

3.0 ENVIRONMENTAL SETTING

This section provides a general overview of the environmental setting for the project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

This section generally describes the regional setting for the project site. More detail regarding the setting for individual issue areas can be found in Section 4.0, *Environmental Impact Analysis*.

a. Air Quality. The South Coast Air Basin, in which the project site is located, is a non-attainment area for both the federal and state standards for ozone and particulate matter. The Basin is classified as an attainment area for the state and federal standard of carbon monoxide. The Basin is in attainment of the state and federal standards for nitrogen dioxide, and the state standards of carbon monoxide. The Basin exceeded the federal CO standard once in 2002. Added to a perfect record in 2001 (no exceedances), this fulfills the compliance requirement of no more than one day exceeding the standard in two consecutive years.

b. Demographics. The project site is within the City of Los Angeles and County of Los Angeles. The 2009 population of Los Angeles is estimated to be 4,065,585 persons (California Department of Finance, 2009). The City's housing stock currently consists of an estimated 1,407,967 housing units. The average household size in the City is about 2.97 persons per household (California Department of Finance, 2009). The 2009 population of the County of Los Angeles is estimated to be 10,393,185 (California Department of Finance, 2009). The County's housing stock currently consists of an estimated 3,385,944 housing units (U.S. Census Bureau, 2009).

c. Land Use. The City of Los Angeles encompasses approximately 469 square miles. The City is almost entirely developed. The project site is located within the Central City North Community Plan area. The Central City North Community Plan is one of 35 community plans that make up the City of Los Angeles General Plan Land Use Element. The Central City North Community Plan Area contains 2005 acres which is less than one percent of the land in the City of Los Angeles. The plan area is adjacent to downtown Los Angeles and bounded by the Los Angeles River to the east, the City of Vernon to the south, Alameda Street, Cesar Chavez Avenue, Sunset Boulevard, and Marview Avenue to the west, and Stadium Way, Lilac Terrace, and North Broadway to the north. The plan area is surrounded by the communities of Silverlake-Echo Park-Elysian Valley, Central City, Boyle Heights, and Northeast Los Angeles. The City of Los Angeles General Plan contains goals, objectives and policies pertaining to development in the region. The Central City North Community Plan contains policies and programs intended to guide development in the area.

d. Circulation. The project site is located in the highly urbanized Central City North Community Plan area. In general, streets and freeways within the project vicinity are under the jurisdictions of the City of Los Angeles and the California Department of Transportation (Caltrans). The Central City North Community Plan Area consists of a combination of grid and curvilinear streets and includes both the industrial district east of Alameda Street from the Santa Ana Freeway

south to the City of Vernon and the largely commercial and residential Chinatown district north of the U.S. 101 freeway. Regional access is provided by U.S. 101, Interstate 5 (I-5) and Interstate 10 (I-10). Alameda Street is also a major thoroughfare running north/south from the port of Los Angeles through the majority of the City to the Chinatown district, and can be utilized to access the region. The City of Los Angeles and the greater Los Angeles area is served by extensive public transportation networks including Amtrak, subways, light-rail, buses and shuttles.

e. Geology. The project site is located along the southern edge of the Transverse Ranges Geomorphic Province, immediately adjacent to the northern end of the Los Angeles Basin. The Los Angeles Basin is a lowland coastal plain 80 kilometers (50 miles) long by 32 kilometers (20 miles) wide that slopes gradually southward and westward toward the Pacific Ocean. The coastal plain overlies a structural trough filled with a thick sequence of early Cenozoic¹ through Holocene marine and nonmarine sediments deposited as the basin subsided. Youngest sediments include alluvium deposited by the Los Angeles River.

The Los Angeles Basin occupies the intersection of the north-northwest trending Peninsular Ranges Geomorphic Province and the east-west trending Transverse Ranges Geomorphic Province. The Peninsular Ranges are characterized by a series of mountain ranges and intervening valleys that extend from Los Angeles to Baja California. The Transverse Ranges, which form the northern boundary of the Los Angeles Basin, extend from Point Arguello eastward to the Joshua Tree National Monument, where they merge with the Mojave and Colorado deserts.

Southern California seismicity is dominated by the intersection of the north-northwest trending San Andreas Fault system and the east-west trending Transverse Ranges fault system. The orientation and activity of both fault systems have resulted from strain that is produced by the relative motions of the Pacific and North American Tectonic Plates. This strain is relieved by right-lateral² strike-slip faulting on the San Andreas and related faults and by vertical, reverse-slip or left-lateral strike-slip displacement on faults in the Transverse Ranges. Effects of this structural deformation include mountain building, basin development, widespread regional uplift, and earthquake generation.

f. Hydrology. The project site is within the Central (groundwater) Basin. The Central Basin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This basin is bounded on the north by a surface divide called the La Brea High, and on the northeast and east by less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills. The southeast boundary between the Central Basin and the Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel rivers drain inland and pass across the surface of the Central Basin on their way to the Pacific Ocean.

