14	Senior Housing	508 S. Eucalyptus Avenue	40-unit senior affordable housing development.
15	15	Residential Project	575 E. Hyde Park Boulevard	Three-unit two-story residential building
16	16	Office Project	401 W. Arbor Vitae Street	Addition of four new offices in office complex and one new bathroom, demolish existing bathroom and existing office space, and add 4 new parking spaces.
17	17	Townhomes	333 N. Prairie Avenue	PAD to allow the 310 townhome units at the former Daniel Freeman site.
18	18	Commercial Building	408 E. Warren Lane	New 2 story 2,542 s.f. commercial building
19	19	Gas Station w/ Mini-Mart	8307 S. La Cienega Boulevard	To construct a new 3,636 square foot structure (mini market and retail space) at an existing gas station operation.
20	20	Mixed-Use Project	D3 SITE (La Brea Avenue/Florence Avenue)	241 Units; 40,000 s.f. retail
21	21	Centinela Hospital	555 W. Hardy Street	1. West Tower: Upgrades including the remodel of the main building entrance and the south elevation and seismic upgrades in compliance with SB 1953.

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				<p>2. Electrical Upgrade: A campus-wide electrical upgrade that includes construction of a new 5,900 s.f. repair shop building and 4,200 s.f. 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 s.f. 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: Other upgrades that includes the demolition of two building (totaling 6,200 s.f.), the partial demolition of a 4,670 s.f. 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>
22	22	Hollywood Park Project	1050 S. Prairie Avenue	80,000-seat sport stadium; 6,000-seat performance venue; 2,500 du; 890,000 s.f. retail; 780,000 s.f. office; 120,000 s.f. casino, 300-room hotel; 25 acres open space; 4-acre civic site.
23	23	Apartments	417-433 Centinela Avenue	116-Unit Apartment Project
24	24	Residential Project	3660 W. 107th Street	New 3 Dwelling Units with 6 car garage
25	25	Congregate Care	614 E. Hyde Park Boulevard	18-Bed Congregate Living Facility
26	26	Apartments	921 N. Edgewood Street	38-Unit Apartment
27	27	Townhomes	113-133 Plymouth Street	20-Unit Townhome Development
28	28	Condominiums	316 Hardy Street	5-Unit Condominium Development
29	29	Self-Storage Project	705-715 N. Centinela Avenue	81,613 s.f., approx. 400-unit, 5 Story Self-Storage
30	30	Retail Space	101,125,139,140,150 Market Street	40,000 s.f. retail and 150 parking spaces
31	31	Hotel Project	11111 S. Prairie Avenue	120-Room Hotel
32	32	Murphy Bowl Project (Clippers)	Yukon Avenue/Century Boulevard	Proposed potential 18,500-seat venue with associated ancillary uses
33	33	Imperial/Crenshaw TOD	Imperial Highway/Crenshaw Boulevard	Transit Oriented Development Plan, 1/2 mile around Imperial x Crenshaw intersection
34	34	Westchester/Veterans TOD	Florence Avenue/Hindry Avenue	Transit Oriented Development Plan, 1/2 mile around Westchester/Veterans Station
35	35	Downtown (Florence/La Brea) TOD	Florence Avenue/La Brea Avenue	Transit Oriented Development Plan
36	36	Fairview Heights (Florence/West) TOD	Florence Avenue/West Boulevard	Transit Oriented Development Plan

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37	37	Hollywood Park Phase II Condominium Development	1050 S. Prairie Avenue 961 E 68th Street	Approximately 5,750,000 s.f. of commercial use 3 Unit detached Condominium Development
		Multi Family Development	411 E Hazel Street	18 Unit Multi Family Building
		Multi Family Development	222 W Spruce Avenue	10 Unit Multi Family Building
		Multi Family Development	819 E La Palma Drive	5 Unit Multi Family Building
		Condominium Development	417 N Market Street	Two 6 Unit Condominium Buildings
		Congregate Living Facility	814 N Market Street	18-Bed Congregate Living Facility
		Los Angeles Philharmonic Association - Youth Orchestra Program	101 S La Brea	Los Angeles Philharmonic Association - Youth Orchestra Program that will serve students 6 - 18 yrs.
		Apartment Building	3920 W 108th Street	3 Unit Apartment Building
		Self-Storage Facility	943-959 W Hyde Park Boulevard	5 Story Self Storage Facility
		General Plan Amendment for Rental Car Facility	8911 Aviation Boulevard	General Plan Amendment for Rental Car Facility
		General Plan Amendment to incorporate Environmental Justice Element	CITYWIDE	General Plan Amendment to incorporate Environmental Justice Element
City of Los Angeles				
38	212	Mixed-Use: Residential, Retail & Office	601 S. Ocean Front Walk	Mixed-Use: SFDU (Joint Live/Work), 5,254 sf Retail & 22,738 sf Office.
39	38	Marina Island Mixed-Use: Apartment & Office	5000 S. Beethoven Street	Mixed-Use: 156-Unit Apartment and 33,484 sf Office.
40	39	Office Project	12575 Beatrice Street	250,000 s.f. office. Existing 23,000 s.f. office to be removed.
41	40	Coffee without Drive Through	3006 S. Sepulveda Boulevard	Proposed 2,023 sf Starbucks Coffee Shop without Drive Through within Shopping Center.
42	41	Mixed-Use: Apartment & Restaurant	3644 S. Overland Avenue	New Mixed-Use: 92-Unit Apartment & 1,573 sf Restaurant use (110 spaces).
43	42	Bakery with Retail & Restaurant	320 E. Sunset Avenue	Change of Use from 4,675 sf Commercial Office to 6,000 sf Bakery/Retail/Restaurant (4,737 sf In + 1,263 sf In & Out Seating area).
44	43	Mixed-Use: Condominium & Retail	4363 S. Lincoln Boulevard	Consultation: proposed 10-Story, 80 Condominium Units & 15,100 sf Supermarket.

