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## III. ENVIRONMENTAL SETTING

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### A. OVERVIEW OF ENVIRONMENTAL SETTING

This section provides a brief overview of the Project site's regional and local setting. Additional descriptions of the environmental setting as it relates to each of the analyzed environmental issues are included in the environmental setting discussions contained within Sections IV (Environmental Impact Analysis) of this Draft EIR. This section also includes a list of related projects used as the basis for the discussions of cumulative impacts throughout Section IV (Environmental Impact Analysis) of this Draft EIR.

#### **Location and Boundaries**

The Project site consists of approximately 61.5 acres of land and is located at 26900 South Western Avenue in the City of Los Angeles, approximately two miles from downtown San Pedro, and 1.5 miles from the Port of Los Angeles. The Project site is the location of the former U.S. Navy San Pedro Housing complex and is bordered by Western Avenue (State Route 213) to the west, Fitness Drive and multi-family residential developments to the south, the U.S. Navy's Defense Fuel Support Point (DFSP) to the north, and the future site of a new campus for Mary Star of the Sea High School to the east. The location of the Project site is depicted in Figure II-1 and Figure III-1.

#### **Regional Setting**

The Project site is located in the northwest San Pedro area of the City of Los Angeles, within the Wilmington-Harbor City Community Plan Area (CPA). Geographically situated in the eastern region of the Palos Verdes Peninsula (the "Peninsula"), San Pedro occupies the southern tip of the City of Los Angeles, extending out to the Pacific Ocean. Channels within the Port of Los Angeles ("the Port") border San Pedro's eastern waterfront. Other jurisdictions on the Peninsula, including the Cities of Rancho Palos Verdes, Palos Verdes Estates, Rolling Hills, and Rolling Hills Estates, are located west of San Pedro. The City of Long Beach is located approximately five miles to the east, connected to San Pedro by the Vincent Thomas Bridge (State Route 47). Additional thoroughfares that provide regional access to the San Pedro area include Interstate 110 (Harbor Freeway) and State Route 1 (Pacific Coast Highway).

Due to its proximity to the Port, San Pedro is developed with Port-related industrial and commercial land uses, such as refineries, ship terminals, and warehouse facilities. Residential communities are also prevalent, particularly in the areas further from the waterfront. Part of the Los Angeles metropolis, San Pedro is an urban environment containing a mixture of residential, commercial, recreational, educational, and industrial land uses.

Slip page for Figure III-1, Topographic Map of the Project Site and the Surrounding Area

## Local Setting

As shown in Figure III-2, the Project site is bordered by the DFSP to the north, a facility operated by the U.S. Navy primarily for the storage of fuels. The DFSP is bounded by the Project site to the south, Western Avenue to the west, Palos Verdes Drive North and the former Palos Verdes Navy Housing site to the north, and Gaffey Street to the east. As discussed in further detail in Section IV.D (Hazardous Materials and Risk of Upset) of this Draft EIR, above-ground and underground storage tanks (ASTs and USTs) are distributed throughout the DFSP. Habitat for the Palos Verdes Blue Butterfly (PVB) and the California Gnatcatcher (CAGN) exists on the 330-acre DFSP. The former Palos Verdes Housing site to the north of the DFSP is a 59-acre site containing 300 unoccupied housing units that were formerly used to house U.S. Navy personnel. The site has since been transferred to private ownership and is the site of a new campus for Rolling Hills Preparatory School, whose development has been approved by the City of Los Angeles.

To the south of the Project site, there are two four-story multi-family residential buildings located along Fitness Drive, set back approximately 10 to 20 feet from the Project site. Adjacent to these structures, a four-story, 140-unit condominium building is currently being constructed at the former location of a fitness center that has been demolished. A multi-family residential community locally known as “The Gardens” is located east of the abovementioned housing structures and southeast of the Project site. The Gardens was approved for development by the City of Los Angeles in 1976 as part of a project that contained 492 apartments (on 12.3 acres), 489 townhomes (on 36 acres), and 225,580 square feet of commercial space (the shopping center located at Western Avenue and Westmont Drive) on 10.6 acres. Building heights south of the Project site range from two stories (at The Gardens) to four stories (along Fitness Drive).