¹ The Cenozoic era spans the time from 66 to 1.6 million years ago. The Quaternary period spans the time from 1.6 million years ago to the present. The Holocene, or Recent, epoch spans the end of the Quaternary period, from 11,000 years ago to the present.

² A strike-slip fault is a fault separating blocks of rock that slide past each other horizontally. A right-lateral strike-slip fault is a strike-slip fault on which the displacement of the more distant block is to the right when viewed from either side. On a left-lateral fault the displacement is in the opposite direction. A reverse-slip fault is a fault that dips at an angle below the surface on which the overhanging block of rock slides upward over the underlying block.

Average precipitation throughout the Basin ranges from 11 to 13 inches, with an average of about 12 inches.

g. Climate/Meteorology. The project site is located within the South Coast Air Basin (SCAB), an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. SCAB includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Geronio Pass area in Riverside County. The terrain and geographical location determine the distinctive climate of the SCAB, as SCAB is a coastal plain with connecting broad valleys and low hills.

The southern California region lies in the semi-permanent high-pressure zone of the eastern Pacific. The Mediterranean climate of the region and the coastal influence, produce moderate temperatures year round, with rainfall concentrated in the winter months. Average precipitation throughout the Basin ranges from 11 to 13 inches, with an average of about 12 inches.

3.2 PROJECT SITE SETTING

This section describes the general setting for the immediate project site vicinity. More detail regarding the settings for individual issue areas can be found in Section 4.0, *Environmental Impact Analysis*.

a. Aesthetics. The project site encompasses approximately 5.66 acres at the northeast corner of Alameda Street and 1st Street on the edge of the Little Tokyo community in downtown Los Angeles. The site vicinity is highly urbanized and characterized by a mix of uses and development densities. Figures 4.1-1 through 4.1-3 in Section 4.1, *Aesthetics*, illustrate existing visual conditions on and around the project site.

b. Air Quality. The City of Los Angeles is within the South Coast Air Basin (SCAB), which is generally characterized by sparse winter rainfall and hot summers tempered by cool ocean breezes. A temperature inversion, a warm layer of air that traps the cool marine air layer underneath it and prevents vertical mixing, is the primary weather feature that allows contaminants to accumulate in the SCAB. The mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds. Santa Ana winds are strong northerly or northeasterly winds that originate from the desert of the Great Basin and predominantly occur from September through March. Usually warm, dry, and full of dust, these winds are particularly strong in passes and at the mouths of canyons. Sustained winds of 60 miles per hour, with higher gusts, are common for these conditions. On average, Santa Ana wind conditions occur five to ten times per year, with each event lasting up to a few days. The climate of the area is not unique, but the high concentration of mobile and stationary sources of air contaminants in the western portion, in addition to the mountains that surround the perimeter of the Basin contribute to poor air quality in the region.

The coastal areas show little variation in temperature on a year-round basis due to the moderating effect of the marine influence. On average, August is the warmest month while January is the coolest month. Most of the annual rainfall in the Basin falls between November and April. Annual average rainfall averages around 14 inches in downtown Los Angeles.

c. Cultural and Historic Resources. A 1948 historic aerial shows the neighborhood that existed on the site prior to the construction of 432 East Temple Street (formerly Turner Street). Other than single-family houses that lined the north side of what is now East Temple Street and a portion of the south side where the current building is located, the area appears to have been predominantly industrial by the middle of the twentieth century. Banning Street ran east to west through the block and was used by the Atchison Topeka and Santa Fe Railway; several termini were located on the block.

The existing onsite building located at 432 East Temple Street (Turner Street on the new building application) was constructed in 1952 on three lots that were consolidated at the time of construction. Photos of the existing onsite building are shown on Figure 4.3-1 in Section 4.3, *Cultural and Historic Resources*. It was designed by architect E.L. Wilson as a light manufacturing building for the Zinsco Electrical Products Company, who had their main offices at 729 East Turner Street. A mezzanine was added to the interior of the building in 1955. In 1976, the building changed in use from a retail warehouse to packaged food storage and, in 2005, from a warehouse to a medical office building, according to the Certificate of Occupancy forms for those years. Several garage entrances at the north façade of the building were filled in and various window openings were boarded up with plywood.

d. Geology. The project site is situated approximately one mile west of the Los Angeles River. The river flows through a narrow floodplain between the Elysian Park and Repetto hills, and continues southward across the basin. Approximately 1.5 miles northeast of the project site, the Arroyo Seco joins the river at the base of Elysian Park Hills, near Glendale Junction.