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45	44	Hotel	9800 S. Sepulveda Boulevard	Change of Use from 118,490 sf Office (9-Story Bldg.) to 178-Guest Room Hotel with Restaurant & Spa (The "O" Hotel).
46	45	Mixed-Use: residential & retail	13488 W. Maxella Avenue	The Villa Marina Mixed-Use: 244 Condominium Units and 9,000 sf Retail.
47	46	Sterling West School	5206 W. Thornburn Street	New 50-Student Private School (Grades 3-12).
48	47	Ballona Wetlands Ecological Reserve Restoration Project	Ballona Wetlands	Restoration of wetlands/ecological reserve, 600-acres.
49	48	Wrapper Office Building Project	5790 W. Jefferson Boulevard	Construct 10-story 150,761 s.f. office building.
50	49	Playa Vista Phase I	Jefferson Boulevard b/t Lincoln Boulevard and Centinela Avenue	Includes 3,246 d.u., 1,570,000 s.f. of office use, 25,000 s.f. of retail use and 65,000 s.f. of community serving use.
51	50	Playa Vista Plant Site (Spruce Goose)	Campus Center Drive/Bluff Creek Drive	Includes 1,129,900 s.f. of production and staging support and 572,050 s.f. of office use.
52	51	The Village at Playa Vista (Phase II)	s/o Jefferson Boulevard/Westlawn Avenue	include 2,600 d.u., 175,000 s.f. of office use, 150,000 s.f. of retail use, and 40,000 s.f. of community serving uses.
53	103	Mixed-use office & retail	11955 W Washington Boulevard	Mixed-use with 41 ksf office & 9.5 ksf retail. Existing vacant building to be removed.
54	104	Mixed-use Apartment & Retail	9901 Washington Boulevard	(Preliminary) 131-unit apartment & 12 ksf retail. Existing 16.9 ksf retail to be removed.
55	105	Mixed-use Apartment, office, retail, and restaurant	10601 Washington Boulevard	126-unit apartment, 23 ksf office, 9 ksf retail, 9 ksf restaurant. Existing 10 ksf office to be removed.
56	106	Mixed-use condominium and retail	3115 S. Sepulveda Boulevard	(Preliminary) 175-unit condominium & 28 ksf retail. Existing 28 ksf discount store to be removed.
57	107	Condominium	11131 Rose Avenue	227-unit condominium. Existing 89-unit apartment to be removed
58	178	Mixed-use Apartment & Retail	3425 Motor Avenue	115-unit apartment and 975 sf retail. Existing 15 apartment units, 2 single family dwellings and 3.3 ksf office to be demolished.
59	179	Hotel & Restaurant Project	305 Ocean Front Walk	24-room hotel and 2 ksf high-turnover restaurant.
60	180	Restaurant & Retail	10612 National Boulevard	1,726 sf Coffee Shop (Coffee Bean) including 250 sf Outdoor Seating. Existing vacant lot.
61	181	LADPW Maintenance Yard	3233 Thatcher Avenue	Improve/expansion of the existing LADPW maintenance yard plus addition of 30 new employees to site.
62	182	Apartment	7280 W Manchester Avenue	126-unit apartment in-lieu of 24 ksf retail space of the previously approved/entitled Decron mixed-use development.

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63	183	Proposed Airport Parking	6225 W Century Boulevard	Construct a 1,726-stall airport parking facility with shuttle bus service.
64	184	Mixed-use apartment, retail and restaurant	6719 Pacific Avenue	Mixed-use 35-unit townhomes, 2 ksf specialty retail and 2 ksf restaurant uses.
65	185	Mixed-use condominium and retail	138 Culver Boulevard	Mixed-use with 72-unit condominium, 13 ksf retail space & 1.5 ksf restaurant.
66	186	MTA Bus Facility	10701 S. La Cienega Boulevard	MTA bus facility at LAX parking lot B (on 23.1-acre parcel).
67	187	LMU Master Plan	1 LMU Drive	Increase enrollment capacity to 7,800 students.
68	188	Car Wash	9204 Airport Boulevard	15 ksf car wash to replace existing car rental facility.
69	189	Starbucks w/o Drive Thru	12404 Venice Boulevard	Existing 2.8 specialty retail to be replaced. 2,195 sf Starbucks Coffee Shop w/o Drive Thru.
70	190	Residential & Retail	580 Venice Boulevard	(Preliminary) 5-unit residential plus 5.7 ksf retail space.
71	191	Apartment	4100 Del Rey Avenue	77-unit apartment building.
72	192	Restaurant	1020 W, Venice Boulevard.	Proposed House of Pies Sit-Down Restaurant land use (3,895 sf).
73	193	Mixed-Use: Apartment & Office	4140 S. Glencoe Avenue	New 4-story, 67-Unit Apartment & 3,211 sf Office Building over 2-level parking garage (VTT-72107).
74	194	Mixed-Use: Apartment & Retail	7407 S. La Tijera Boulevard	New 140-Unit Apartment & 2,600 sf Retail.
75	195	Mixed-Use: Hotel, Retail & Restaurant uses	1027 S. Abbot Kinney Boulevard	New 92-Guest Room Hotel, 3,000 sf Retail & 2,072 sf Restaurant.
76	196	Apartment	4090 S. Del Rey Avenue	New 4-Story, 51-Unit Apartment Building over 3-level parking garage.
77	197	Mixed-Use: Condominium & Office	4210 S. Del Rey Avenue	Proposed 136 Condominium Units & 20,000 sf Commercial Office.
78	198	Fast Food Restaurant with Drive Through	8521 S. Sepulveda Boulevard	New 3,999 sf Chick-fil-A Fast Food with Drive Through Restaurant.
79	199	OTIS College of Arts & Design	9045 S. Lincoln Boulevard	Relocation & Consolidation of existing OTIS College Campus students, faculty & staff.
80	200	Mixed-Use: Condominium & Office	4091 S. Redwood Avenue	67 Condominium Units & 7,525 sf Commercial Office Building providing 141 parking spaces.
81	201	Apartment	3822 S. Dunn Drive	7-story, 86-Unit Apartment building over ground floor parking garage.
82	202	Office	12777 W. Jefferson Boulevard	Commercial Office Expansion (49,950 sf).
83	203	Apartment	8740 S. La Tijera Boulevard	New 137-Unit Apartment building to replace existing 215-student Westchester Secondary Charter School.
84	204	Coffee Shop with Drive Through	9829 W. Venice Boulevard	Coffee Bean & Tea Leaf Coffee Shop with Single-Lane Drive Through to replace existing Rally's with Dual-Lane Drive Through.