A subdivision containing single-family homes in the City of Rancho Palos Verdes is located to the west of the Project site, across Western Avenue. The subdivision is configured such that homes located directly on Western Avenue are internally oriented and present their rear lot line, fences, and garages to Western Avenue. Situated on the eastern slope of the Palos Verdes Hills, these homes are at a range of elevations, from slightly below Western Avenue to sloping upward from Western Avenue. Green Hills Memorial Park cemetery is also located west of the Project site across Western Avenue, north of the single-family residential neighborhood. Green Hills Memorial Park is accessed by the signalized John Montgomery Drive/Green Hills Drive intersection, which also provides private access to the Project site from Western Avenue.

The future campus for Mary Star of the Sea High School is located adjacent to the eastern boundary of the Project site. The Mary Star of the Sea High School project was approved for development by the City of Los Angeles in 2001 pursuant to City Plan Case (CPC) No. 2000-4712-CU-SPR after certification of a Mitigated Negative Declaration. The future campus site is generally situated along Taper Avenue. However, in approving the new campus, the City of Los Angeles imposed a condition prohibiting the High School from taking vehicular access from Taper Avenue. The new Mary Star of the Sea High School campus is presently under construction and is anticipated to commence operations in the fall of 2007. East of the future campus site, Taper Avenue heads southward into a single-family residential neighborhood west of Gaffey Street.

Slip page for Figure III-2, Aerial Photograph of the Project Site and the Surrounding Area

To the south of the Project site, a mix of commercial land uses and retail centers occurs along Western Avenue, a major north/south transportation corridor from the San Pedro coastline to the Hollywood Area. Commercial/retail uses along Western Avenue in the vicinity of the Project site include restaurants, specialty shops, grocery stores, a movie theater, and others.

### Project Site

The Project site is a 61.5-acre, irregularly-shaped property that is currently developed with 245 vacant single-family residential units comprised of 122 attached structures (duplexes) and one detached structure (see Figure III-3). Two hundred and eight of the residential units are three-bedroom units and 37 are four-bedroom units. All of the residential units are single-story. There is also a 2,161-square foot community center and a 3,454-square foot retail convenience store on the Project site, both of which are also vacant. Additional improvements on the Project site include ornamental landscaping, sidewalks, private streets, an outdoor basketball court, a tot lot, utilities, and perimeter fencing. These past improvements were built by the federal government without compliance with local building codes, were abandoned after the site was closed in the late 1990s, and show outward signs of physical deterioration. A summary of existing land uses on the Project site is presented below in Table III-1. Photographs of the Project site are provided in Figures III-4 and III-5. Additional photographs of the Project area follow in Figure III-6 and Figure III-7. A photograph location map is contained in Figure III-8.

**Table III-1**  
**Existing On-Site Land Uses**

Type	Status	Units	Size (square feet)
Single-Family Residential	Vacant	245	539,000 <sup>1</sup>
Community Center	Vacant	-	2,161
Retail Convenience Store	Vacant	-	3,454
<b>Total</b>		<b>245</b>	<b>544,615</b>
<sup>1</sup> Average square footage of each residential unit is 2,200 square feet (includes 500-square foot attached garage).			

Slip page for Figure III-3, Existing Site Plan

Slip page for Figure III-4, Views of the Project Site, Views 1-3

Slip page for Figure III-5, Views of the Project Site, Views 4-5

Slip page for Figure III-6, Views of the Surrounding Uses, Views 6-8

Slip page for Figure III-7, Views of Surrounding Uses, Views 9-11

Slip page for Figure III-8, Photograph Location Map

The elevation of the Project site ranges from approximately 101 to 249 feet above mean sea level (msl), sloping downward to the southeast (see Figure III-1). The highest area of the Project site occurs along a steep cut slope that forms the site's northern boundary, just north of the subdivision's northernmost backyards along Samuel Dupont Avenue and John Montgomery Drive. The northern slope of the Project site has been previously graded and includes fragmented areas of Coastal Sage Scrub (CSS), including Brittlebush (*Encelia californica*) and Deer Weed (*Lotus scoparius*). The slope and the adjacent backyards have also been colonized by noxious weeds including Yellow Star Thistle (*Centaurea solstitialis*), Black Mustard (*Bassica nigra*), and Sweet Fennel (*Foeniculum vulgare*). A concrete drainage swale runs east/west along the cut slope.

