

III. Environmental Setting



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A. Overview of Environmental Setting

The purpose of this Section is to provide an overview of the existing regional and local setting in which the Project Site is located, and a brief description of the existing conditions at the Project Site. Detailed environmental setting information is provided in each of the environmental issue analyses found in Section IV (Environmental Impact Analysis) of this Draft EIR. Section II (Project Description) provides additional information about baseline conditions at the Project Site.

1. Land Use

a. On-Site Conditions

The 68-acre Project Site is located in the Downtown area of the City of Los Angeles (City) on City-owned property developed primarily with the Los Angeles Convention Center (Convention Center) and STAPLES Center, which was built on a ground lease. The Project Site is generally bound by the following major roadways: the Caltrans right-of-way adjacent to Interstate/State Route 110 (I-110/SR-110, known as the Harbor Freeway) to the west;^{1,2} Chick Hearn Court to the north; Figueroa Street to the east; and Venice Boulevard and Interstate 10 (I-10, known as the Santa Monica Freeway) to the south.

¹ The Harbor Freeway is designated as I-110 south of I-10 and SR-110 north of I-10, adjacent to the Project Site. Most references herein are to the adjacent portion of SR-110.

² The Project Site's actual western boundary may be the current property line between the land owned by the City of Los Angeles and the Caltrans right-of-way in this area. The Applicant is proposing a Specific Plan boundary that accounts for a potential land exchange between the City and Caltrans where a remnant parcel owned by the City of Los Angeles adjacent to the Caltrans right-of-way would be transferred to Caltrans in exchange for the transfer to the City of three small remnant parcels of land owned by Caltrans. Upon the completion of such exchange, the Caltrans parcels, which are referred to "Add Areas," would be added within the Specific Plan area and the City parcel, referred to as the "Exchange Parcel," would be excluded from the Specific Plan area. The Add Areas and the Exchange Parcel are depicted in Figure II-6 on page II-11 of Section II, Project Description, of this Draft EIR. The purpose of the land exchange would be to provide a more uniform property line at the Caltrans right-of-way and to create a site for a more efficient design of the L.A. Live Way Garage, as further described on page II-9 of Section II, Project Description, of this Draft EIR.

The Convention Center consists of three main structures: the West Hall; the South Hall; and the Concourse Building. It totals approximately 1.54 million square feet of Floor Area.³ The West Hall, located north of Pico Boulevard and just east of L.A. Live Way, was built in 1971 and is the oldest of the Convention Center facilities with approximately 440,311 square feet of Floor Area. The South Hall, located south of Pico Boulevard and west of Figueroa Street, was built in 1993 and consists of approximately 619,617 square feet of Floor Area (or 814,111 square feet of Floor Area with Kentia Hall included).⁴ The Concourse Building, was also built in 1993 and spans Pico Boulevard to connect the West and South Halls. It includes Concourse Hall, which contains 262,359 square feet of Floor Area.

In addition, the Convention Center includes the following parking facilities: parking located below the West Hall and South Hall (including Kentia Hall, which can be used for exhibit space or parking); the above ground Venice Boulevard and Cherry Street Garages; and the Bond Street Parking Lot (which is surface parking only). These parking facilities collectively provide a total of 5,558 parking spaces.

STAPLES Center is located at the southwest corner of Figueroa Street and Chick Hearn Court (i.e., the northeast corner of the Project Site) and includes approximately 811,108 square feet of Floor Area and a capacity for 22,000 seats. Just south of STAPLES Center, Gilbert Lindsay Plaza fronts on Figueroa Street and extends southerly to Pico Boulevard. The plaza is developed as a hard surfaced public open space with limited landscaped areas and serves many functions, including as a limousine, bus, and taxi drop-off and pick-up location, and a public open space area.

The Project Site includes a variety of illuminated building identification and wall signs, as well as several animated and/or illuminated pole signs used to advertise events and sponsors. Section IV.C, Aesthetics/Visual Resources, provides a more detailed description of signage within the Project Site. In addition, a tabular listing of all existing signage at the Project Site is provided in Appendix D of this Draft EIR.

³ See Section II, Project Description, for a detailed discussion of units of measurement of area of the buildings, which include Gross Area, Floor Area and Rentable Area. Floor Area is defined in LAMC Section 12.03 as that area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space for the landing and storage of helicopters, and basement storage areas.

⁴ Kentia Hall is used as an exhibit hall or parking garage depending on the needs of the Convention Center.

b. Previous Land Use Approvals

Development of the Convention Center started in 1971 and continues under by-right land use permits, Conditional Use Permits, and Variances. These approvals, summarized below, provide the regulatory context for the Proposed Project.

Original Los Angeles Convention Center (West Hall)—The Los Angeles Convention Center started with the construction of the West Hall in 1971. The West Hall at that time provided 360,000 square feet of exhibit space and associated meeting rooms and parking. It was completed as a by-right development in the City's M (manufacturing) zoning district.