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85	205	Jefferson & La Cienega Mixed-Use Development Project	3221 S. La Cienega Boulevard.	Converting existing ABC Lot to a Mixed-Use: 1,218-Unit Apartment, 200,000 s.f. Office, 50,000 s.f. Grocery Store, 30,000 s.f. Retail & 20,000 s.f. Restaurant project.
86	206	LAUSD Elementary School	2224 S. Walgrove Avenue	New 567-Student Elementary School (K-5) Immersive Mandarin Language program.
87	207	Coffee Shop without Drive Through	8400 S. Lincoln Boulevard	Starbucks Coffee Shop (without Drive Through) within Shopping Center (1,522 sf In + 150 sf Out).
88	208	Mixed-Use: Apartment, Mini-Warehouse & Office	4040 S. Del Rey Avenue	New 195-Unit Apartment; 15,000 sf Office & 80,000 sf Mini-Warehouse (Option 1) or 235-Unit Apartment & 15,000 sf Office (Option 2 Preferred).
89	209	Charter Middle School	8540 S. La Tijera Boulevard	525 students
90	210	Howard Hughes Center	6801 Center Drive	600-unit apartment and 488,659 s.f. remaining development potential
91	211	LAX Landside Access Modernization Program (LAMP)	Los Angeles International Airport	Landside Access Modernization Program
92	213	LAX Northside Project	Westchester Parkway b/t Pershing Drive and Sepulveda Boulevard	2.32 million s.f. of development including office, research & development, community/civic uses, recreation and open space.
93	214	Mixed-Use: Apartment & Automotive Dealership	5747 South Mesmer Avenue	New 400-Unit Apartment & 250,000 sf Automotive Dealership (West LA Hooman - 5 Auto Dealers)
		Apartments	3739 S Cardiff Avenue	New 74 Unite Building replaces existing 5 SF Houses
		Manchester Urban Homes Project	8721 S Broadway	62 sr. affordable & 46 affordable family units & 4k sf office
		Alliance Heritage Middle School	9719 S Main Street	400 students
		South LA Redevelopment 5B Office	1636 W Manchester Avenue	68,250 sf
		South LA Redevelopment 6A	5975 S Western Avenue	225,000 sf
		Shopping Center	8400 S Vermont Avenue	740,000 sf shopping center or 104,000 sf shopping center
		Bethany Square Mixed-Use	8415 S Hoover Street	Mixed Use
		Mixed-Use	9402 S Broadway	Total Units: 49 Senior Housing, Sf Gross Area: 25,000
		Vermont Entertainment Center	8400 S Vermont Avenue	Retail, sf gross area: 191,000
		7-Eleven	301 E Florence Avenue	Retail, sf gross area: 2,405
		Convenience Store	7117 S Vermont Avenue	Retail, sf gross area: 3000
		Charter Middle School	10045 S Western Avenue	Middle school, 275 students

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		Charter Middle School	8705 S Western Avenue	Middle school, 616 students
		Gas Station	5816 S Western Avenue	Fueling positions: 12; add 4 fueling positions and 1835 sf convenience store
		Car Wash & Laundromat	6100 S Hoover Street	6 stall car wash; sf gross area: 2328
		Gas Station	10000 S Vermont Avenue	Fueling positions: 8; and 2,830 sf convenience store
		Gas Station w/ Convenience store	505 W Century Boulevard	Fueling positions: 6
		Apartments	8740 S La Tijera Boulevard	137 Units; New DU Apartments replace existing Westchester Secondary Charter School
		Apartments	6733 Sepulveda Boulevard	176 Units
		Teledyne Office Project	12964 W Panama Street	Sf gross area: 159,000
		Jandy Creative office and parking	5405 S Jandy Place	Sf gross area: 93,950
		COU Warehouse to office	4721 S Alla Road	Sf gross area: 118352; COU Warehouse (24,051 sf) to Office with 7,926 sf office addition
		Charter School	12870 W Panama Street	Relocation of the Ocean Charter School; 532 students (K-8)
		COU Office to Medical Office	12555 W Jefferson Boulevard	Sf gross area: 20981
		Office	11811 S Teale Street	Sf gross area: 10925; addition of two mezzanines 2,450 SF within an existing 8,475 SF building
		Apartments	6711 S Sepulveda Boulevard	180 Units
		New Smart & Final Supermarket	6855 S La Cienega Boulevard	Sf gross area: 22,590; construction on vacant parking lot
		Chick-Fil-A Fast Food Restaurant	5208 W Centinela Avenue	Sf gross area: 4,642
Culver City				
94	52	Entrada Creative Office	6161 W. Centinela Boulevard	281,209 s.f. office
95	53	Bentley Condos	3873 Bentley Avenue	3 new condominium dwelling units, resulting in 2 net new dwellings.
96	54	Mixed Use Project	6221 Bristol Parkway	Includes 750 d.u. apartments and 21,000 s.f. retail. Existing 60,157 s.f. retail to be removed.
97	55	Pennylane Mixed-Use	11924 Washington Boulevard	3,750 s.f. restaurant, 11,250 s.f. retail, and 98-unit apartment. Existing 26,445 s.f. office/commercial to be removed.
98	56	Residential	3837 Bentley Avenue	Addition of 3 new attached condominiums (net addition of two units)
99	57	Lorcan O'Herlihy Architects	3434 Wesley Street	New TOD Mixed Use project with 15 dwelling units, and 14,237sq. ft. of office/gallery on a vacant lot.

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100	58	Residential Project	3906 Sawtelle Boulevard	Addition of one (1) new unit to an existing triplex
101	59	Harbor Freight	4545 Sepulveda Boulevard	28,534 s.f. retail
102	60	Westside Bake and Tires	4215 Sepulveda Boulevard	Convert existing 2,068 s.f. retail building into auto repair facility with three service bays.
103	61	Residential Project	3832 Bentley Avenue	Four (4) new attached 2-story residential condominium dwelling units (net addition of three (3) units) with subterranean parking
104	62	Office and Production Services building (Sony) and parking addition.	10202 Washington Boulevard	New 8-story, 218,450 s.f. office building, a new 4-story, 51,716 s.f. Production Services support building, and expansion of an existing parking structure. Total demolition of 57,642 s.f. Net New square feet is 212,524 s.f.
105	63	Residential	4109-4111 Duquesne Avenue	Addition of 2 residential units to existing duplex.
106	64	Three unit condominium/ townhome Redevelopment	4241 Duquesne Avenue	New three detached condominium/ townhomes, resulting in two net new residential dwelling units
107	65	Residential Project	4180 Duquesne Avenue	New 2-story, 4-unit condominium development
108	66	Office (Sony)	10202 Washington Boulevard	New 22,929 s.f. 4-story office building (net new 9,875 s.f.).
109	67	The Wende Museum	10808 Culver Boulevard	Tenant improvements to convert existing 12,596 s.f. armory building into a museum
110	68	Residential Project	4234 Sawtelle Boulevard	Three (3) unit condominium with subterranean parking
111	69	Commercial Building	11198 Washington Place	New 3,850 s.f. commercial building and 500 s.f. outdoor dining.
112	70	Office and Retail Building (Culver Pointe)	5800 Bristol Parkway	281,400 s.f. office
113	71	Gas Station Car Wash	11197 Washington Place	Conversion of existing vehicle repair and mini-mart into drive-through car wash and construction of new 2,500 s.f. convenience store.
114	72	Parcel B	9300 Culver Boulevard	118,000 G.S.F. of office, retail, and restaurant space.
115	73	Retail/Office	5450 Sepulveda Boulevard	14,000 s.f. commercial/retail building
116	74	TOD	8770 Washington Boulevard	Planned Development/TOD Mixed Use with 31,240 SF retail/restaurant and 115 2-story residential units
117	75	Mixed-Use Project	11281 Washington Place	New 4-story mixed-use project with 4,898 s.f. retail and 14 residential dwelling units.
118	76	Globe Housing Project	4044-4068 Globe Avenue	A total of 10 new, for sale, residential dwelling units on currently vacant land. The site was previously developed with 7 single family homes.
119	77	Residential Project	4227 Ince Boulevard	Subdivision of one (1) parcel into three (3) lots with two (2) units per lot, totaling six (6) dwelling units, resulting in five (5) net new units.
120	78	Kayvon Mixed-Use Project	12712-12718 Washington Boulevard	New 4-story mixed-use building with 5 for lease residential units, 3,414 s.f. retail, and subterranean parking. Approximately 2,340 s.f. existing/previous commercial uses.