The project site is relatively flat. The site slopes very gently in an east-southeasterly direction toward the Los Angeles River, at a less than 1% slope gradient. Surface elevation is about 280 feet above mean sea level. The project site is located within the Transverse Ranges Geomorphic Region of California, characterized by east-west trending Santa Monica Mountains/Puente Hills ranges. The foothills, referred to in geologic references as Elysian Park and Repetto hills, are comprised predominately of Pliocene Fernando and Upper Miocene Puente marine sedimentary formations. The Transverse Ranges Region is also characterized by a series of northeast-southwest trending faults associated with the San Andreas Fault system.

e. Hazards and Hazardous Materials. The project site encompasses approximately four acres and is currently developed with a public parking lot and an approximately 19,500 square foot (sf) office building. Surrounding land uses include a City of Los Angeles Department of Water and Power facility located to the northwest of the site on the northwest corner of Alameda Street and East Temple Street; the Little Tokyo/Arts District Metro Gold Line station immediately adjacent to the west of the site; a light industrial/warehouse building and the Japanese American National Museum located across Alameda Street to the west of the project site; a restaurant and surface parking lot to the southwest of the site on the southwest corner of 1st Street and Alameda Street; multi-family residential buildings, a car wash and the Sogo/Chugokaya Hotel located across 1st Street to the south of the site; and a City of Los Angeles Emergency Operations Center and the Nishi Honganjo Buddhist Temple located immediately east of the site. Figure 2-4 in Section 2.0, *Project Description*, shows an aerial photo of surrounding land uses.

f. Hydrology and Water Quality. The project site is generally flat. As with the majority of the downtown Los Angeles area, the majority of the project site is covered with impervious surfaces. It is estimated that impermeable surfaces currently cover approximately 90% of the project site. Runoff from the project site flows through existing storm water infrastructure, including culverts and surface gutters, all of which generally flow east toward the Los Angeles River. The Los Angeles River drains to the Pacific Ocean.

g. Land Use. The project site encompasses approximately 5.66 acres at the northeast corner of Alameda Street and First Street on the edge of the Little Tokyo community, in the City of Los Angeles, County of Los Angeles. The project site is within the Central City North Community Plan area. The Los Angeles General Plan designates the majority of the project site as Regional Commercial, while a portion of the northwest corner of the site is designated as Heavy Manufacturing. Similarly, the majority of the site is zoned C2, Commercial, while the portion of the northwestern corner of the site within the Heavy Manufacturing land use designation is zoned M3, Heavy Industrial. Figures 3-1 and 3-2 show the General Plan land use designations and zoning of the project site and the surrounding area.

The City of Los Angeles owns the project site. Existing development on the project site includes an 182,225 square foot (sf) public parking lot and an approximately 19,500 sf office building. Banning Street and Turner Street run through the project site in an east-west direction; however, both of these street segments, which are located on the project site, are currently closed to traffic.

Surrounding land uses include a Department of Water and Power facility located across East Temple Street to the north of the site; a Veterans' Affairs Hospital located to the northwest of the site on the northwest corner of Alameda Street and East Temple Street; the Little Tokyo/ Arts District Gold Line light rail transit station immediately adjacent to the west of the site; the Geffen Contemporary at the Museum of Contemporary Art (MOCA) and the Japanese American National Museum located across Alameda Street to the west of the project site; a restaurant and surface parking lot to the southwest of the site on the southwest corner of First Street and Alameda Street; multi-family residential buildings, a car wash and the Sogo/Chugokaya Hotel located across First Street to the south of the site; and a City of Los Angeles Emergency Operations Center and the Nishi Hongwanji Buddhist Temple located immediately east of the site (see Figure 2-1, regional location and Figure 2-2, project site location, in Section 2.0, *Project Description*).












h. Noise. The project site is located in an urbanized setting at the northeast corner of Alameda Street and First Street, at the edge of the Little Tokyo community in downtown Los Angeles. Surrounding land uses include a Department of Water and Power facility located across East Temple Street to the north of the site; a Veterans' Affairs Hospital located to the northwest of the site on the northwest corner of Alameda Street and East Temple Street; the Little Tokyo/ Arts District Metro Gold Line station immediately adjacent to the west of the site; the Geffen Contemporary at the Museum of Contemporary Art (MOCA) and the Japanese American National Museum located across Alameda Street to the west of the project site; a restaurant and surface parking lot to the southwest of the site on the southwest corner of First Street and Alameda Street; multi-family residential buildings, a car wash and the Sogo/Chugokaya Hotel located across First Street to the south of the site; and a City of Los

This page intentionally left blank





LAND USE



RESIDENTIAL ¹

MULTIPLE FAMILY		CORRESPONDING ¹¹ ZONES	COMMERCIAL		CORRESPONDING ¹¹ ZONES
	LOW MEDIUM II	RD1.5,RD2,RW2, RZ2.5		GENERAL ⁴	C1.5,C2,C4,RAS3,RAS4
	MEDIUM	R3		COMMUNITY ²	CR,C2,C4,RAS3,RAS4
	HIGH MEDIUM	R4		REGIONAL	CR,C1.5,C2,C4, RAS3,RAS4,R3,R4,R5
INDUSTRIAL ¹					
	COMMERCIAL ⁶ INDUSTRIAL	CM,P		OPEN SPACE, PUBLIC FACILITIES	OS,A1
	LIGHT ⁶	MR2,M2		PUBLIC FACILITIES ⁸	PF
	HEAVY ⁶	M3			