North Hall—The North Hall was developed in 1981, consisting of 106,000 square feet of temporary exhibition facilities. An additional 150,000 square feet of temporary exhibition facilities were subsequently constructed on an adjacent parking lot to accommodate the additional demand for exhibit space. The City approval of these facilities included two zoning variances (Case No. ZV 80-144 and Case No. ZA 85-0246 (ZV)), which reduced the parking requirements for the North Hall and the temporary exhibition facilities, both of which were subsequently demolished in 1998 in connection with the development of STAPLES Center.

Convention Center Expansion Project—The City approved a Conditional Use Permit (Case No. CPC 87-595 (CU)) for the Convention Center Expansion Project in 1987, which was proposed to be developed in two phases: Phase 1 was comprised of 376,000 square feet of new exhibit space, 25 meeting rooms, and a 5,000- or 6,000-seat auditorium; Phase II was comprised of an additional 140,000 square feet of exhibit spaces, and 30 meeting rooms. The Conditional Use Permit allowed the expansion of the Convention Center to a maximum of 1,652,000 square feet. As part of this approval, a total of 7,500 parking spaces were required to accommodate the entire project. The City prepared and certified an EIR (State Clearinghouse No. 86012210) to provide CEQA compliance for this project. This entitlement was modified, as described below, prior to the start of any new construction.

Change in Phasing of the Convention Center Expansion Project—In 1989, the CUP phasing was altered to allow development of 441,000 square feet of additional exhibition space and meeting rooms in Phase I of the project (instead of the previously approved 376,000 square feet). The City further reduced the parking requirement for the Convention Center, as a whole, to 6,000 spaces under a variance (Case No. ZA 89-0550 (ZV)). This entitlement served as the basis upon

which the South Hall as described below was constructed. In 1989, the City also finalized its Community Plan Update and changed the zoning for the Convention Center to C2-2-D-O.⁵

South Hall, Concourse Building, and Gilbert Lindsay Plaza—In 1993, the major expansion of the Convention Center was completed, including construction of the South Hall, the Concourse Building (including Concourse Hall), and Gilbert Lindsay Plaza. The South Hall was developed south of Pico Boulevard approximately 400 feet from the West Hall. In an attempt to integrate the Convention Center and to provide pedestrian connectivity between the two main halls, the Concourse Building was built, linking the two major halls via an approximately 25-foot-wide enclosed pedestrian bridge extending over Pico Boulevard. The Concourse Building connection provides both interior and exterior pathways. The Concourse Hall was developed within the Concourse Building to the east of the West Hall. Gilbert Lindsay Plaza was developed fronting along Figueroa Street and was developed as a hard surfaced public open space with trees and street furniture.

Kentia Hall Addition—In 1995, Kentia Hall was developed under the City-approved revision to building limits in Phase 1 of the Convention Center expansion project, allowing conversion of 210,000 square feet of existing garage and core areas underneath the South Hall for use as either exhibit and related uses or 418 parking spaces. When used for exhibit purposes, the area is referred to as Kentia Hall, which increased the total allowed development at the Convention Center to 1,862,000 square feet of Floor Area. The City also granted a variance (Case No. ZA 95-0062 (ZV)) to reduce the parking requirement of 6,000 spaces established in the 1989 variance to 5,880 spaces for Phase 1 and 5,460 spaces when Kentia Hall is in use. ZA 98-0524 (ZAI) later clarified that a total of 5,147 parking spaces is required if Kentia Hall is used as exhibit space, and 5,567 parking spaces are required if Kentia Hall is used as parking.

STAPLES Center—In 1997, the North Hall was demolished to make way for the STAPLES Center. This eliminated 100,000 square feet of Rentable Area. The City approved a CUP for STAPLES Center and for the original Los Angeles Convention Center (including West Hall and the improvements generally north of Pico Boulevard), which was determined to have been a “deemed-to-be-approved” use under Los Angeles Municipal Code Section 12.24 F. STAPLES Center was constructed with a total of 950,000 square feet of Gross Area.

⁵ C2-2-D-O is Commercial Zone, Height District 2 (up to 6:1 Floor Area Ratio), with Development restrictions on building intensity, and Oil drilling allowed.

Los Angeles Convention Center and STAPLES Center Signage Approval Ordinance—In 1999, the City approved the signage plan for the Convention Center property, with particular focus on STAPLES Center (City Ordinance No. 172465). In adopting the signage ordinance, the City acknowledged the need for signage that effectively communicates event-related information to patrons of the area and other businesses and facilities located in and around downtown Los Angeles. In addition, the Ordinance recitals made specific acknowledgments that adequate signage is necessary for sponsorship agreements with various commercial enterprises, including, most prominently, food, beverage, and consumer products, in order to finance the construction and ongoing operation of the sports and entertainment complex. The recitals also indicate that selling advertising space is a well-established practice at large-scale sports and entertainment venues throughout the country, particularly those venues which host televised events, and has become central to the economic growth and success of those facilities. The provisions established by the Ordinance specifically provide for a variety of sign types, including naming sponsor signs, entrance sponsor signs, signs on freestanding structures, scrolling readerboards, retail business signs, pole signs, Convention Center/Arena identification signs, and parking area signs. For each type of sign, the Ordinance regulates the number, location, height, area, and permitted illumination.