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121	79	Retail/Restaurant Project	8511 Warner Drive	Five level parking structure with retail/restaurant. 51,520 s.f. of retail/restaurant uses. Parking Structure -307,522 s.f.
122	80	Residential Project	4034 La Salle Avenue	New 2-story, 4-unit condominium development
123	81	Residential Project and Nursing Home	3814 Lenawee Avenue	New 8 single family dwelling units and 95 unit, 110 bed, assisted living and memory care.
124	82	Residential Project	3961 Tilden Avenue	Five (5) new attached 2-story residential condominium dwelling units (net addition of two (2) units) with subterranean parking.
125	83	Shell Car Wash	11224 Venice Boulevard	New 3,150 s.f. commercial building, which includes a 2,285 s.f. convenience store and 864 s.f. automated car wash facility.
126	84	The Culver Studios	9336 Washington Boulevard	Net increase of 413,127 s.f. of office and support facilities.
127	85	Residential Project	4118 Wade Street	New 4-unit townhome subdivision
128	86	Mixed-Use Project	9355 Culver Boulevard	Three story mixed use building consisting of a ground level salon, mezzanine, and office totaling 2,947 s.f., and four residential units on the third floor.
129	87	Costco Expansion [6]	13463 Washington Boulevard	A 31,023 s.f. expansion of an existing 142,152 s.f. retail warehouse and demolition of an existing 63,213 s.f. grocery store/supermarket. Addition of two fuel pumps at existing fueling station.
130	88	Mixed-Use Project	3710 & 3750 S. Robertson Boulevard	141-unit apartment, 30,000 s.f. retail, 64,200 s.f. office. Existing FedEx distribution center to be removed.
131	89	Office and Retail	11012-11014 Washington Boulevard	Two story office and retail building totaling 3.385 ksf.
132	90	Baldwin Site Mixed-Use Project	12803 Washington Boulevard	Mixed-use project consisting of 37 dwelling units and 7,293 s.f. of retail.
133	91	Office Project	12038 Washington Boulevard	New 2,685 s.f. office building.
134	92	Mixed-use Project	9735 Washington Boulevard	New 4-story 166,254 s.f. retail and office building, with 55,477 s.f. office, 12,379 s.f. retail and restaurant, and 228 parking spaces.
135	93	Office Building	9919 Jefferson Boulevard	New 3-story, 62,558 sq. ft., office and research and development (laboratory) building, as well as a five (5) level parking structure containing 398 parking spaces, and associated site improvements
136	94	Washington & Helms Mixed-Use Development	Helms Avenue & Washington Boulevard	262-unit apartment, 69,500 s.f. office, 22,000 s.f. retail, 5,000 s.f. restaurant. Existing manufacturing, retail, auto body, residential uses to be removed.
137	95	Residential Project	12464 Washington Place	New 3-unit residential condominium subdivision (net addition of two (2) units) with on-grade parking garages
138	96	Residential Project	4115 Lincoln Avenue	New 2-unit condominium
139	97	Residential Project	3603 Wesley Street	Two new units with reduced backup aisle from parking spaces.
140	98	Mixed-Use Project	8777 Washington Boulevard	Construct 4,500 s.f. of retail and 128,000 s.f. of office use. Demolish existing 12,485 s.f. of retail use and 4,731 s.f. of restaurant use.

Related Projects Memo Draft

141	99	Mixed-Use Project	8888 Washington Boulevard	Construct new office building with 59,325 s.f. of office use, 2,878 s.f. of retail, and 3,184 s.f. of restaurant. Demolish existing 9,992 s.f. auto repair shop.
142	100	Market Hall Project	NW & NE corner of Centinela Avenue / Washington Boulevard	15,526 s.f. specialty retail, 14,680 s.f. quality restaurant and 5,210 s.f. high-turnover restaurant
143	101	Triangle Site - Washington/National TOD	Corner of Washington Boulevard/National Boulevard	Transit oriented development to include 200 d.u, mid-rise apartments, 148-room hotel, 201,000 s.f. office, 24,000 s.f. specialty retail, 10,000 s.f. of high-turnover restaurant & 10,000 s.f. quality restaurant.
144	102	Office & Retail Project	10000 Washington Boulevard	Renovation of existing 9-story office building. Convert ground floor lobby space to office, retail and restaurant space. New construction includes a new stand-alone 3,115 s.f. one-story restaurant building and a second floor within the atrium to add 5,500 s.f. of office space.
		Airport Marina Ford	6002 Centinela Avenue	27,568 sq. ft. addition consisting of 29 service bays and 12,900 sq. ft. of parts and service on vacant land
		Punch Studio	6025 Slauson Avenue	Conversion of 3,522 sf from warehouse to office area and reduction of 7,924 sf of warehouse with 24 new tandem parking stalls
		Washington / Landmark TOD (Platform)	8810 thru 8850 Washington Boulevard	New commercial development consisting of 41,745 G.S.F. of restaurant and retail use, and 38,732 G.S.F. of office use.
		Expo LRT	Washington/National	Light rail station - Phase II
		Caroline Condominiums	3440 Caroline Avenue	Two (2) new single-family dwellings, resulting in one (1) net new dwelling unit
		Modification to CUP, enrollment increase (The Help Group)	12095 - 12101 Washington Boulevard	Increase in enrollment from 600 to 650 students at an existing private school for special needs students, grades Pre-K through 12
		Union 76	10638 Culver Boulevard	Convenience store; 2,676 G.S.F.
		Stoneview Nature Center	5950 Stoneview Drive	A new four-acre park with a new one-story 4,000 sq. ft. building, with a multi-purpose room, staff office, and restrooms
		Orchard Supply Hardware	11441 Jefferson Boulevard	Addition of 12,737 sq. ft. to an existing 19,406 sq. ft. commercial space used as a retail office supply store, to be used as a home improvement store, within an existing 36,538 sq. ft. multi-tenant commercial building, and conversion of an existing 4,988 sq. ft. paint store into an indoor nursery area
		C3 - Office & Retail Building	700-701 Corporate Pointe (Now 5800 Bristol Parkway and 5801 Hannum Ave)	7-story 281,400 G.S.F. office building and 9-story parking structure
		Grandview Apartments	4025 Grand View Boulevard	New 3-story, for lease housing development, consisting of 36 units, with subterranean parking. Previous/Existing use includes 20 mobile home units.