The southwestern portion of the Project site contains an approximately six-acre area building pad that was previously improved and operated as a fire fighting training facility. The fire fighting training facility was removed in 1950, and the area is now an empty lot containing a road ramp to Western Avenue, utility infrastructure, and an untended baseball diamond located at the southwestern corner of the Project site adjacent to the multi-family residential uses to the south. North of the baseball diamond, a drainage ditch enters the site from a subterranean culvert under Western Avenue and flows southeasterly until it exits the site through a subterranean culvert near the southern boundary of the site. The drainage is part of a storm drain drainage system and receives flows from the Los Angeles County Flood Control system PD180. The drainage ditch is a non-natural open channel that approximates the location of a historic natural drainage across the site. It was substantially modified between 1956 and 1965, during which time it was realigned, concretized, and widened. It is currently lined on its northern side with concrete and on its southern side with deteriorated asphalt, and is in a neglected and dilapidated state. A tree canopy believed to be less than 30 years old has developed in the vicinity of the drainage ditch. Trees in this vicinity include the Mexican Fan Palm (*Washingtonia robusta*); Shamel Ash (*Fraxinus uhdei*), a non-native, invasive species; and Arroyo Willow (*Salix lasiolepis*), a native riparian species. For further discussion of the drainage ditch, see Section IV.C (Biological Resources) of this Draft EIR.

Existing easements on the Project site include:

- Two 20-inch sewer easements for the Sanitation Districts of Los Angeles County that run north/south through the central portion of the Project site;
- An 18-inch water pipeline easement for the City of Los Angeles that runs along the southern boundary line of the Project site;
- A storm drain easement for the City of Los Angeles located adjacent to the southern boundary line of the Project site;
- One 10-inch drainage easement and one 6-inch drainage easement for the County of Los Angeles located adjacent to the western boundary line of the Project site, across Western Avenue; and
- A slope and drainage easement for the County of Los Angeles that generally runs along the western boundary line of the Project site.

## Site History

The federal government acquired ownership of the Project site in 1942, prior to which time the Project site was undeveloped. In 1944, the fire fighting training facility mentioned above was constructed, which operated until 1950. The facility has since been demolished. Between November 1992 and February 1993, eight USTs were removed from the former fire fighting training facility. For further discussion of USTs, see Section IV.D (Hazardous Materials and Risk of Upset) of this Draft EIR.

The existing residential community was constructed in approximately 1962 for the purpose of housing U.S. Navy personnel stationed at the Long Beach Naval Shipyard. Prior to 1962 the Project site was used as a storage area for approximately 30-foot-long containers, similar to those typically transported on cargo ships. Between approximately 1947 and 1962, the containers were stored side-by-side throughout the majority of the area that is currently occupied by the existing residential community (excluding the area that was formerly occupied by the fire fighting training facility). Prior to the construction of the residential community in 1962, the containers were removed, the site was regraded, and significant fill was added to create building pads for roads and residential construction. The Navy housing facility (formerly known as San Pedro Housing) was closed in 1999.

## Applicable Local and Regional Plans

### *City of Los Angeles General Plan*

*The General Plan of the City of Los Angeles* (“General Plan”) addresses community development goals and policies relative to the distribution of land use, both public and private. The General Plan integrates the citywide elements and Community Plans, and gives policy direction to the planning regulatory and implementation programs. The Land Use Element of the General Plan is divided into 35 Community Plans for the purpose of developing, maintaining, and implementing the General Plan. State law requires that Community Plans be consistent with other elements and components of the General Plan.