Zoning District Change—In 2005, as a part of the Central City Community Plan Update, the zoning for the Project Site, was changed to PF-4D-O, except for two parcels within the northeastern corner of the Project Site that remained zoned C2 (see Figure 11, Zoning Map, in Section IV.A, Land Use Planning, of this Draft EIR).

Bond Street Garage—In 2008, in order to provide additional parking facilities, the City approved the construction of the seven-level, 928-space Bond Street Garage in the location of the Bond Street surface parking lot pursuant to a Plan Approval under the 1987 CUP. This City action was supported by a CEQA Addendum to the 1986 EIR for the Convention Center Expansion Project. The Bond Street Garage has not been built (but would be as part of the Proposed Project).

c. Surrounding Land Uses

The Project Site is located in a highly urbanized area of Downtown. The areas surrounding the Project Site includes a diverse mix of commercial/retail, office, hotel, entertainment, restaurant, auto-related, residential, hospital, educational, manufacturing, and parking uses. Immediately north of the Project Site is L.A. LIVE, an entertainment, hotel and residential complex that includes the Nokia Theater L.A. LIVE, JW Marriott Los Angeles at L.A. LIVE (Marriott Hotel), Ritz-Carlton Los Angeles at L.A. LIVE (Ritz Hotel), Ritz-Carlton Residences at L.A. LIVE (Ritz Residences), ESPN Broadcast Facility, Regal Cinemas, the GRAMMY Museum, various restaurants and offices, Nokia Plaza L.A. LIVE,

and the East and West Garages. North of L.A. LIVE lies the City's Downtown Financial District, comprised largely of high-rise office towers. East of the Project Site is the South Park neighborhood, which includes high-rise residential and mixed-use towers. To the west is the Pico-Union area, with a variety of residential, manufacturing, related industrial, and commercial uses, buffered in part from the Project Site by SR-110 and some landscaping on both sides of the freeway.

Venice Boulevard forms the Project Site's southern boundary and is characterized by auto-related uses. To the south of the I-10 Santa Monica Freeway, the Figueroa Street corridor transitions into a variety of automobile-oriented industrial and retail/commercial buildings. The Los Angeles Community College District's Los Angeles Trade-Technical College campus is located south of Washington Boulevard and is the largest single land use in the area until the University of Southern California (USC), which is located about one mile south of the I-10 Santa Monica Freeway.

d. Land Use Plans and Related Regulations

The Proposed Project and the Project Site are subject to State Senate Bill (SB) 292 (refer to Appendix C of this Draft EIR), several regional and City land use plans, and the zoning requirements set forth in the Los Angeles Municipal Code (LAMC). SB 292, which was approved by the California Legislature in September 2011, requires the Proposed Project to reduce traffic congestion and global climate change impacts that may result from private automobile trips to the Event Center. The bill also includes provisions for the implementation and reporting of these requirements. Regional plans that are applicable to the Project Site include: the Southern California Association of Governments' (SCAG) 2004 Compass Blueprint Growth Vision Report (CBGV) and 2008 Regional Transportation Plan (RTP); the South Coast Air Quality Management District's (SCAQMD) 2007 Air Quality Management Plan (AQMP); and the Metropolitan Transportation Authority's (Metro) 2009 Congestion Management Plan (CMP). Applicable City land use plans include the following: the General Plan Framework Element; Central City Community Plan; Downtown Strategic Plan; Figueroa Corridor Economic Development Strategy; and the Walkability Checklist Guidance for Entitlement Review.

e. Existing Conditions

The existing conditions and environmental setting for each of the environmental topics addressed in the Draft EIR are set forth in Sections IV.A through IV.L.

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B. Basis for Cumulative Impact Analysis

1. Introduction

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

The California State CEQA Guidelines (Section 15130(a)) require that an EIR discuss the cumulative impacts of a project when the project’s incremental effect is “cumulatively considerable.” “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (Section 15065(a)(3)). In accordance with CEQA, a project’s contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency is required to identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable (Section 15130(a)(3)).

CEQA requires that the discussion of cumulative impacts reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. Rather, the discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the related projects contribute (Section 15130(b)).

CEQA states that complying with one of the following two protocols is necessary to provide an adequate discussion of significant cumulative impacts:

- (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
- (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan,

regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis provided in this EIR is generally based upon a list of 140 related projects, as discussed further below. A cumulative impact analysis is provided in each of the environmental issue areas contained in Section IV (Environmental Impact Analysis) of this EIR. Each of these sections provides a discussion of the methodology, criteria, and significance thresholds used to determine the level of significance for cumulative impacts for that particular environmental issue area.

All of the cumulative impact analyses provided in this EIR assumed that all 140 related projects, discussed below, are implemented. However, some analyses also included an ambient or regional growth factor. For example, as discussed further in Section IV.B, Transportation, the future traffic forecasts represent the growth in traffic projected to occur between 2011 and 2017, and were estimated by predicting two separate components of traffic growth in the study area. The first component of future traffic growth is future traffic generated by the related projects list, and the second component represents ambient growth (i.e., a general growth in traffic volumes due to other potential minor new developments in the study area, and regional growth and development outside of the study area).

