

## **CONFIDENTIAL MEMORANDUM**

**TO:** Mr. Louis A. Atwell  
Director of Public Works, City of Inglewood

**FROM:** Srinath Raju, Raju Associates, Inc.  
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**SUBJECT:** Projected Growth in Land-use, Socio-Economic and Demographic Variables  
Westside Area of L.A. County including Inglewood & neighboring Jurisdictions

**DATE:** April 4, 2018 **REF:** RA541SED

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The Los Angeles Metropolitan Transportation Authority (MTA or Metro) requested information about cumulative related projects and growth to help support the study analyzing and evaluating the LAX-Crenshaw Light Rail Line grade-crossing and potential grade separation at the intersection of Centinela Avenue and Florence Avenue.

This memorandum details the current and future projections of socio-economic and demographic variables within the westside of Los Angeles County including the City of Inglewood and neighboring jurisdictions including the Cities of Hawthorne, El Segundo and portions of other South Bay Cities and Culver City, the westside of the City of Los Angeles and unincorporated areas of the County of Los Angeles. These projections include a list of related projects assembled include the project name, address and type and size of land use, and associated growth projections. Additionally, the Southern California Association of Governments (SCAG's) 2016 RTP/SCS provides socio-economic and demographic data projections for growth that have been normalized to account for the related projects in various jurisdictions. A discussion of each of these elements follows.

## **BACKGROUND**

The environmental studies associated with the LAX-Crenshaw Light Rail Line included the Draft EIS/EIR published in September 2009; Supplemental DEIS / Recirculated DEIR published in February 2011; Final EIS/EIR published in August 2011; A Record of Decision (ROD) published in December 2011; a Supplemental Environmental Assessment published in July 2012 and a Finding of No Significant Impact (F.O.N.S.I) published in September 2012.

The METRO's travel demand model was utilized to obtain the transit performance measures for various Project and Alternative scenarios. The METRO's travel demand model used the SCAG's 2008 RTP Model Socio-Economic and Demographic Data available at that time, to produce the transit forecasts and other transit performance measures. Both base year and future year (2030) conditions were forecast using the METRO's Model. Since that time, SCAG has updated its growth projections as part of the 2012 RTP/SCS and 2016 RTP/SCS planning efforts, and consequently, METRO has also updated its growth projections for use in the METRO's updated travel demand forecasting model consistent with the SCAG's projections.

## **GROWTH DUE TO RELATED PROJECTS**

Research associated with cumulative development projects within the Study Area including the City of Inglewood and its neighboring jurisdictions (referred to as westside of Los Angeles County) has been conducted and a detailed list of these projects, their specific geographic locations, types and sizes of proposed uses and the source of the information has been compiled. These related projects include mostly all the approved development projects in various stages of development, final design, permitting and/or construction and occupancy; current development projects for which applications have been filed and environmental/CEQA clearances are under review by the various jurisdictions; and current development projects for which applications have been filed with the jurisdictions and environmental studies are currently under way.

Table A shows the list of related projects in the westside Los Angeles County Study Area and the source of this information. These related projects listed in Table A are shown in Figure A depicting their geographic location relative to various jurisdictions and the overall street system.

**TABLE A**  
**LIST OF RELATED PROJECTS WITHIN STUDY AREA**

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. 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. 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). 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.
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
37	37	Hollywood Park Phase II	1050 S. Prairie Avenue	Approximately 5,750,000 s.f. of commercial use
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.
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.

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**LIST OF RELATED PROJECTS WITHIN STUDY AREA**

ID NO.	MAP NO.	PROJECT	ADDRESS	PROJECT DESCRIPTION
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.
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.
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)
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.
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.
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.

**TABLE A**  
**LIST OF RELATED PROJECTS WITHIN STUDY AREA**

ID NO.	MAP NO.	PROJECT	ADDRESS	PROJECT DESCRIPTION
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.
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.
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
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
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
City of Manhattan Beach				
193	151	Walgreens	2400 N. Sepulveda Boulevard	15 ksf retail.

**TABLE A**  
**LIST OF RELATED PROJECTS WITHIN STUDY AREA**

ID NO.	MAP NO.	PROJECT	ADDRESS	PROJECT DESCRIPTION
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.
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 commerical/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.
City of Lawndale				
209	167	Lawndale Annex	14899 Aviation Boulevard	289 unit condominium.
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
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
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 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	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
242	243	St. Joseph's Plaza		A 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
City of Gardena				
246	246	Industrial [6]	1720 West 135th Street	100,438 sf industrial building

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.