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	Retail Building	3030 La Cienega Boulevard	Addition of 1,250 sq. ft. of retail floor area to an existing 8,338 sq. ft. retail building, and new tandem parking
	West Los Angeles College community College Master Plan and EIR (2010)	LA County	Approximately 92,000 sq. ft. of new building construction and renovation. Anticipate future student population of approx. 18,904 students.
	Ivy Station Washington / National TOD Comprehensive Plan	8824 National Blvd; Corner of Washington Blvd / National Blvd	New TOD mixed use project consisting of a 148-room boutique hotel, approximately 57,742 gsf of retail and restaurant uses, 196,333 gsf of office use, and 200 residential units. Parking (1,531 spaces) provided on grade and in 3-level subterranean garage.
	The Bridge	6066 Washington Boulevard	Addition of 3,246 sq. ft. of commercial (office) floor area with additional stacked/automated parking, to an existing 5,231 commercial building
	4-Unite Sawtelle Condo's	4041 Sawtelle Boulevard	Four (4) new condominium dwelling units, resulting in three (3) net new dwelling units
	Willows School CUP Modification	8509 Higuera Street; 8476 Warner Drive	Modification to previously approved CUP to allow a playfield and increase student enrollment by 100, from 475 to 575, consistent with School Master Plan.
	Auto Repair Facility	2926 La Cienega Boulevard	Four (4) bay auto repair use within existing car rental facility
	4-Story Commercial	5645 Sepulveda Boulevard	New 4-story office building approximately 3,193 sq. ft. retail on ground floor and 38,712 sq. ft. medical office, 5-level subterranean garage (198 parking spaces). Demolition of approximately 5,000 sq. ft. of existing commercial building.
	Robertson Mixed Use	3727 Robertson Boulevard	New 4-story mixed-use development, including approximately 8,135 sq. ft. of commercial floor area and eight (8) dwelling units. Demolition of approx. 6,800 sq. ft. 1-story commercial building and surface parking.
	Washington/Tivoli Mixed Use Project	13112-13114 Washington Boulevard	Mixed-use project with 1,536 sq. ft. of retail/restaurant (breakdown unknown at this time), 3,702 sq. ft. of office, and two (2) for lease residential dwelling units. Previous/Existing uses: vacant land
	Automated Parking	5977 Washington Boulevard	New 48 space stacked parking facility on a property with a vacant commercial building, to serve as off-site parking for commercial building at 5965 Washington Blvd.
	Stacked Parking - NFL Building	10950 Washington Boulevard	Addition of approximately 150 parking spaces through installation of two (2) to four (4) level parking stackers and surface lot restriping for tandem parking to support existing media offices. No additional square feet.
	Office Building	APN: 4233-033-021 (No Address - Former Caltrans Property)	New 3-story, 3,682 sq. ft. office building with at grade parking, on an currently vacant site
	Jackson Condos	4051 and 4055 Jackson Avenue	New nine (9) unit residential condominium project replacing six (6) existing units, for a net increase of three (3) dwelling units

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		Jazz Bakery	9814 Washington Boulevard	New 200 seat Performance Theatre with a museum and bakery/café, 2-stories & estimated 7,500 square feet, on a property developed with a vacant residential structure
		Boutique Hotel	11469 Jefferson Boulevard	Demolition of 12,958 sq. ft. commercial shopping center. New 5-story hotel of 183 rooms with restaurant and outdoor dining.
		Park Century School	3939 Landmark Street	New athletic field, 2,441 sq. ft. classroom building, and two-level subterranean parking, to allow an increase in student enrollment from 120 to 170 and increase of 20 staff people.
		ECF Site	8700, 8710, 8740, and 8750 Washington Boulevard	Preliminary Concept - Mixed Use TOD with approximately 199 residential units and 40,00 sq. ft. of commercial space (17,250 sq. ft. of live/work space, 5,000 sq. ft. of restaurant, and 17,750 sq. ft. of retail), on a 3.06 to possibly 3.53-acre site, currently developed with multiple uses
		Bristol Parkway Mixed Use	6201 Bristol Parkway	New mixed-use project, including 16,000 sq. ft. of commercial retail/restaurant space, 775 residential dwelling units, and 850 parking spaces on a six (6) acre site. Existing shopping center (approximately 60,000 sq. ft. of commercial floor area) to be demolished.
City of El Segundo				
145	108	Raytheon Campus Specific Plan Office Park Expansion	2100 El Segundo Boulevard	2,089,000 s.f. existing with 2,142,457 s.f. Office Park expansion for total or 4,231,547 s.f. proposed
146	109	Hotel	888, 892 and 898 N. Sepulveda Boulevard	5-story 190-room, 107,090 g.s.f. hotel on vacant parcel and operate Airport Park and Ride facility on existing 840-space parking structure.
147	110	Convert existing warehouse to office	2265 E. El Segundo Boulevard	Convert 3,050 s.f. existing warehouse to office use.
148	111	Rock and Brew Restaurant Expansion	139-147 Main Street	Expansion/Remodel. Increase outdoor dining from 2,205 s.f. to 3,333 s.f., plus one stall parking reduction.
149	112	Toppings Pizza	2161 E. El Segundo Boulevard	Admin Use Permit for a restaurant that is described as "new."
150	113	Wiseborn School District H.S.	201 N. Douglas	335,000 s.f. Total for new High School after demo of 90k - 170,000 s.f.. New H.S. to contain 180,000 to 240,000 s.f. of building area and an enrollment of 1,200 students.
151	114	Convert parking to Hotel	199 Continental Boulevard	152 Room Hotel, 71,000 s.f. (Existing parking lot)
152	115	4 unit Condo	711 Main Street	Current 2-unit 2,758 s.f. residential to be expanded to 4-unit with 6,963 s.f.
153	116	Office	400 Duley Road	73,000 s.f. Office on vacant parcel
154	117	Hotel Addition	525 N. Sepulveda	Add 6,952 s.f. to 98,548 s.f. existing hotel
155	118	Industrial Addition	750 S. Douglas	Add 4,986 s.f. to existing 15,076 s.f. Industrial Building