2. Related Projects List

A list of proposed development projects in the area of the Proposed Project that could affect conditions in the Project Area (e.g., by adding traffic volumes to study area intersections and/or generating population increases) was prepared based on information obtained from the City of Los Angeles Department of Transportation; the City of Los Angeles Planning Department; the Community Redevelopment Agency of Los Angeles; various other studies, reports, and websites; and field observations.

A total of 133 potential related (cumulative) development projects were identified for inclusion in the cumulative impact analysis for this EIR. These related projects are in varying stages of the approval/entitlement/development process, and include projects that are under construction, projects that have been approved but not yet constructed, and projects that are currently proceeding through the planning process. Although the Proposed Project is expected to be completed by the fall of 2016, the year selected for the

analysis in this EIR is 2017 in order to account for any delays in construction that may occur.

The related projects consist of a variety of land uses reflecting the diverse range of allowable land uses in the Project Site vicinity. They include, but are not limited to, projects throughout the Central City and Westlake Community Plan areas and the Pico-Union 1 and 2 redevelopment areas. They include entertainment, hotel, cultural, retail, restaurant, residential, office, school, public facility, and mixed-use projects. The majority of the related projects would occur primarily as urban in-fill within the existing land use fabric of the area.

These related projects are listed in Table III-1 on page III-10, which identifies the name and location of each project, along with the types of land uses. The locations of the related projects are shown in Figure III-1 on page III-20. It should be noted that some of the related projects may not actually be built out by 2017, may never be built, or may be approved and built at reduced densities. To provide a conservative (worst case) forecast, the future baseline forecast assumes that all of the related projects are fully built out by 2017.

**Table III-1
List of Related Projects**

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
1	Plaza de Cultura Y Artes	501 N. Main St.	32,000 sf 25,000 sf 14,100 sf 23,700 sf	Community Bldg. Performing Arts Plaza House Educational Center and Museum
2	Mixed-Use ENV 2005-1049	1301 S. Olive St. (Olive/11th)	105 du 4,500 sf	Condominiums Retail
3	Western Galleria Market 2010-CEN-5311	100 N. Western Ave.	30,000 sf 98 du	Supermarket Apartments
4	Piero II (Lorenzo Res Development) 2004-CEN-1382	1076 W. 6th	600 du 20,000 sf	Apartments Retail
5	LAUSD CLAHS #11 HRD/PDC 2008-CEN-4648	1200 W Colton St.	25,500 sf 350 seats	Office Conference Center
6	Chevron/Icon Plaza Mixed-Use	Figueroa St./ Exposition Bl	18,000 sf 56 du	Shopping Center Apartment
7	Concerto Tower 2005-CEN-1989	900 S. Figueroa St.	629 du 27,000 sf	Condominiums Retail
8	Restaurant & Bar EAF2010-2899; 2011-CEN-5626	220 W. 9th St.	23,000 sf	Restaurant/Bar
9	New Medical Office Building (Good Samaritan Hospital) ENV2009- 0884EA	Wilshire Blvd./Witmer St.	150,000 sf	Imaging Center, Pharmacy, Surgical Suites, and Physician Offices
10	Ford Apartments	1000–1002 E. 7th St., Los Angeles, CA 90021	150 du 1 du	Affordable Housing Managers Unit
11	AMP Lofts	695 S. Santa Fe Ave., Los Angeles, CA		Affordable Housing, Apartments, Lofts, Mixed-Use, retail,
12	Hotel, condo hotel, Condominiums, retail & restaurant 2007-CEN-4046	2968 W. 6th (6th/Virgil Ave.)	80 rooms 112 du 165 du 7,500 sf 13,000 sf	Hotel Condo Hotel Condominiums Retail Restaurant
13	8th & Grand Mixed-Use Project 2005-CEN-2528	W. 8th St. (North of 8th St. between Grand and Olive)	875 du 34,061 sf 10,000 sf	Condominiums Retail Restaurants
14	L.A Trade Tech College 2003-CEN-0179	400 Washington Blvd. (Washington Blvd./ Flower St.)		5-Year Master Plan Project