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From Table A and Figure A, it can be observed that a total of 246 development projects have been identified within this study area. Of these related development projects, 56 projects are located within the City of Los Angeles to the north and north-west of the City of Inglewood, 51 projects are located in the City of Culver City north of the City of Inglewood, 37 projects are located within the City of Inglewood, 77 projects are located within the South Bay including the Cities of El Segundo, Manhattan Beach, Hawthorne, Gardena and Lawndale to the south and south-west of the City of Inglewood and 25 projects are located within the unincorporated area of the County of Los Angeles scattered all around the City of Inglewood.

An analysis of the related projects growth in Population, Households and Total Employment was conducted. A summary of the analysis of growth due to related projects is shown in Table B. From Table B, it can be observed that the total growth associated with the related projects within the Study Area relative to Population was approximately 82,000; relative to Households was 27,100; and that associated with Total Employment was 94,530.

An analysis of related project's growth in Population and Households within each of the jurisdictions, summarized in Table B, indicates that the City of Los Angeles within the Study area (based on projects located mostly west, north and northwest of the City of Inglewood) accounted for 39% to 40% of the overall related project's Population and Household growth, while the City of Inglewood accounted for 36% to 37%; Culver City (located north of the City of Inglewood) accounted for 7% of the overall related project's growth, while the unincorporated areas of Los Angeles County accounted for 9% to 10%; and portions of the South Bay Cities included in the related projects list (located south and south-west of the City of Inglewood) accounted for 8% of the overall related project's Population and Household growth.

An analysis of growth in Total Employment by jurisdiction, indicated in Table B, shows that the City of Los Angeles within the Study area (based on projects located mostly west, north and northwest of the City of Inglewood) accounted for 34% of the overall employment growth reflected in the related projects, while the City of Inglewood accounted for 36%; Culver City (located north of the City of Inglewood) accounted for 8% of the overall related project's employment growth, while unincorporated areas of Los Angeles County accounted for 1%; and portions of the South Bay Cities included in the related projects list (located south and south-west of the City of Inglewood) accounted for 21% of the overall related project's employment growth.



**TABLE B: SUMMARY OF GROWTH DUE TO RELATED PROJECTS**

Jurisdiction	Total Population Growth	Total Household Growth	Total Employment Growth
City of Los Angeles <sup>1</sup>	31,728	10,702	32,244
Inglewood	29,785	9,928	33,756
Culver City	5,596	1,788	7,399
LA County Total <sup>1</sup>	7,862	2,481	1,319
South Bay Total <sup>1</sup>	6,865	2,187	19,811
Total Study Area	81,836	27,086	94,529

Note: 1. Only portions of areas in these jurisdictions within the Study Area are included

In summary, analysis of the overall related project's substantial growth in population, housing and employment indicates that this growth is spread out across all the jurisdictions within this Study Area including City of Los Angeles, Inglewood, Culver City, unincorporated areas of Los Angeles County and portions of the South Bay Cities consisting of El Segundo, Hawthorne and others.

## OVERALL REGIONAL GROWTH

The SCAG's 2016 RTP/SCS Regional Travel Demand Forecasting Model provides socio-economic and demographic growth projections throughout the six-county southern California region. An evaluation of the year 2040 growth projections within the westside Los Angeles County Study Area was conducted including verification and updates to account for the related projects described in the preceding section.

Figures B, C and D depict the updated year 2040 growth in Population, Households and Total Employment, respectively, within the westside Los Angeles County Study Area. These figures not only present the magnitude of growth relative to the key socio-economic and demographic variables but also indicate the distribution of growth within this Study Area.

Table C summarizes the overall growth in the key socio-economic and demographic variables for each of the jurisdictions within the Study Area by the year 2040. It can be observed from Table C, that the total overall growth within the Study Area relative to Population was approximately 368,500; relative to Households was approximately 62,600; and that associated with Total Employment was approximately 297,200.