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156	119	Corporate Office and Athletic Training Facility	2275 Mariposa Avenue	120,380 s.f. Total New - 52,000 s.f. Corp. Office plus 68,380 s.f. Athletic Training Facility
157	120	New Office	500 S. Douglas and 2330 Utah Avenue	New 78,000 s.f. office to replace existing 52,000 s.f. industrial use.
158	121	Office	123 Nevada Street	New 4-unit commercial office Condominium converted from 1,700 s.f. Industrial
159	122	Office and Private Hotel	2125 Campus Drive	121,450 s.f. Hotel and 63,550 s.f. office replacing vacant land
160	123	Office Boeing S-50 Building Addition	1700 E. Imperial Avenue	Addition of 96,898 s.f. to existing 169,390 s.f. Building
161	124	4-unit condominium	535 Indiana Street	4-unit condominium to replace 1 single-family unit
162	125	Data Center / Office	445 N Douglas Street	223,000 s.f. (106,000 s.f. Office and 117,000 s.f. Warehouse Industrial Data Center
163	126	Office	2350 E El Segundo Boulevard	1740 ksf office, 75 ksf retail, 7 ksf child care center, 7 ksf medical/dental office, 19 ksf health club, 75 ksf restaurant, 100 room hotel, 25 ksf light industrial, 75 ksf research & development, 65 ksf technology/telecommunications.
164	127	El Segundo Corporate Campus	710 N. Nash Street	611,545 s.f. Office Plus 13,660 s.f. Retail on currently vacant parcel.
165	128	Office	1950 E. Grand Avenue	93,569 ksf office.
166	129	Medical Office	1700 E. Grand Avenue	80,050 ksf medical office, 24,930 ksf office.
167	130	Hotel	101 Continental Boulevard	167 room hotel.
168	131	Industrial Uses	215 California Street	82,429 ksf industrial uses.
169	132	Data Center / Office	444 N. Nash Street	Demo: 11,769 New Construction: 75,435 SF New Total: 180,422 SF Data Center
170	133	LA Air Force Base - Area A	SE Aviation Boulevard	525 unit condominium remove existing 835 ksf office.
171	134	Hotel	1960 E. Grand Avenue	150 room hotel.
172	135	Residential	425-429 Indiana Street	8 residential units.
173	136	Condominium	616-620 W. Imperial Hwy	12 unit condominiums.
174	137	Condominium	301, 303, 305 W. Palm Avenue	7 unit condominiums, remove existing 9 unit apartments.
175	138	Plaza El Segundo	NE Sepulveda Boulevard	425 ksf retail shopping center.
176	139	Mattel Grand Way Project - Phase II	455 Continental Boulevard and 1955 E. Grand Avenue	New 14-story 300,000 s.f. R&D office tower and 810-space parking structure (+55,000 s.f.) 355,000 s.f. Total
177	140	Shopping Center	820 - 850 S. Sepulveda Boulevard	71,343 s.f. Shopping Center plus 25,627 s.f. Restaurant and 27,338 s.f. Office Use

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178	141	Walgreens	NE Sepulveda Boulevard	67 ksf retail.
179	142	Parking Structure	525 N. Sepulveda Boulevard	1029 space 328.532 ksf parking structure.
180	143	Office/Industrial Condo Project	222 Kansas Street	55 unit 89.249 ksf office/industrial condominium, existing 93.473 ksf.
181	144	Mixed-Use Commercial	141 Main Street	12.550 ksf mixed-use commercial.
182	145	Warehouse, Office, Manufacturing	900, 950 Sepulveda Boulevard & 960, 901 - 915 Selby Street	20.819 ksf warehouse, 139.558 ksf office, 14.025 ksf manufacturing; from existing 80.165 ksf warehouse, 72.084 ksf office, 2.554 ksf manufacturing.
183	146	Lifeguard Station	105 Vista del Mar	1.4 ksf lifeguard station.
184	147	Senior Assisted Living Facility	540 E. Imperial Highway	304 Senior Housing Residential units or 58 single and multi-family (175,000 s.f.); previously 22.5 ksf school.
185	148	Indoor Ice Rink	555 N. Nash Street	17.315 ksf indoor ice rink.
186	149	Office	116 W. El Segundo Boulevard	38 ksf office.
187	150	In-N-Out Burger Fast-food Restaurant with Drive-Thru	600-630 N. Sepulveda Boulevard	Existing Sizzler (sit-down dining) to become 3.714 ksf fast-food restaurant with drive-thru.
188	215	Light Industrial [3]	123 Lomita Street	10.764 ksf light industrial
189	216	General Office [3]	2130 E. Maple Avenue	20.955 ksf general office
190	217	Research and Development [3]	140 Sheldon Street	7.692 ksf research and development
191	218	Driving Range [3]	400 S. Sepulveda Boulevard	37.991 ksf driving range
192	219	Restaurant [3]	2171-2191 Rosecrans Avenue	13.57 ksf restaurant
		Housing Facility	540 E. Imperial Highway	(175,000 s.f.); 24 SFD and 34 MFD.
City of Manhattan Beach				
193	151	Walgreens	2400 N. Sepulveda Boulevard	15 ksf retail.
194	152	Mixed-use Retail, Office, Coffee Shop	1000 N. Sepulveda Boulevard	23 ksf medical office, 0.7 ksf pharmacy, 1.7 ksf coffee shop; remove 5.4 ksf restaurant.
195	153	Mixed-use office & retail	222 N. Sepulveda Boulevard	12 ksf office, 1 ksf retail; remove existing 5 ksf auto repair.
196	154	Rite-Aid	1100 Manhattan Beach Boulevard	13 ksf retail, remove 8.6 ksf office.
197	155	Bank and Retail	1129 N. Sepulveda Boulevard	4 ksf bank, 2 ksf retail.

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198	156	Retail Space	1700 Rosecrans Avenue	10 ksf retail, replace existing 10 ksf warehouse.
199	157	Gas Station w/ Mini-Mart	1002 Manhattan Beach Boulevard	Expand and remodel 1.785 ksf gas station with mini-mart to 2.4 ksf.
200	158	Bank	400 Manhattan Beach Boulevard	Remodel existing 5.59 ksf bank to 5.68 ksf.
201	159	Manhattan Beach County Library	1320 Highland Avenue	Demo existing 12.3 ksf; new 21.5 ksf.
202	160	Manhattan Academy	1826 Manhattan Beach Boulevard	Convert building to 36-student private school 4.517 ksf classrooms and 1.595 ksf play area.
203	161	Manhattan Village Mall	3200 N. Sepulveda Boulevard	Retail shopping center 3 component 124 ksf expansion.
204	162	Chevron	Aviation Boulevard	Demo existing; new 5.18 ksf foodmart, carwash, gas.
205	163	Louie Tomaro Office	2617 N. Sepulveda Boulevard	Demo 2 houses, new 8.8 ksf office.
206	164	Manhattan Beach Work Lofts	1300 Highland Avenue	Former Good Stuff; new 15 ksf commercial/office condominiums.
207	165	Mixed-Use Building	3912 Highland Avenue	Demo 1 apartment and 400 sf retail; New 1 unit condominium and 700 sf medical office.
208	166	Chalk Preschool	1030 Manhattan Beach Boulevard	Demo 4.38 ksf office, add 6 classrooms totaling 4.191 ksf. Enrollment of 91 students.
		Sketchers Design Center & Offices	305/330 S. Sepulveda Boulevard	3 component development including growth in Hermosa Beach; 37,000 sq. ft office building and 20,000 sq. ft addition to existing Skechers Building
		Gelson's Market	707 N. Sepulveda Boulevard	27,900 sq. ft specialty grocery store and parking lot
City of Lawndale				
209	167	Lawndale Annex	14899 Aviation Boulevard	289 unit condominium.
		Grevillea Gardens	4430 W. 153rd street	41 unit condo/ mixed use
		Condominium Development	4741 & 4743 W. 165th St	4 unit condominium
		Duplex Development	15133 Osage Avenue	2 unit duplex
		Del Taco	16606 Hawthorne Blvd	New Fast Food Restaurant
		Duplex Development	4212 W. 162nd St	2 unit duplex
		Duplex Development	4209 W. 169th street	2 unit duplex
		Condominium Development	4720 & 4724 W. 164th street	4 unit condominium
		Duplex Development	4136 W. 160th street	2 unit duplex