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
15	Alameda District Plan	Alameda St./Los Angeles St.	8,200,000 sf 750 rooms 300 du 250,000 sf 70,000 sf	Office Hotel Apartments Retail Museum
16	Megatoys Residences (SCI-Arc Lot) 2006-CEN-3546	905 E. 2nd St. (West of SCI-Arc at Santa Fe Ave.)	320 du 18,716 sf	Condominiums Retail
17	Prop Q & F Public Safety Civic Ctr Facility Plan 2005-CEN-1959	Los Angeles St./ Temple St.	179,000 sf 30,000 sf 210 spaces	Jail Government Building Parking Structure
18	Almond Tree Village 2007-CEN-4178	3400 W. 3rd (3rd/Juanita Ave.)	147 du 261 du 20,000 sf 60,000 sf 300 stalls	Condominiums Senior Housing Retail Recreation Center Aiso St. Parking Facility
19	Mixed-Use Development (Pacific Electric Building) ENV2005-7019; 2005-CEN-2780	610 S. Main St.	13,921 sf 726 sf 726 sf	Restaurants Retail Pool/Event
20	LAUSD—Cen Reg Elem School #14 2007-CEN-4179	Alvarado St. (Northwest Corner of Alvarado St./Santa Ynez St.)	875 stu	Elementary school
21	Chinatown Gateway Project 2005-CEN-2348	Cesar Chavez Ave./ Broadway	280 du 22,000 sf	Apartments Retail
22	Mixed-Use (Herald Examiner) 2005-CEN-1907	146 W 11th (11th St./ Broadway)	20 du 32,670 sf 37,600 sf 565 du	Apartments Office Retail Condominiums
23	Mixed-use development	3033 W. Wilshire (Wilshire/Virgil Ave.)	190 du 5,540 sf	Live/Work condominiums Retail
24	Mixed-Use (Restaurant, retail, and health club) ENV2005-7017MN; 2005-CEN-2659	101–131 E. 6th St.	11,018 sf 8,927 sf 5,066 sf	Restaurant Retail Health Club
25	Hall of Justice 2004-CEN-1011	211 W. Temple St. (Temple St. /Spring St.)	30 empl. 1,000 spaces	Net increase in number of empl. from 1,630 to 1,660 Parking Structure
26	Quality Restaurant & Bar EAF 2003-9193	515 W. 7th St. (7th St./Olive St.)	8,891 sf 7,668 sf	Quality Restaurant Bar

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
27	LASED Entertainment District	Figueroa St. / 11th St.	1,200 rooms 3,600 seats 7,000 seats 345,000 sf 498,000 sf 165,000 sf 800 du	Hotel Cinema Theater Restaurants Retail Office Apartments
28	Metropolis Mixed-Use 2005-CEN-2260	851 S. Francisco St. (8th St./Francisco St.)	480 rooms 836 du 988,225 sf 46,000 sf	Hotel Condominiums Office Retail
29	Wilshire Center Project VTT66283; 2009-CEN-2883	3150 W. Wilshire Bl. (Wilshire/Vermont Ave.)	442 du 42,000 sf 8,900 sf	Condominiums Retail Restaurant
30	Condominiums ENV2006-3294MN	456 S. Witmer (Witmer/5th)	39 du	Condominiums
31	Mixed-Use Development 2006-CEN-3596	745 S. Spring (Spring/8th St.)	247 du 10,675 sf	Condominiums Retail
32	Mixed-Use ENV2005-7219MN; 2005-CEN-2537	1234 W. 3rd Street (3rd / Bixel St)	363 du 7,740 sf	Apartments Retail
33	Mixed-Use Residential, Retail and Restaurant 2006-CEN-3912	1150 S. Grand Ave. (Grand/12th)	351 du 125,000 sf 125,000 sf	Condominiums Retail Restaurant
34	Mixed-Use ENV2008-4679EA; 2008-CEN-4802	1050 S. Grand Ave. (Grand Ave./11th St.)	151 du 3,472 sf 2,200 sf	Condominiums Retail Restaurant
35	Mixed-Use Residential, Retail and Restaurant 2007-CEN-3970	609 W. 8th (8th/Grand/ Hope Project)	225 du 200 rooms 30,000 sf 32,000 sf	Condominiums Hotel Retail Restaurant
36	Apartment & Shopping Center	1011 Adams Blvd.	80 du 17,372 sf	Apartment Shopping Center
37	Bar/Lounge ENV 2005-0366	701 E 3rd Street	8,770 sf	Bar/Lounge
38	Chinatown Condominiums 2006-CEN-3305	1101 Main St. (Main/Rondout)	300 du	Condominiums
39	Mixed-Use Residential and Retail 2007-CEN-3969	1115 S. Hill St. (Hill/11th)	172 du 6,850 sf	Condominiums Retail
40	Residential Project ENV 2005-2156; 2005-CEN-1958	1311 W. 5th Street	80 du	Condominiums

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
41	Supermarket & Retail ENV 2005-1943	500 N Bunker Hill Ave.	17,000 sf 4,200 sf	Supermarket Retail
42	Little Tokyo Block 8 Project 2005-CEN-1993	200 S. Los Angeles St. (Los Angeles / 2nd St)	570 du 280 du 50,000 sf	Condominiums Apartments Retail
43	Mixed-Use Residential and Retail VTT-69213; 2006-CEN-3839	1901 W. 7th St. (7th/Bonnie Brae St.)	90 du 15,500 sf 82 du 17,300 sf	Ph 1—Apartments Ph 1—Retail Ph 2—Apartments Ph 2—Retail
44	YWCA Jobs Corps Campus— Nonprofit Community	1020 S. Olive St.	200 rooms 43,375 sf 6,900 sf 6,175 sf	Residential Office Classes Clinic
45	Gas Station with Mini-Market ENV2007-0119EA; 2007-CEN-4567	1600 W. Olympic Blvd (Olympic/Union Ave.)	2,044 sf 2,046 sf	Demolish existing 2,044 sf service station with mini-market Reconstruct 2,046 sf gas station (8 VFP) with canopy & mini-market with 25 parking spaces
46	Park/Fifth Project 2006-CEN-3234	501 S. Olive St. (Olive/5th)	900 du 19,000 sf 19,200 sf	Condominiums Retail Restaurant
47	Kawada Tower 2008-CEN-4803	240 S. Hill St. (Hill / 3rd)	330 du 12,000 sf	Condominiums Retail
48	Bunker Hill Design & Development Program EIR— Parcel Y	Block bounded by 3rd St., Olive St., Hill St., & 4th St.	960,000 sf 100,000 sf	Office Retail
49	Grand Avenue Project 2006-CEN-3022	Parcel Q and Parcel W—Bounded by 1st St., Grand Av., Hill St., & Upper 2nd St. Parcel L/M-2— Bounded by GTK Way, Hope St., & Upper 2nd St.	1,648 du 412 du 681,000 sf 449,000 sf 275 rooms	Condominiums Apartments County Office Building Retail/Restaurant/Supermarket/ Health Club Hotel
50	Condominiums ENV2005-8446, 2006-CEN-3110	221 S. Los Angeles St. (Los Angeles St./2nd St.)	300 du 3,400 sf	Condominiums Retail
51	Citi Corp Plaza Phase III	755 S Figueroa St. (7th/Figueroa St.)	792,000 sf	Office