From Table C, it can be observed that the percentage growth in overall Population across the Study Area is estimated to occur across the various jurisdictions in the following manner:

Portions of the City of Los Angeles → 77%

City of Inglewood → 11%

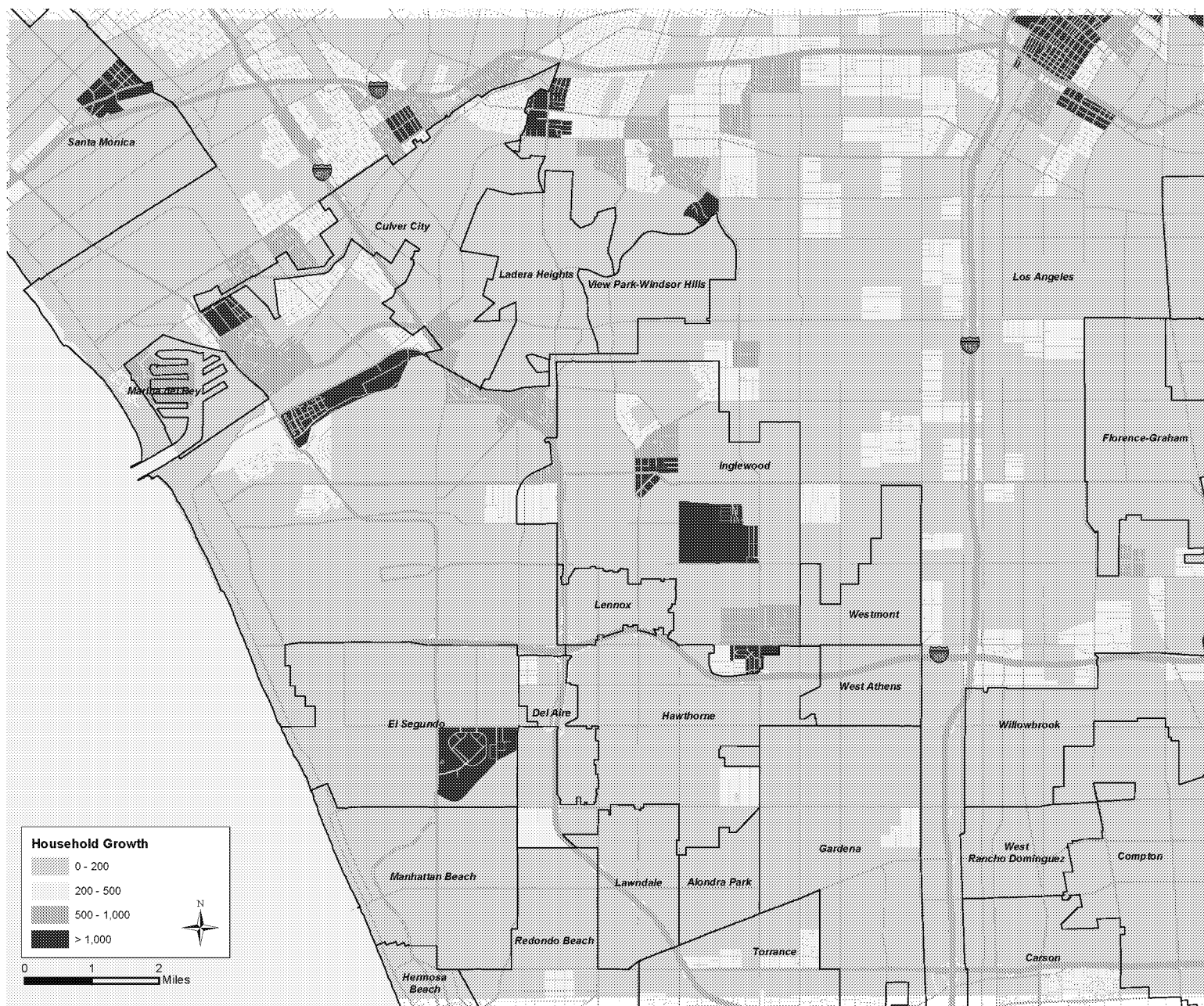
Culver City → 2%

Unincorporated areas of Los Angeles County → 4%

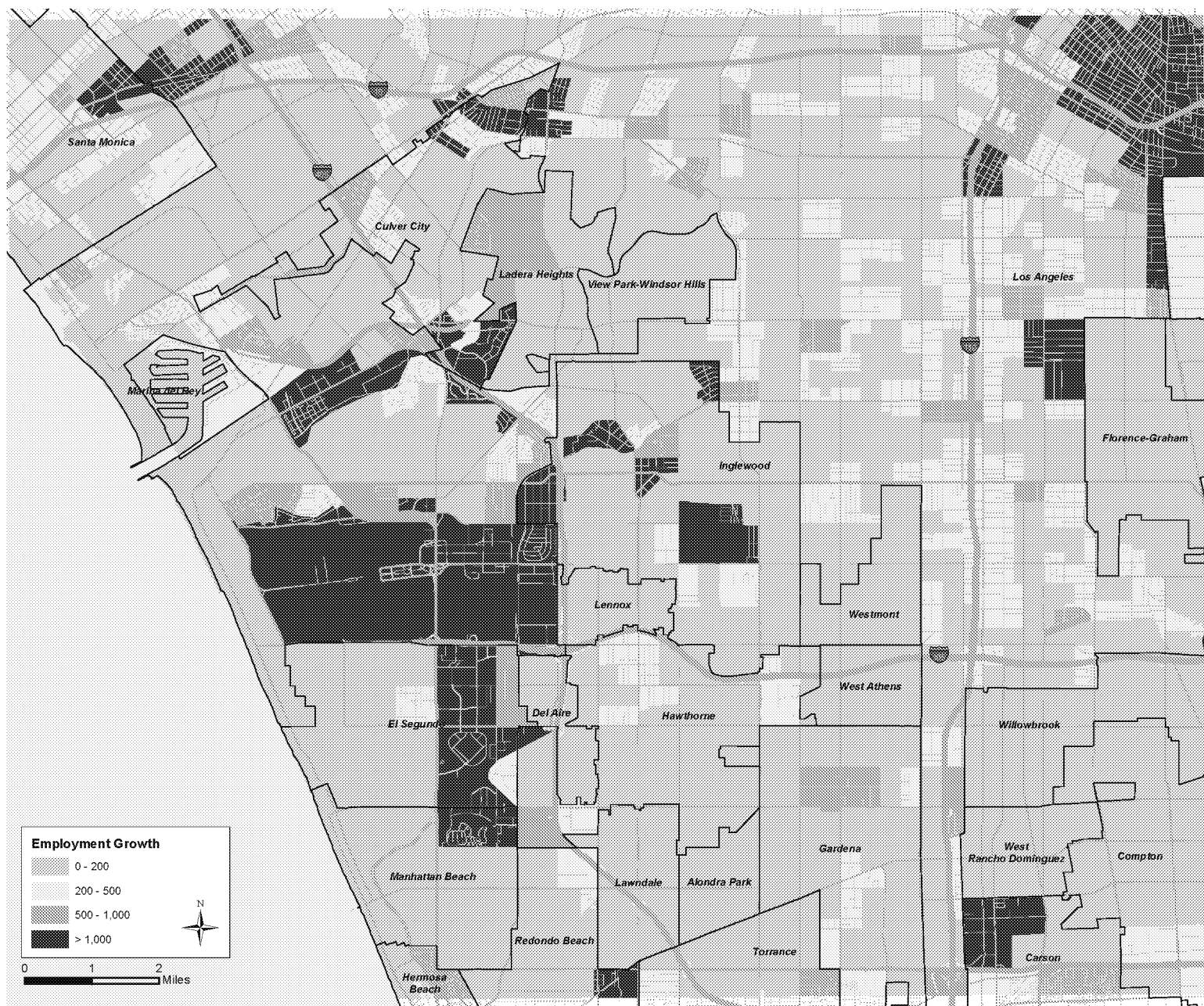
Portions of the South Bay Cities → 6%



**FIGURE B**  
**UPDATED POPULATION GROWTH IN STUDY AREA**



**FIGURE C**  
**UPDATED HOUSEHOLD GROWTH IN STUDY AREA**



**FIGURE C**  
**UPDATED EMPLOYMENT GROWTH IN STUDY AREA**

**TABLE C: SUMMARY OF OVERALL GROWTH WITHIN STUDY AREA**

Jurisdiction	Total Population Growth	Total Household Growth	Total Employment Growth
City of Los Angeles <sup>1</sup>	284214	131405	202569
Inglewood	38601	13530	38724
Culver City	7301	2540	13715
LA County <sup>1</sup>	16428	6222	4261
South Bay <sup>1</sup>	21985	8877	37954
Total within Study Area	368529	162574	297223