The Project site is located within the boundaries of the *Wilmington-Harbor City Community Plan* (“Community Plan”), which designates the Project site as Low Residential (four to nine dwelling units per acre). The Project site received its planning designation when it was annexed from the unincorporated County area to the City of Los Angeles in 1980. At such time, it had already been improved with the existing dwelling units and was being operated by the U.S. Navy. While the Low Residential designation was consistent with the number of dwelling units then-located at the Project site, as discussed below, R1 does not permit two-family dwelling units. The Project proposes a General Plan amendment to Medium Residential which is further discussed in Section IV.F (Land Use and Planning) of this Draft EIR.

### *City of Los Angeles Planning and Zoning Code*

The Planning and Zoning Code, or Chapter 1 of the Los Angeles Municipal Code (LAMC), includes requirements for development within the City of Los Angeles, with respect to permitted land uses, maximum density, provision of open space and setbacks, provision of parking, and other areas. The Project site is zoned R1-1XL (One-Family Zone, Extra Limited Height District No. 1). Single-family

dwellings, among other specified land uses, are permitted within the R1 zone. The Extra Limited Height District No. 1 limits the height of buildings to two stories or 30 feet.

The Community Plan designates RE9, RS, R1, RU, RD5, RD6 as zones that may implement the Low Residential designation. The Project site is presently designated R1, and the R1 zone is discussed in Section IV.F (Land Use and Planning) of this Draft EIR. The current use of the Project site, duplex dwelling units, is not consistent with the Low Residential designation in the Community Plan because duplex (two family) uses are first permitted in the R2 zone, a zone which does not implement the Low Residential plan designation.

The Project site received its zoning designation when it was annexed from the unincorporated County area to the City of Los Angeles in 1980. At such time, it had already been improved with the existing dwelling units and was being operated by the U.S. Navy. R1 does not permit two-family dwelling units, such as those that are presently located at the property.

The Project proposes a zone change to a Specific Plan designation and the adoption of a Specific Plan for the Project site. The Specific Plan is proposed to provide land use, architectural, landscape, and streetscape standards to guide the Project's development.

### ***Regional Comprehensive Plan and Guide (RCPG)***

The Project site is located within the planning area of the Southern California Association of Governments (SCAG), the Southern California region's federally-designated Metropolitan Planning Organization. SCAG has prepared a *Regional Comprehensive Plan and Guide (RCPG)* to address regional growth. The RCPG was adopted in 1994 by the member agencies of SCAG. It includes input from each of the 13 subregions that comprise the Southern California region, including Los Angeles, Orange, San Bernardino, Riverside, Imperial and Ventura Counties. The Project site is located within the Los Angeles subregion.

The RCPG is a policy document that sets broad goals for the Southern California region and identifies strategies for agencies at all levels of government to use as a decision-making guide with respect to significant issues and changes, including growth management, that are anticipated by the year 2015 and beyond. Adopted policies related to land use are contained primarily in the Growth Management chapter of the RCPG. The primary goal of Growth Management Chapter policies is to address issues related to growth and land consumption by encouraging local land use actions that could ultimately lead to the development of an urban form that will help minimize development costs, save natural resources and enhance the quality of life in the region. The RCPG is discussed in further detail in Section IV.F (Land Use and Planning), Section IV.H (Population and Housing), and Section IV.B (Air Quality) of this Draft EIR.

### ***Air Quality Management Plan (AQMP)***

The Project site is also located within the South Coast Air Basin ("Basin"), and is therefore within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies.

The most recent *Air Quality Management Plan* (AQMP) was adopted by the SCAQMD and SCAG in 2003. The 2003 AQMP establishes a comprehensive regional air pollution control program leading to the attainment of State and federal air quality standards in the Basin. The Project's air quality impacts and consistency with the AQMP are analyzed in greater detail in Section IV.B (Air Quality).

### ***Congestion Management Program (CMP)***

The *Congestion Management Program for Los Angeles County* (CMP) was developed in accordance with Section 65089 of the California Government Code. The CMP is intended to address vehicular congestion relief by linking land use, transportation, and air quality decisions. Further, the program seeks to develop a partnership among transportation decision-makers to devise appropriate transportation solutions that include all modes of travel, and to propose transportation projects which are eligible to compete for State gas tax funds. To receive funds from Proposition 111 (i.e., State gasoline taxes designated for transportation improvements), cities, counties, and other eligible agencies must implement the requirements of the CMP. Within Los Angeles County, the Metropolitan Transportation Authority (MTA) is the designated congestion management agency responsible for coordinating the County's adopted CMP. The Project's traffic impacts, which are presented in greater detail in Section IV.J (Transportation and Traffic) of this Draft EIR, were analyzed in accordance with the CMP as well as City of Los Angeles Department of Transportation (LADOT) guidelines.