SPECIAL BOUNDARY

-  Artist-In-Residence District
-  Alameda East Redevelopment Study Area

ADMINISTRATIVE BOUNDARY






-  City Boundary
-  Community Boundary

CIRCULATION


-  Scenic Freeway
-  Freeway ³
-  Scenic Major Hwy II
-  Scenic Collector Hwy
-  Major Highway II
-  Secondary Highway
-  Collector Street
-  Local Street ³
-  Railroad
-  San Bernardino Busway

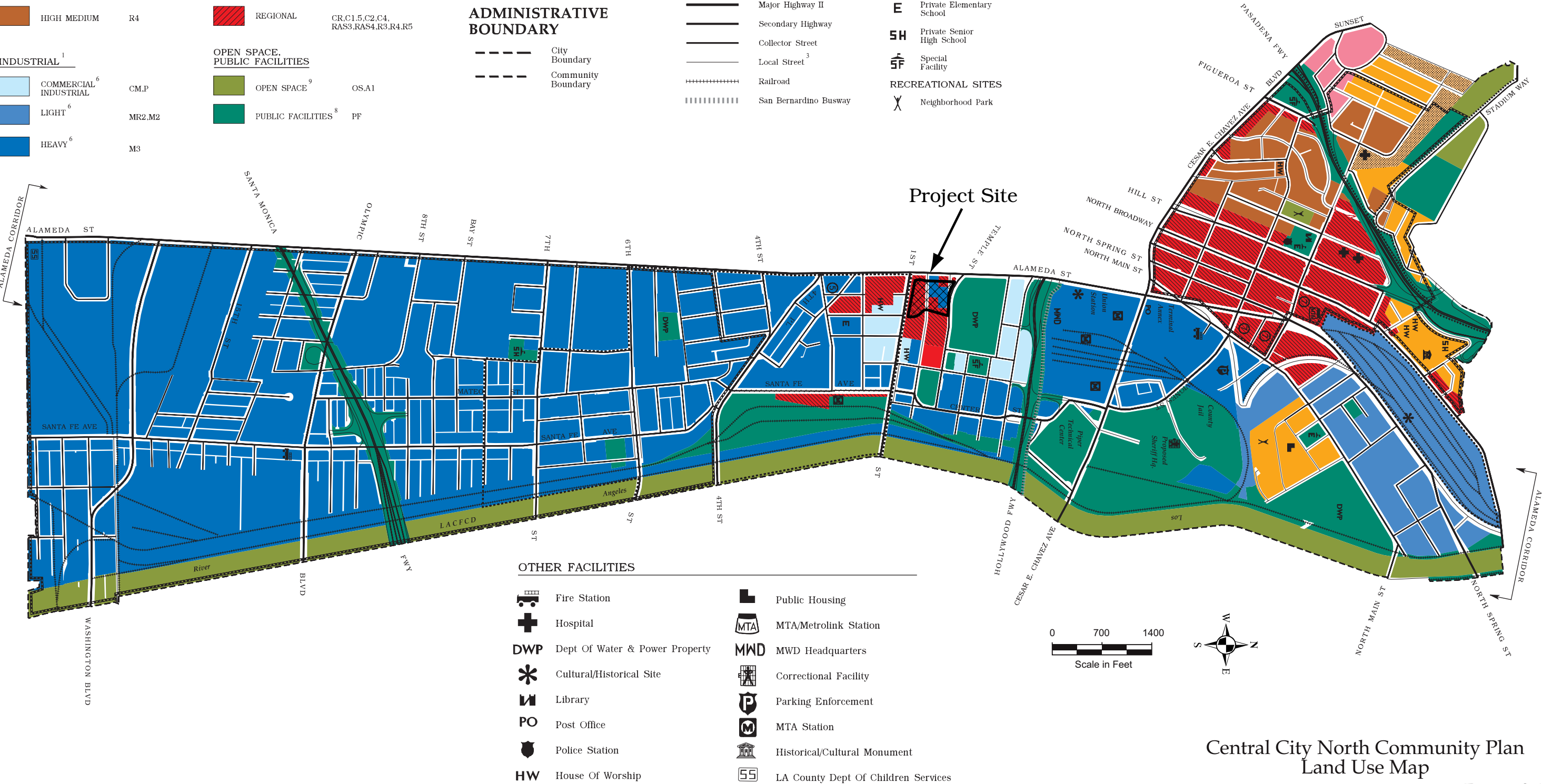
SERVICE SYSTEMS

SCHOOL SITES

-  Public Elementary School
-  Public Senior High School
-  Private Elementary School
-  Private Senior High School
-  Special Facility