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
52	Mixed-Use Development 2006-CEN-2870	1027 W. Wilshire Project (Wilshire/ St. Paul St.)	402 du 4,728 sf	Condominiums Retail
53	Mixed-Use ENV2006-0185; 2006-CEN-3169	1135 W. 7th St. (7th Street/Lucas)	130 du 7,000 sf	Condominiums Retail
54	Mixed-Use 2004-CEN-1507	327 N. Fremont Ave. (Fremont /Temple)	600 du 30,000 sf	Apartments Retail
55	Mixed-Use 2006-CEN-2867	315 W. 9th St. (9th St./Hill)	210 du 9,000 sf	Condominiums Retail
56	One Santa Fe Project (Mixed-Use) 2006-CEN-2977	300 S. Santa Fe Av. (2nd St./Santa Fe Ave.)	442 du 17 du 25,000 sf	Condominiums Live/Work Units Retail
57	Wholesale Market ENV2006-2241EA	1016 S. Towne Ave. (Towne/10th)	78,972 sf	Wholesale Market
58	Mixed-Use 2006-CEN-2885	1111 W. Wilshire Blvd. (Wilshire/Bixel)	420 du 40,000 sf	Condominiums Retail
59	Bunker Hill Mixed-Use 2005-CEN-1930	720 W. Cesar Chavez (Cesar Chavez/ Bunker Hill Ave.)	272 du 6,431 sf 8,000 sf	Condominiums Retail Restaurant
60	2 Hi Rise Condo Buildings 2006-CEN-3090	1360–1500 S. Figueroa St. (Figueroa/Pico)	622 du	Condominiums
61	Witmer Project ENV-2006-8586, 2006-CEN-3487	1247 W. 7th St. (7th/Witmer)	186 du 6,200 sf	Condominiums Retail
62	Condos (TT67738) ENV2006-7615MN	855 N Figueroa Tier Figueroa / College	102 du	Condominiums
63	Mixed-Use	819 Santee St. (Santee / 9th)	96 du 7,800 sf	Condominiums Retail
64	1133 Hope Street Project	1133 Hope Street	159 du 6,827 sf	Condominiums Restaurant
65	Hope Street Family Center—Non Profit Community	SE corner of Venice Bl. & Hope St.	26,000 sf	Community Ctr. (Housing Admin. Office, Classrooms & Outdoor Basketball Court, Rec. Ctr., Open Space)
66	LAUSD—Central LA High School #12 2004-CEN-1845	1201 W. Miramar St.	500 stu	High School
67	Medical Office Addition ENV 2005-1865	2100 W. 3rd St.		
68	LAUSD—Central Reg Middle School #7 2005-CEN-1982	Compton Av./Adams Av.	1,350 stu	Middle School