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County of Los Angeles				
210	168	Proposed Aviation Station Project	11604 Aviation Boulevard (County Project)	Lot 1: 281-Unit Condo/Townhomes, 5 ksf Retail/Commercial; Lot 2: 112-Unit Apartment & 21.5 ksf Retail/Commercial.
211	169	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
212	170	Lennox Charter High School	11044 and 11111 Freeman Avenue	560 students
213	171	Marina Expressway Homes	Marina Expressway Eastbound & Mindanao Way	28 Single family condominiums
214	172	Marina del Rey Local Coastal Plan	1 Marina Expressway (County Project)	Marina Del Rey Local Coastal Program (MDR LCP) Amendment. Development includes residential: 2,044 d.u., hotel: 505 rooms, retail: 273,741 s.f., restaurant: 1,323 seats, congregate care: 129 d.u., office: 26,000 s.f., dry storage space: 375 spaces, and library: 3,000 s.f.
215	220	Senior Housing [4]	1252 W 105th Street	74 Unit, 100% affordable senior housing in the R-2 Zone
216	221	Laundromat [4]	11034 S Western Avenue	new use laundromat for a total 4,983 s.f.
217	222	Athens Vista Apartments [4]	1248 W 105th Street	74-unit apartment
218	223	Residential [4]	5550 S La Brea Avenue	32-unit apartment
219	224	Office addition to Child Care Center [4]	3816 W 54th Street	New 2nd floor office space 1,196 s.f.
220	225	Mixed-Use [4]	11810 Bandera Street	100-unit affordable housing apartment, 5,260 s.f. child care center, 7,200 s.f. office
221	226	Residential [4]	13204 Salinas Avenue	94 condominiums
222	227	Residential [4]	1212 W 107th Street	22-unit apartment
223	228	Hotel [4]	12000 S Western Avenue	44-room hotel
224	229	School [4]	11130 S Western Avenue	11,662 sf school
225	230	Hotel [4]	11814 Aviation Boulevard	128-room hotel
226	231	Residential [4]	1743 Imperial Highway	39-unit apartment
227	232	Residential [4]	1423 W 120th Street	57 condominiums
228	233	Residential [4]	1509 W 102nd Street	12-unit apartment

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229	234	Residential [4]	1539 102nd Street	10-unit apartment
230	235	Residential [4]	8910 S Normandie Avenue	6-unit apartment
231	236	Commercial [4]	10601 S Vermont Street	4,500 s.f. coin laundry and self-service car wash
232	237	Residential [4]	215 E El Segundo Boulevard	9 single-family homes
233	238	Auto Repair [4]	9223 S Vermont Avenue	2,858 s.f. auto mechanic shop
234	239	Warehouse [4]	12804 Spring Street	4,096 s.f. warehouse
		Restaurant	5301 W Centinela Avenue	1640 s.f restaurant ("The Flame Broiler")
		Apartments	11824 Aviation Boulevard	36-unit apartment (20 three-bedroom units, 4 two-bedroom units, 12 one-bedroom units), 58 parking spaces, 28 bicycle parking spaces; 5-story
		Hotel	11814 - 11816 Aviation Boulevard	60,054 sf hotel, 128 rooms, 6-story, new building is 15,821 sf
		Residential	10907 S Inglewood Avenue	Convert commercial structure into 4-residential units with 10 parking spaces
		Townhouses	10501 S Buford Avenue	11 attached townhouse units, with 2 units set aside for low-income tenancy
		Apartments	10505 Hawthorne Boulevard	32-unit apartment complex, with 5 units set aside for low-income tenancy
		Apartments	10609 S Inglewood Avenue	9-units with 20% set aside for low-income tenancy
		Used car retail sales	11016 S La Cienega Boulevard	Tenant improvement for a used car retail sales area of 1,071 sf and warehouse for 4,787 sf in an existing warehouse building
		Convert bakery to church	4811 Lennox Boulevard	Convert bakery to church; new church with occupancy load of 70 people, a total of 14 parking spaces are required
		Condos	5053 E 109 Street	17-unit condo conversion of existing apartments, including 2 units for low-income households
		Apartments	10136 Felton Avenue	Restore an existing nonconforming apartment building to 19 units and 22 covered parking spaces (total unit count: 12 studio, 6 one-bedroom ,1 three-bedroom)
		Child Care Center	10507 - 10505 Hawthorne Boulevard	Child Care Center (Kingdom Youth Day Care)
		Retail to Office Improvement	10819 Hawthorne Boulevard	Tenant improvement for retail to office of an existing retail/commercial building
		Charter Middle School	5343 S Mullen Avenue (or 3751 W 54th Street)	Charter Middle School
		Duplex Development	6109 Overhill Drive	New 3,382 sf, 2-story duplex with an 882 sf four-car detached garage
		Little Angels Nursery	3808 W 54 Street	Repair/rebuild of existing child care building (Little Angels Nursery)

Related Projects Memo Draft

		Multi-family residence development	5101 Overhill Drive	To create one multi-family residence lot developed with 88 attached single-family residence condominium units on 1.875 acres
		Dollar Tree Store	3838 W Slauson Avenue	Convert commercial building into Dollar Tree Store; approved for a 1,060-sf addition to an existing commercial building; 9,877 sf total
		Apartments	1240 W 105 St	42-unit apartment building
		Arco Gas Station	11408 - 11412 S New Hampshire Avenue	Construction of new Arco gas station with 2,900 sf convenience store
		Apartments	9222 S Budlong Avenue	8-unit apartment complex
		Apartments	1034 W 109 Place	9-unit apartment building
		Apartments	1448 W 104 Street	Two 10-unit apartment building
		Apartments	1023 W 107 Street	Two 8-unit apartment
		Mixed-Use	10401 S Vermont Avenue	New mixed-use residential and commercial development consisting of one two-story building, containing 250 sf of commercial space on the ground floor and 1,983 sf of residential space (one four-bedroom apartment) on the upper floor,
		Building into Church Improvement	10335 S Vermont Avenue	Existing building into church; total 21 vehicle parking spaces are required; 1,324 sf total landscaping provided
		Establish Learning Center Project	1816 W Imperial Highway	Commercial Building Improvement; Approved for the tenant improvement (shell only) two units into one unit of an existing retail/commercial building; Establish Learning Center Project
City of Hawthorne				
235	173	360 South Bay	SE corner of Aviation Boulevard and El Segundo Boulevard	610 Condominiums
236	174	Condominiums / Office	13806 Hawthorne Boulevard	171 units and 32,500 sq. ft of office space
237	175	Prestige Villas	4500 West 116th Street	116 condominium units
238	176	Single Family Homes	14000 Yukon Avenue	6 units
239	240	Downtown Hawthorne Specific Plan	The area boundaries include the I-105 Freeway on the north, Prairie Avenue, Freeman Avenue and its extension through residential neighborhood to the city limits on the south, and Ramona Avenue and	The DHSP designates five land use areas (Residential, Commercial, Hospitality, Mixed-Use and Public/Quasi Public) and four opportunity sites known as Transformative Projects. The four Transformative Projects in the DHSP are sites identified for new and catalytic development and investment and are listed below.
240	241	Civic Center		A public-private partnership opportunity that can have a mix of civic, hotel, retail and housing uses that frame a community gathering space
241	242	South Bay Ford		A mid-scale mixed-use development that helps catalyze the southern portion of Hawthorne Boulevard. Medium and higher density residential development