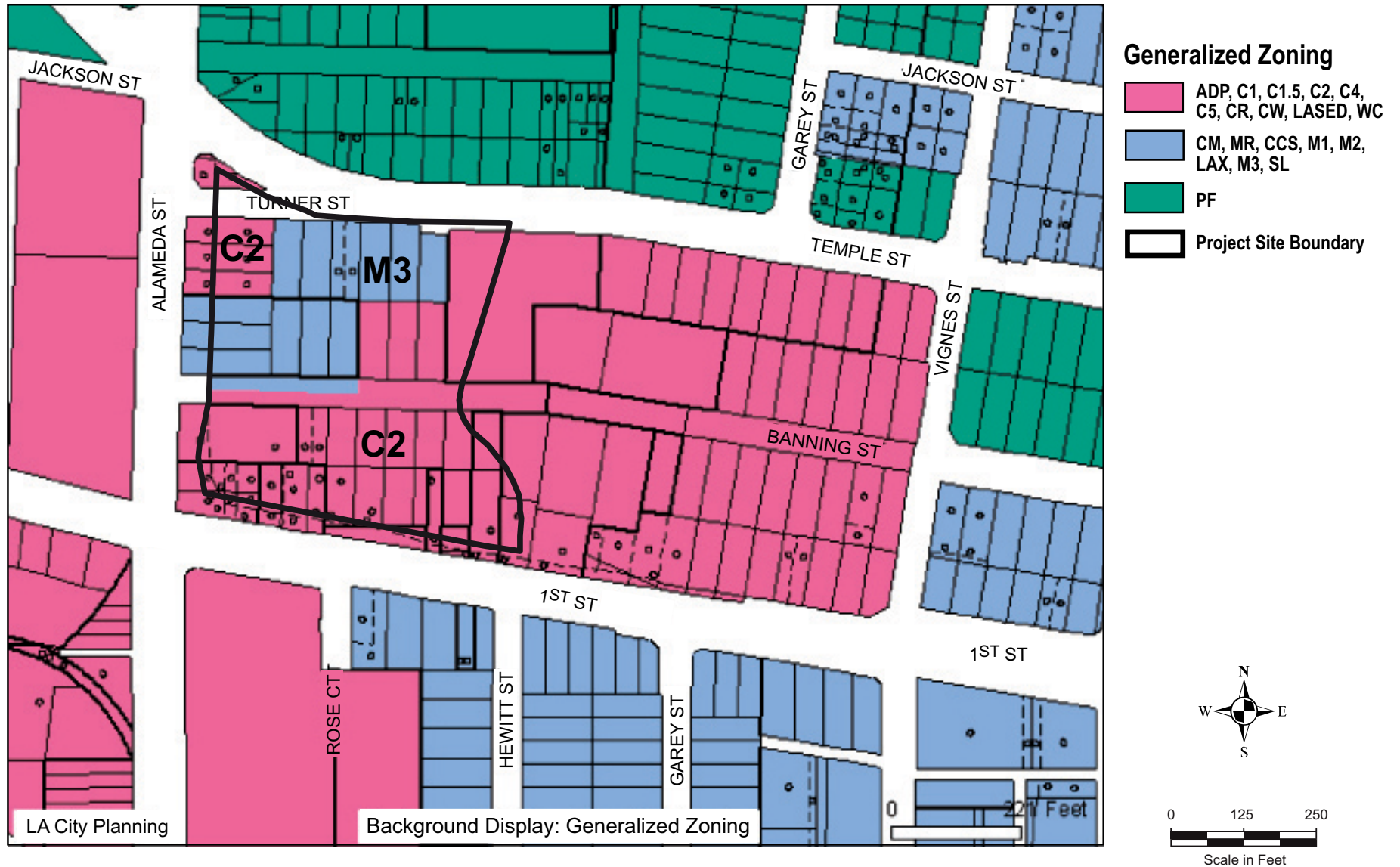
RECREATIONAL SITES

-  Neighborhood Park



Central City North Community Plan
Land Use Map

Figure 3-1



Basemap source: Thomas Bros.,
 LA Dept of City Planning, November 2009

Zoning Map

Figure 3-2
 City of Los Angeles

Angeles Emergency Operations Center and the Nishi Hongwanji Buddhist Temple located immediately east of the site.

i. Public Services. The Los Angeles Fire Department (LAFD) provides fire prevention, fire suppression, and life safety services within the City of Los Angeles. The LAFD's 3,586 uniformed personnel provide fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education, and community service. There are 1,104 firefighters on duty each 24-hour period at LAFD's 106 neighborhood City of Los Angeles Emergency Operations Centers located across the 471 square mile jurisdiction. In 2008, LAFD responded 753,428 times throughout the City. The Los Angeles Police Department (LAPD) provides police protection service throughout the City of Los Angeles. The project site is located within the Central Area of the LAPD's Central Bureau. The Central Area includes the Central Community police station located at 251 E. 6th Street. The Los Angeles Unified School District (LAUSD) provides kindergarten through 12th grade public school services throughout Los Angeles. The LAUSD is divided into eight Local Districts (Districts 1-8). The project site is located within Local District 4, which includes 15 early education centers, 49 elementary schools, 10 middle schools, 18 high schools, and 5 continuation high schools.