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
69	Mixed-Use 2005-CEN-2261	2051 E. 7th St.	182 du 3,000 sf	Condominiums Retail
70	Mixed-Use Development 2005-CEN-2347	2525 W. Wilshire Bl.	118 du 3,000 sf	Condominiums Retail
71	Bus Maintenance & Inspection Facility 2005-CEN-2784	454 E. Commercial St.	2 acres	Bus Maintenance & Inspection Facility
72	Flower/23rd Mixed-Use 2006-CEN-3134	2300 S. Flower St.	1,500 du 40,000 sf	Apartments Retail
73	Mixed-Use Residential and Retail ENV2006-10071; 2007-CEN-4042	1011 E. Adams Ave.	80 du 17,372 sf	Apartments Retail
74	Condominiums ENV2007-1545-MND; 2007-CEN-4168	800 E. Pico Bl.	131 du	Commercial Condominiums
75	Mixed-Use 2007-CEN-4045	3200 W. Beverly Bl.	32 du 5,870 sf	Apartments Retail
76	Industrial Park 2007-CEN-4582	1005 S. Mateo St.	94,849 sf	Industrial Park
77	Warehouse/Office/Manufacturing 2007-CEN-4561	1115 S. Boyle Av.	295,000 sf 77,000 sf 66,000 sf	Warehouse Office Manufacturing
78	East 27th Street Charter School ENV2007-4646-MND; 2007-CEN-4534	1655 E. 27th St.	1,120 stu	Charter School
79	Center Land VTT-69572-CN; 2007-CEN-4323	418 S. Spring St.	96 du 122 du 10,000 sf 2,000 sf 4,000 sf	Condominiums Hotel Rooms Restaurant/Retail Spa Bar/Lounge
80	Affordable apartments ENV2007-4833-MND; 2007-CEN-4644	431 S. Lucas Av.	75 du	Apartments (affordable)
81	Mixed-Use Building ENV2008-0386-EAF; 2008-CEN-4672	233 W. Washington Bl.	92 du 24,250 sf 24,250 sf	Apartments Retail Office
82	Apartments ENV2007-5762-EAF; 2008-CEN-4653	715 N. Yale St.	65 du	Apartments
83	Bixel/Lucas (Good Samaritan) Mixed-Use Project ENV2007-5887-EIR; 2007-CEN-4520	1136 W. 6th St.	725 du 39,999 sf	Apartments Retail

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
84	9th/Olive Mixed-Use 2007-CEN-4297	860 S. Olive St.	98 du 11,000 sf 6,000 sf 8,000 sf 255 du	Live/Work Retail Restaurant Retail Condominiums
85	Apartments 2007-CEN-4553	2455 S. Figueroa St.	145 du	Apartments
86	Condominiums & Retail ENV2007-5870-MND; 2008-CEN-4651	820 S. Hoover St.	32 du 45,000 sf	Condominiums Retail
87	Condominiums ENV2008-0432-MND; 2008-CEN-4671	1340 S. Olive St.	150 du	Condominiums
88	Mixed-Use 2008-CEN-4659	1924 W. Temple St.	132 du 73 du 46 du 19,103 sf	Hi-Rise Condominiums Condominiums Apartments Retail
89	LAUSD Central Region MacArthur Park Elem School 2008-CEN-4676	2300 W. 7th St.	400 stu	Elementary School
90	Commercial Condominiums ENV2007-5030-MND	800 E. 12th St.	320,497 sf	Light-Manufacturing Condominiums
91	Libeskind Tower 2008-CEN-4774	1340 S. Figueroa St.	273 du 10,000 sf 9,000 sf	Condominiums Spa Restaurant
92	Office 2008-CEN-4699	1130 W. Wilshire Bl.	86,844 sf	Office
93	MTA Bus Facility 2008-CEN-4450	920 N. Vignes St.	271 buses 647 empl.	Bus Maintenance & Inspection Facility
94	Embassy Tower 2008-CEN-4779	848 S. Grand Av.	420 du 38,500 sf	Hi-Rise Condominiums Market
95	Beverly + Lucas Project 2008-CEN-4799	1430 W. Beverly Bl.	157 du	Apartments
96	Wyvernwood/Boyle Heights Mixed- Use Project ENV2008-2141-EIR; CPC-2010-851-SP	2901 E. Olympic Bl.	1,200 du 3,200 du 150,000 sf 175,000 sf	Apartments Hi-Rise Condominiums Office Shopping Center
97	Mixed-Use ENV2003-6904-MND; 2005-CEN-2248	3670 W. Wilshire Bl.	378 du 8,000 sf	Condominiums Other

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
98	Mixed-Use 2004-CEN-1098	450 S. Western Av.		Mixed-Use Project
99	LAUSD Central Region Elementary School #5		575 stu	Elementary School (K–5)
100	Shopping Center ENV2006-0262MND; 2006-CEN-3002	3060 W. Olympic Bl.	109,006 sf	Shopping Center
101	Mixed-Use 2005-CEN-2715	694 S. Hobart Bl.	242 du 40,810 sf 24,200 sf 13,000 sf 18,150 sf 5,880 sf	Hotel Rooms Health Club Restaurant Night-Club Office Retail
102	Mixed-Use Residential and Retail ENV2005-3963-MND	3324 W. Wilshire Bl.	108 du 3,450 sf	Condominiums Retail
103	Medical Office & Retail ENV2007-5577-EAF; 2008-CEN-4655	2789 W. Olympic Bl.	46,771 sf 5,570 sf	Medical Office Retail
104	Apartments ENV2005-5551-MND; 2007-CEN-2613	2819 S. Griffith Ave.	458 du	Apartments
105	Mixed-Use ENV2006-7211-MND; 2006-CEN-3710	805 S. Catalina St.	224 du 7,000 sf	Condominiums Retail
106	Mini Shopping Center ENV2007-1966-MND; 2007-CEN-4325	4051 S. Avalon Bl.	11,052 sf	Shopping Center
107	Apartments VTT-69432-CN; 2007-CEN-4134	670 S. Berendo St.	150 du	Apartments
108	Industrial Park Tract Map ENV2008-799-EIR; 2007-CEN-4374	1843 E. 41st St.	643,000 sf	Warehouse
109	Restaurant/Entertainment Facility ENV2008-1103-EAF; 2008-CEN-4796	2309 S. Santa Fe Av.	37,320 sf	Restaurant
110	Mixed-Use (Condo Hotel) 2008-CEN-4866	3240 W. Wilshire Bl.	117 du 13,707 sf 287 du 38,047 sf 4,419 sf	Condominiums High-turnover restaurant ^a Hotel Restaurant Restaurant
111	LAUSD Central Reg Elem School #21 2008-CEN-4697	4501 S. Central Av.	650 stu	Elementary School