Note: 1. Only portions of areas in these jurisdictions within the Study Area are included

Similarly, from Table C, it can be observed that the percentage growth in overall Households within the Study Area would be distributed across the various jurisdictions in the following manner:

Portions of the City of Los Angeles → 81%

City of Inglewood → 8%

Culver City → 2%

Unincorporated areas of Los Angeles County → 4%

Portions of the South Bay Cities → 5%

Finally, Table C data indicates that the percentage growth in overall Total Employment within the Study Area would be distributed across the various jurisdictions in the following manner:

Portions of the City of Los Angeles → 68%

City of Inglewood → 13%

Culver City → 5%

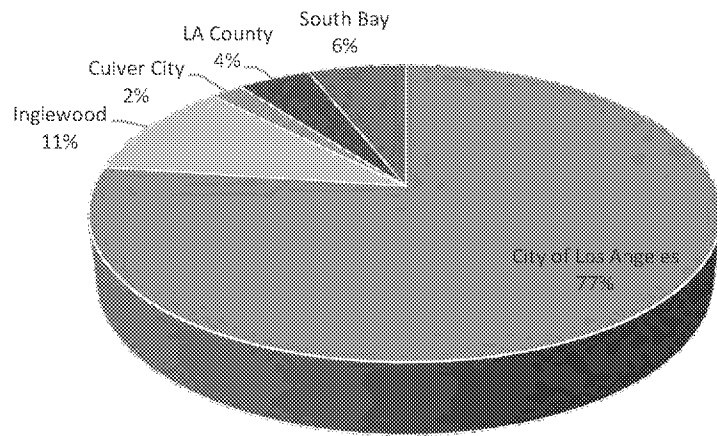
Unincorporated areas of Los Angeles County → 1%

Portions of the South Bay Cities → 13%

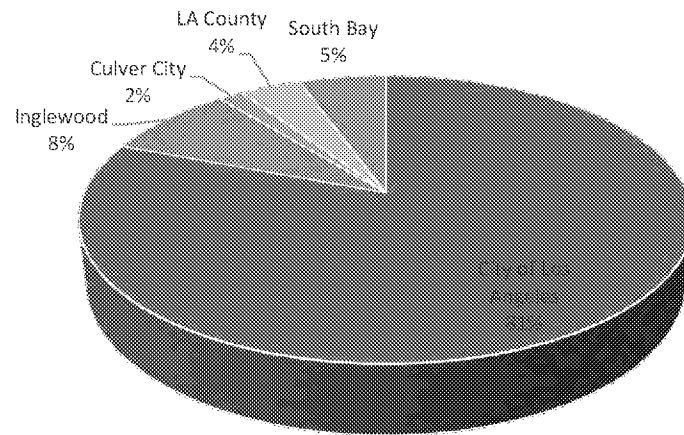
Figure E provides pie-charts indicating the breakdown of population growth, household growth and employment growth by jurisdiction within the study area.

In summary, analysis of the overall Study Area's substantial growth in population, housing and employment (including those associated with the related projects) indicates that this growth is spread out across all the jurisdictions including City of Los Angeles, Inglewood, Culver City, unincorporated areas of Los Angeles County and portions of the South Bay Cities consisting of El Segundo, Hawthorne and others.

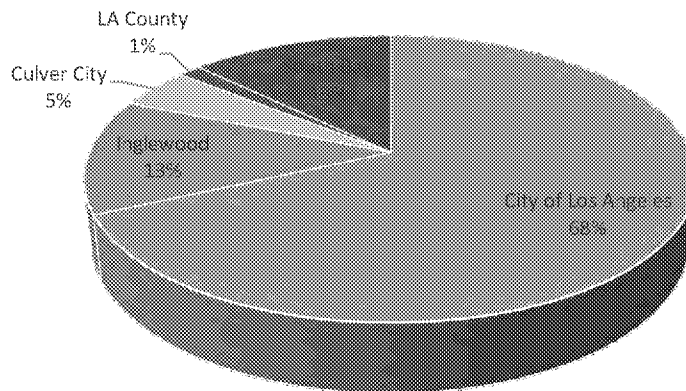




Percentage of Total Population Growth



Percentage of Total Household Growth



Percentage of Total Employment Growth

FIGURE E: DISTRIBUTION OF OVERALL GROWTH WITHIN STUDY AREA