j. Recreation. City of Los Angeles public parks and open space exceeds 36,000 acres (Citywide Community Needs Assessment, 2009). This includes land designated Recreation and Park lands along with County land within the City-limits, but does not include private recreational facilities. The City of Los Angeles Department of Recreation and Parks categorizes parks by the following types: mini-parks, neighborhood parks, community parks, and regional and large urban parks. Below is a description of each type of park.

k. Traffic and Circulation. The project site is located in the highly urbanized Central City North Community Plan area within the City of Los Angeles. In general, streets and freeways within the project vicinity are under the jurisdictions of the City of Los Angeles and the California Department of Transportation (Caltrans). Vehicular access to the site is currently available via a driveway off of Temple Street. Regional access to the site is provided by U.S. 101, Interstate 10 (I-10), I-5 and State Route 110 (Harbor Freeway).

Local access to the site vicinity is provided by major arterial streets including Broadway, Alameda Street and Figueroa Street, in the north-south direction and Wilshire Boulevard, 1st Street, 4th Street, Cesar E. Chavez Avenue and Olympic Boulevard, in the east-west direction.

The site vicinity is served by transit agencies including the Los Angeles County Metropolitan Transportation Authority and LADOT. The site is immediately adjacent to the new Little Tokyo/Arts District Gold Line light rail transit station. Sidewalks exist on 1st Street, Alameda Street and Temple Street. The Metro Regional Connector Transit Corridor (Corridor) project, if built, would create an almost two-mile transit link between the Metro Gold and Metro Blue Line light rail transit (LRT) systems through downtown Los Angeles. The potential Corridor has multiple configurations in the design phase. One of the configurations would place a portion of the Corridor in the southern portion of the project site. This configuration could affect the layout and amount of development on the site. However, no definitive plans have been created and the alignment of the Corridor is speculative at this time. Furthermore, the Corridor is not expected to be constructed until at least 2018, while the projected buildout year for the project site is 2015.



When the alignment of the Corridor is determined and plans are complete, the Corridor project would be subject to future environmental review to determine any potential environmental impacts associated with development of the Corridor. If the Corridor configuration crosses through the project site and has the potential to affect development of the project site, additional environmental review under CEQA may be needed to address potential environmental effects of the Corridor and how it affects onsite development.

I. Utilities. The LADWP is the public water system that supplies water to users in the City of Los Angeles. The primary water sources upon which the LADWP relies are the Los Angeles Aqueducts (LAA), local groundwater, purchased water from the Metropolitan Water District of Southern California (MWD), and recycled water. The City of Los Angeles Department of Public Works Bureau of Sanitation Division (LABS) provides sewer conveyance infrastructure and wastewater treatment services to the project site. LABS maintains over 6,500 miles of sewers that serve more than four million residential and business customers in Los Angeles and 29 contracting cities and agencies. These sewers are connected to the City's four wastewater and waterreclamation plants, which process an average of 550 million gallons of wastewater per day (LABS, website, 10/14/09).