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
112	Day Care & Health Clinic ENV2008-0598-MND; 2008-CEN-4790	1010 E. Jefferson Bl.	6,170 sf 5,310 sf	Daycare/Child Education Center Health Clinic
113	LAUSD Central Region Elem School #20 2008-CEN-4679	W. Council St./ Westmoreland Av.	800 stu	Elementary School
114	LAUSD South Region Elem School #10 2008-CEN-4714	800 W. Vernon Av.	650 stu	Elementary School
115	Laborers Local 300 HQ 2009-CEN-5090	2005 W. Pico Bl.	30,300 sf 45,000 sf	Office Space Assembly Hall
116	Apartments 2008-CEN-4793	2929 W. Leeward Av.	125 du	Apartments
117	LA Dodger Stadium the Next 50 Years 2008-CEN-4839	1000 W. Elysian Park Av.	23,750 sf 38,490 sf 35,570 sf 138,565 sf	Specialty Restaurant Restaurant Museum Office
118	Mixed-Use ENV2008-3993-EAF	4760 S. Figueroa St.	33 du 10,750 sf	Condominiums Retail
119	Mixed-Use ENV2008-4229-MND; 2008-CEN-4927	2700 S. Figueroa St.	171 du 22,000 sf	Apartments Retail
120	Wilshire Hoover Shopping Center ENV2008-4960-EIR; 2009-CEN-4965	2908 W. Wilshire Bl.	156,000 sf	Shopping Center
121	Condominiums ENV2008-3643MND; 2008-CEN-4920	3001 S. Western Av.	66 du 83 spaces	Condominiums Parking Spaces
122	Mixed-Use (Condo Hotel) 2009-CEN-4969	635 S. Catalina St.	136 du 10,998 sf	Condominiums Restaurant
123	Affordable Housing & Assisted Living 2009-CEN-5053	2924 W. 8th St.	37 du 48 du	Apartments (Affordable) Apartments (Assisted Living)
124	Oak Village Residences ENV2005-8476-EIR; 2008-CEN-4888	902 W. Washington Bl.	142 du	Condominiums
125	Sunset Flats Mixed-Use 2009-CEN-5071	2225 W. Sunset Bl.	65 du 15,550 sf	Condominiums Retail and Restaurant
126	Renovate California American African Museum 2009-CEN-5089	600 S. State St.	24,000 sf 77,000 sf	Renovate Existing Museum New Museum Construction

Table III-1 (Continued)
List of Related Projects

Project No.	Project Name/ EAF #/DOT Case #	Location	Size	Project Description
127	Wilshire Grand Redevelopment Project ENV2009-1577-EIR; 2009-CEN-5080	930 W. Wilshire Bl.	560 rooms 100 du 1,500,000 sf 255,000 sf	Hotel Rooms Residential Units Office Retail/Restaurant
128	Pacific Charter Middle School 2009-CEN-5094	1371 W. 35th St.	300 stu	Existing School Conversion
129	USC All Sports Building 2010-CEN-5175	1010 W. Jefferson Bl.	91,130 sf	Athletic Building
130	Convert Vacant Theater/ Restaurant to Restaurant w/ Entertainment ENV2009-4043-MND; 2010-CEN-5185	2139 W. Sunset Bl.	5,979 sf	Restaurant/Theater
131	Washington Bl. Opportunity MU (Mercy Hsg) 2009-CEN-5050	E. Washington Bl./ Los Angeles St.	230 du 32 du 19 ksf	Residential Units Renovate Residential Units Specialty Retail/Restaurant
132	USC Master Plan 2009-CEN-5110	W. Jefferson Bl./ Figueroa St.		Modernize, enlarge, & consolidate existing USC Campus Facilities
133	Barlow Hospital Replacement and Master Plan Project ENV-2009-2519-EIR	2000 Stadium Way, Los Angeles, CA 90026	56 beds 31,000 sf 24 beds 888 du 15,000 sf	Hospital Admin/Support Facility Nursing Home Multi-Family Residential Retail

sf = square feet

du = dwelling units

stu = students

^a A restaurant that serves food or beverages for consumption on or off the premises and often includes a counter where customers order and pay for food before it is consumed.

Source: The Mobility Group, July 2011, compiled from information obtained from LADOT, City of Los Angeles Planning Department, Los Angeles Community Redevelopment Agency, and other studies, reports and websites. Refer to Appendix I.1 – Convention Center Modernization and Farmers Field Project EIR Transportation Study, Section 3.2.



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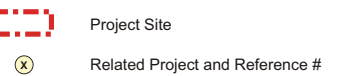


Figure III-1
Location of Related Projects