## **B. RELATED PROJECTS**

Sections 15126 and 15130 of the CEQA Guidelines provide that EIRs consider the significant environmental effects of a Project, as well as "cumulative impacts." Cumulative impacts are two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines Section 15355). In accordance with CEQA Guidelines Section 15130, the discussion of cumulative impacts should be guided by standards of practicality and reasonableness and should include the following alternative elements:

- 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
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

All proposed, recently approved, under construction, and reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the Project are evaluated in this Draft EIR. An analysis of the cumulative impacts associated with these related projects and the Project is provided in the cumulative impact discussion under each individual impact category in Section IV (Environmental Impact Analysis) of this Draft EIR.

Based on information on file at the City of Los Angeles Department of Planning and Transportation, as well as information obtained from the City of Rancho Palos Verdes, City of Rolling Hills Estates, City of

Carson, City of Long Beach, City of Torrance, City of Lomita, the County of Los Angeles and during the Notice of Preparation (NOP) and public scoping process, a list of 174 related projects was developed. The list of related projects consists of approved or proposed projects within the Project area. As shown in Table III-2, the 174 related projects include a wide variety of land uses such as mixed-use, commercial/retail, residential, office, warehouse, medical, educational, and recreational uses. The proposed master planned development of the San Pedro waterfront, "From Bridge to Breakwater," is included as Related Project No. 19. The locations of the related projects are shown in Figure IV.J-12 in Section IV.J (Transportation and Traffic) of this Draft EIR.

As discussed in Section IV.I.3 (Schools) of this Draft EIR, the Los Angeles Unified School District (LAUSD) Board of Education adopted a resolution on December 13, 2005 designating the entirety of the Project site as the preferred site for the planned South Region High School #14, a potential public high school serving 2,025 students; although LAUSD has subsequently stated that only 24 acres will be required for such project. The designation authorizes LAUSD staff to study the Project site as the potential site for South Region High School #14 for planning and feasibility purposes only, including the preparation on an EIR by LAUSD. However, it does not approve or authorize the development of South Region High School #14 at the Project site or any other site. After such studies are completed the LAUSD Board of Education may decide to proceed or not proceed with development of South Region High School #14. At the present time, LAUSD does not own the Project site, and the Project applicant indicates that it is not willing to sell the site to LAUSD. LAUSD has issued an NOP dated June 23, 2006, indicating that it is currently preparing its own EIR for the South Region High School #14 project at the Project site.

LAUSD has submitted a written request to the City of Los Angeles Planning Department, dated July 10, 2006 and received on August 3, 2006, requesting that the environmental impacts of the Ponte Vista Project on the proposed South Region High School #14 be analyzed in this Draft EIR (see Appendix I-2 to this Draft EIR). Specifically, LAUSD requested that this Draft EIR consider the proposed high school as a sensitive receptor for impacts such as air quality and noise, and as a related project for the consideration of cumulative environmental impacts. However, as discussed in Sections IV.I.3 (Schools) and VI (Alternatives to the Project) of this Draft EIR, development of South Region High School #14 at the Project site would fundamentally conflict with the Project to such an extent that both projects could not be concurrently developed there. The applicant's Project entails all of the Project site's approximately 61.5 acres. LAUSD's potential project requires 24 acres (almost 40 percent of the Project site). Accordingly, if LAUSD were to determine to proceed with its project and were to acquire 24 acres of the Project site, the applicant's Project would not proceed as presently proposed. Therefore, this Draft EIR evaluates the potential environmental impacts of applicant's project for the Project site assuming that South Region High School #14 is not constructed on the Project site, and is not a related project in relation to the applicant's Project. As discussed earlier, LAUSD is preparing its own EIR for the South Region High School Project #14, which will address both the project and the cumulative impacts of its project.