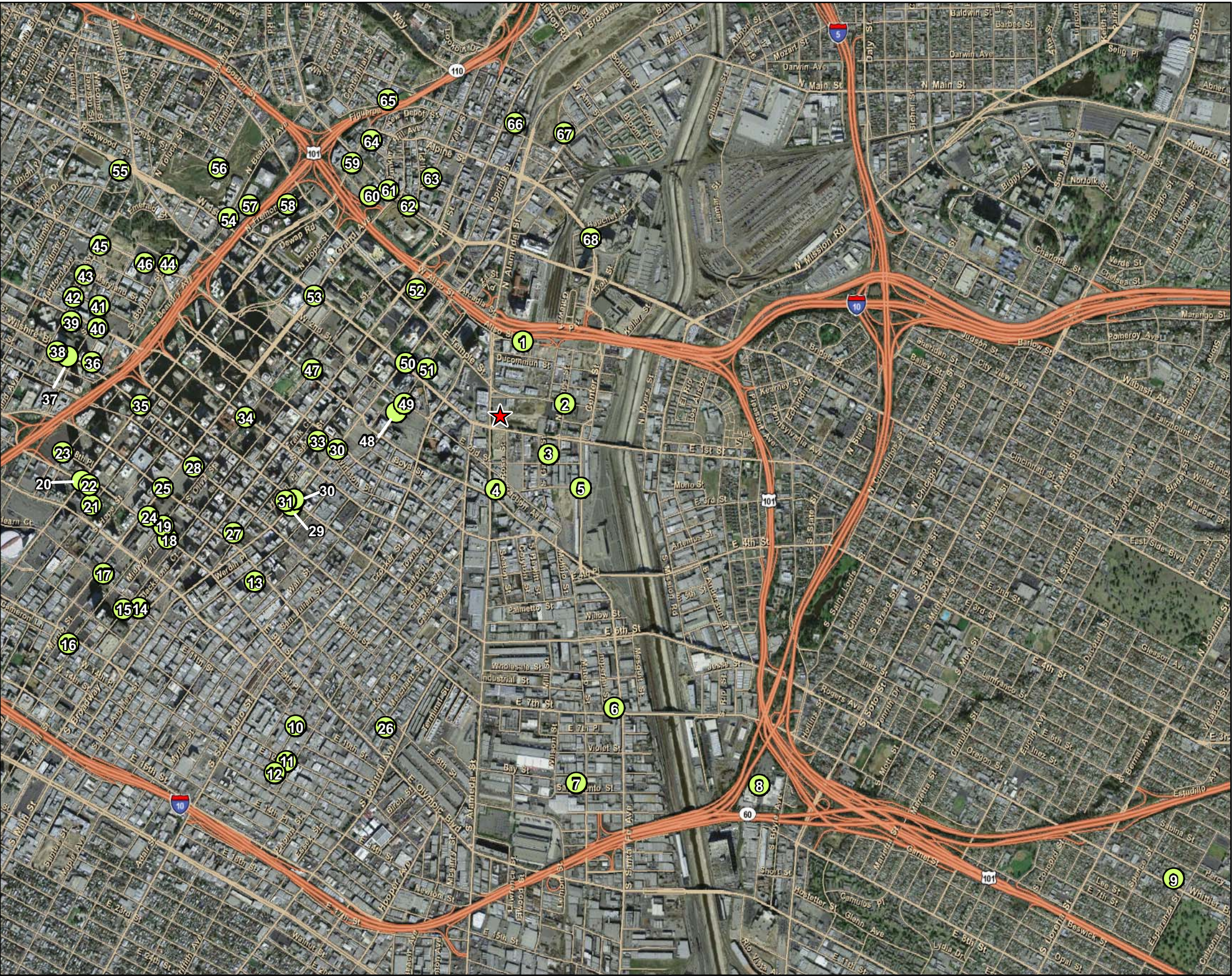
Within the City of Los Angeles, solid waste management, including collection and disposal services and landfill operation, is administered by various public agencies and private companies. Refuse generated by single-family residential and limited multi-family residential uses on public streets is collected by the Los Angeles Bureau of Sanitation (LABS) and disposed of at City and County-operated landfills. Waste generated by the majority of multi-family residential sources and all commercial and industrial sources is collected by private contractors. Construction waste is also collected by private contractors. Solid waste is primarily collected in subterranean garages, alleyways, or service driveways within the project site vicinity.

3.3 CUMULATIVE PROJECTS SETTING

In addition to the specific impacts of individual projects, CEQA requires EIR to consider potential cumulative impacts. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

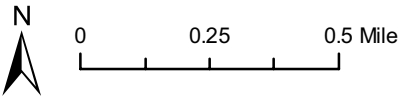
Currently planned and pending projects in the City of Los Angeles are listed in Table 3-1 and shown on Figure 3-3. These projects are considered in the cumulative analyses in Section 4.0, *Environmental Impact Analysis*.

This page intentionally left blank



Legend

- ★ Project Location
- ① Numbered Cumulative Project Locations
Correspond to the Numbered Projects in
Table 3-1 of Section 3.0, Environmental Settings



Cumulative Projects
in Project Site Vicinity

Map images copyright © 2009 ESRI and its licensors. All rights reserved. Used by permission.

Figure 3-3
City of Los Angeles

**Table 3-1
Cumulative Projects in the Project Site Vicinity**

Map #	Address	Size	Unit	Description
1	454 E Commercial St	87,120	sf	General Light Industry
2	Temple St/Vignes St	56	employees	Government Building
3	905 E 2nd St	320 18,716	du sf	Condominium Retail
4	701 E 3rd St	8,770	Sf	Bar
5	300 S Santa Fe Ave	442 17 25,000	du du sf	Apartment Condominium Restaurant/Retail
6	2051 E 7th St	182 3,000	du sf	Condominium Retail
7	1005 S Mateo St	94849	sf	Industrial
8	1115 S Boyle Av	295,000 77,000 66,000	sf sf sf	Warehouse Office Manufacturing
9	3555 E Whittier Bl	56	du	Senior Housing
10	1016 S Towne Ave	78,972	sf	Wholesale Market
11	800 E 12th St	320,497	sf	Manufacturing
12	800 E Pico Bl	131	du	Condominium
13	819 S Santee St	96 7,800	du sf	Condominium Retail
14	146 W 11th St	20 565 32,670 37,600	du du sf sf	Apartment Condominium Office Retail
15	1115 S Hill St	172 6,850	du sf	Condominium Retail
16	1301 S Olive St	105 4,500	du sf	High-rise Condominium Retail
17	1050 S Grand Av	151 2,200 3,472	du sf sf	Condominium Restaurant Retail
18	315 W 9th St	210 9,000	du sf	Condominium Retail
19	860 S Olive St	353 6,000 18,900	du sf sf	Condominium Restaurant Retail
20	948 S Figueroa St	156 7,500	du sf	Apartment Retail