Related Projects Memo Draft

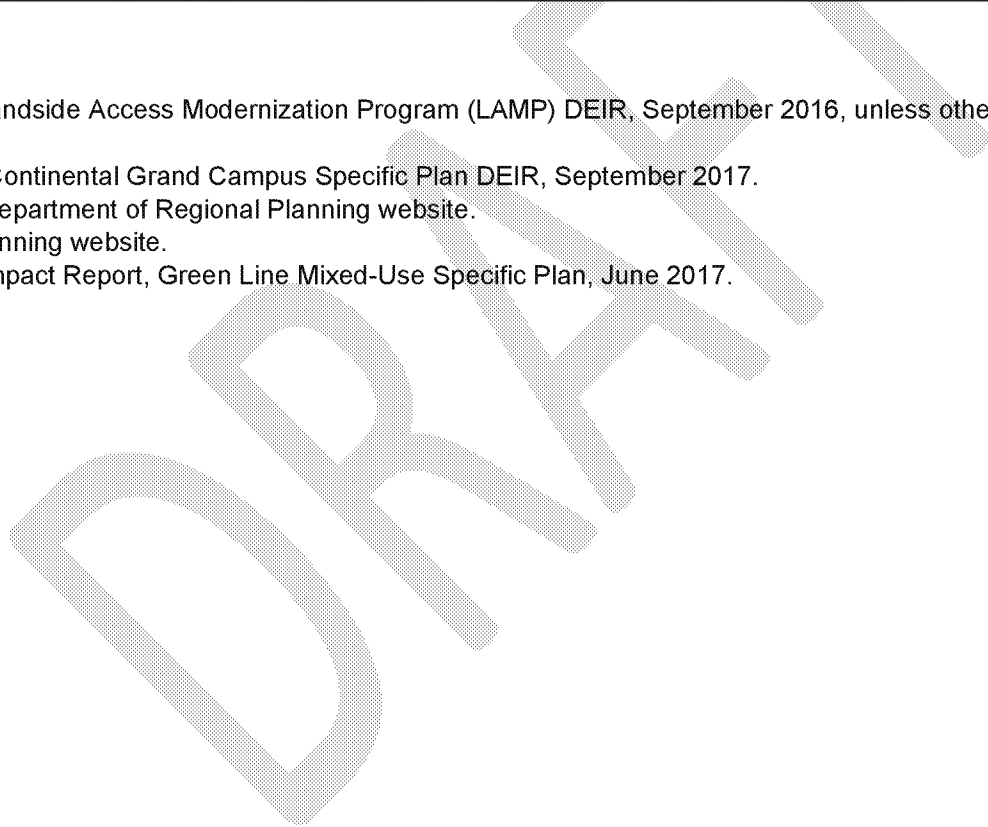
242	243	St. Joseph's Plaza	Inglewood Avenue on the west. In addition to the major north-south arterial Hawthorne Boulevard, the DHSP area includes the east-west segments of Imperial Highway, 120th Street, El Segundo Boulevard, and Rosecrans Avenue	An underutilized corner that can become a new, dynamic public space. No set dates. DT Hawthorne Specific Plan design ideas suggest a local plaza for the community.
243	177	Hawthorne Mall Site		Proposed Outlet but no set date for development - currently a shuttered mall
244	244	Green Line Specific Plan Project (Dinerstein Companies Residential)	SE corner of Crenshaw Boulevard and Jack Northop Avenue	230 d.u. apartments and 3,700 sq.ft. of restaurant
245	245	Icon at Rosecrans	14135 Cersie Avenue	127 d.u. apartments
		Marriott Hotels (Courtyard and TownePlace Suites)	4427 El Segundo Blvd.	350 rooms and full-service restaurant
		Hilton Hotel (Garden Inn)	11519 Acacia Avenue	119 rooms
City of Gardena				
246	246	Industrial [6]	1720 West 135th Street	100,438 sf industrial building
		Residential	16819 Normandie Ave.	Single Room Occupancy
		Residential	14321 Van Ness Ave.	40 Townhomes/Live-Work
		Residential	1715 W. 149th St.	New 6-Unit Townhouse Development
		Residential	1333 168th Street	New 4-unit Condo development
		Residential	1348 West 168th Street	New 10-Unit Condo Development
		Commercial	16016 S. Western	9,685 sq. ft. addition to existing commercial office building
		Commercial	15106 South Western Ave.	Refaced and existing building and change of use from automotive repair to retail commercial
		Commercial	16210 Crenshaw Blvd	New 4,860 square-foot drive-thru restaurant
		Commercial	15930 S Western Avenue	New Construction for 2-story medical and professional office building
		Residential	13919 Normandie Ave.	Single Room Occupancy
		Residential	1341 W. Gardena Blvd.	14-Unit Mixed Use Project
		Residential	1550 W. Redondo Beach Blvd.	Façade Improvements for a New Aldi Supermarket
		Commercial	1399 W. Artesia	4,733 square foot gas station at an existing Sam's Club retail store (16 fuel positions)
		Commercial	15501 S. Normandie	Refaced existing shopping center and develop a new a 1,850 sq. ft. drive through restaurant

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	Commercial	14105 S. Vermont	Construction of a new 1,500 restaurant
	Commercial	1201 W. 155th	11,550 square foot Dialysis Health Facility
	Residential	14504 S. Normandie Ave.	96 Townhomes
	Residential	15350 Van Ness Ave.	42 Townhomes
	Residential	16809 S. Normandie Ave.	21 Single Family Homes
	Residential	1147 W. Gardena Blvd.	4-Unit Apartment Complex
	Residential	16958 S. Western Ave.	46 Townhomes
	Residential	15927 S. Brighton Ave.	2-Unit Apartment Complex

Source:

- [1] 'Traffic Study for the Landside Access Modernization Program (LAMP) DEIR, September 2016, unless otherwise noted.
- [2] City of Inglewood.
- [3] 'Traffic Impact Study, Continental Grand Campus Specific Plan DEIR, September 2017.
- [4] 'Los Angeles County Department of Regional Planning website.
- [5] 'City of Hawthorne, Planning website.
- [6] 'Final Environmental Impact Report, Green Line Mixed-Use Specific Plan, June 2017.



DRAFT