**Table 3-1
Cumulative Projects in the Project Site Vicinity**

Map #	Address	Size	Unit	Description
21	939 S Flower St	95,700 112	sf du	College Apartment
22	900 S Figueroa St	629 27,000	du sf	Condominium Retail
23	851 S Francisco St	836 480 46,000 988,255	du room sf sf	Condominium Hotel Retail Office
24	848 S Grand Av	420 38,500	du sf	High-rise Condominium Supermarket
25	609 W 8th St	225 200 32,000 30,000	du room sf sf	Condominium Hotel Restaurant Retail
26	0 W 8th St	875 10,000 34,061	du sf sf	Condominium Restaurant Retail
27	745 S Spring St	247 10,675	du sf	Condominium Retail
28	515 7th St	8,891 7,668	sf sf	Restaurant Bar
29	610 S Main St	13,921 726 726	sf sf sf	Restaurant Retail Event Center
30	101 E 6th St	5,066 11,018 8,927	sf sf sf	Health Club Restaurant Retail
31	601 S Main St	777 25,000	du sf	High-rise Condominium Retail
32	400 Main St	5,265	sf	Restaurant Bar
33	418 S Spring St	96 122 3,500 10,000 2,000	du room sf sf sf	High-rise Condominium Hotel Bar Restaurant/Retail Spa
34	501 S Olive St	900 19,200 19,000	du sf sf	Condominium Restaurant Retail
35	900 Wilshire Bl	100 1,775,000	du sf	Apartment Hotel/Office/Retail
36	1027 W Wilshire Bl	402 4,728	du sf	Condominium Retail
37	1111 W Wilshire Bl	420	du	Condominium



**Table 3-1
Cumulative Projects in the Project Site Vicinity**

Map #	Address	Size	Unit	Description
		40,000	sf	Retail
38	1130 W Wilshire Bl	86,844	sf	Office
39	1136 W 6th St	725 39,999	du sf	Apartment Retail
40	1076 W 6th St	600 20,000	du sf	Apartment Retail
41	1311 W 5th St	80	du	Apartment
42	477 S Lucas Av	380	students	Elementary School
43	431 S Lucas Av	75	du	Apartment
44	1201 W Miramar St	500	students	High School
45	322 Lucas Av			
46	1234 W 3rd St	363 7,740	du sf	Apartment Retail
47	250 S Hill St	330 12,000	du sf	Condominium Retail
	2nd/Main	300	stalls	Parking Structure
48	221 S Los Angeles St	300 3,400	du sf	Condominium Retail
49	200 S Los Angeles St	570 280 50,000	du du sf	Condominium Apartment Retail
50	1st/Main	2,400	employees	Government Building
51	0 Los Angeles St	512	beds	Government Building -jail
52	211 W Temple St	1660	employees	Government Building
53	102 S Grand Av	412 1,648 275 449,000 68,000	du du room sf sf	Apartment Condominium Hotel Retail Government Office
54	110 N Beaudry Av	200 5,000	du sf	Apartment Retail
55	1430 W Beverly Bl	157	du	Apartment
56	1200 W Colton St	25,500	sf	Office
57	1030 Mignonette St	204 5,000	du sf	Apartment Retail
58	327 N Fremont Av	600 30,000	du sf	Apartment Retail
59	550 N Figueroa	600	du	Apartment



**Table 3-1
Cumulative Projects in the Project Site Vicinity**

Map #	Address	Size	Unit	Description
		30,000	sf	Retail
60	500 N Bunker Hill Av	17,000 4,200	sf sf	Supermarket Retail
61	720 W Cesar E Chavez Av	272 8,000 6,431	du sf sf	Condominium Restaurant Retail
62	0 Cesar E Chavez St	280 22,000	du sf	Apartment Retail
63	715 N Yale St	65	du	Apartment
64	833 W Bartlett Street	16	du	Apartment
65	855 N Figueroa Terr	102	du	Condominium
66	900 N Broadway	223 22,008 175,000 7,000	du sf sf sf	Condominium Retail Restaurant Cultural Center
67	1101 N Main St	300	du	Condominium
68	920 N Vignes St	647	employees	General Light Industry

Source: KOA, Traffic Study, 2009 (Appendix G)



Table 3-2
Approximate Cumulative Development by Land Use

Land Use Type	Total Cumulative Development
Commercial/Retail	2,666,903 sf
Office	1,801,935 sf
Residential	17,417 du
Restaurant	346,433 sf
Hotel	2,063 rooms
Institutional	171,426 sf / 880 students

Source: KOA Traffic Study, 2009 (Appendix G).

sf = square feet; du = dwelling unit

Project #35 development figures were split evenly among hotel/office/retail uses. To convert sf to rooms for hotel use, a 600 sf room was assumed.

Projects #'s 2, 50, 51, 52, and 68 only include the number of employees but do not include the size of the development. As such, these projects were not included in calculations as the units did not match.

This page intentionally left blank.