Cumulative impacts analyzed in this Draft EIR were conservatively assessed. For example, the traffic study for the Project assumes an annual area growth rate in background traffic levels that exceeds measured growth in the area over the past several years. This background growth rate is intended to

account for related project development in the area. Notwithstanding the use of this background growth rate, individual related projects have also been considered. Thus, the traffic report will tend to overstate cumulative traffic levels. In addition, some related projects which have been proposed may not be approved for development by the jurisdictions in which they are proposed, and some approved projects may not be constructed. In addition, many of the related projects have been or will be subject to a variety of mitigation measures that will reduce the potential environmental impacts associated with those projects. Except where specifically indicated, the beneficial effect of those mitigation measures has not been taken into account in projecting the environmental impact of the related projects. Therefore, the cumulative analyses set forth below are conservative and result in greater impacts than actually anticipated.

**Table III-2  
Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
<b>City of Los Angeles<sup>1</sup></b>					
1	EAF 1998-0306	734 Wilmington Blvd.	Mixed-Use – Food/Retail	7,180 sf	Proposed
2	EAF 1998-0322	Mt. Sinai Missionary Baptist Church 225 Mesa St.	Demolish Existing Church School	(10,700 sf) 10,000 sf 4,000 sf	Proposed
3	EAF 1999-0100	Walgreens Drugstore 24930 Western Ave.	Commercial	13,904 sf	Proposed
4	EAF 1999-0143	Terragona Plaza 1000 Western Ave.	Addition to Ralphs Addition to Ralphs	15,000 sf 8,960 sf	Proposed
5	EAF 1999-0229	305 Anaheim St.	Gas Station Convenience Market	12 fuel station 1,200 sf	Proposed
6	N/A	West Channel/Cabrillo Marina Phase II Miner St. and 22 <sup>nd</sup> St.	Land Development	47 acres	Proposed
7	EAF 1999-0366	900 Anaheim St.	Restaurant	6,600 sf	Proposed
8	EAF 2000-0844	311 Gaffey St.	Gas Station Mini Mart	6 fuel station 1,390 sf	Proposed
9	EAF 2000-3161	Normandie Ave./Torrance Blvd.	Single-Family	63 DU	Proposed
10	EAF 2002-7390	303 Gaffey St.	Existing Restaurant Additions	3,000 sf 1,816 sf	Proposed
11	EAF 2003-2114	1437 Lomita Ave.	Condominium	160 DU	Proposed
12	EAF 2003-4624	407 7 <sup>th</sup> St.	Retail Apartment	5,000 sf 87 DU	Proposed
13	EAF 2004-5009	1351 Sepulveda Blvd.	Warehouse	400,000 sf	Proposed
14	EAF 2004-5009	28000 Western Ave.	Condominium	140 DU	Proposed
15	N/A	Centre Street Lofts Centre St. between 6 <sup>th</sup> and 7 <sup>th</sup> St.	Apartments Retail	116 DU 22,000 sf	Proposed
16	N/A	Rolling Hills Preparatory Private School South of Palos Verdes between Western and Anaheim St.	School	700 students	Approved
17	N/A	Palos Verdes Street Housing 550 and 560 Palos Verdes St.	Townhouse Mid-Rise Apartments High Rise Apartments Retail Restaurant	85 DU 79 DU 166 DU 8,800 sf 3,000 sf	Proposed
18	N/A	Target Co. 1701 N. Gaffey St.	Supermarket	126,000 sf	Proposed

**Table III-2  
Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
19	N/A	San Pedro Waterfront – Phase I (Bridge to Breakwater)  San Pedro Waterfront – Phase II (Bridge to Breakwater)	Retail Office Cruise Ship Retail Office Conference Center Yacht Club Aquatic Center	591,500 sf 100,000 sf 200,000 sf 131,104 sf 12,500 sf 75,000 sf 10,000 sf 30,000 sf	Proposed
20	N/A	Mary Star of the Sea High School Taper Avenue between Sandwood Pl. and John Montgomery Dr.	High School	650 students	Proposed
21	ENV 2005-4801	JCC Homes 1427 N. Gaffey St.	Single-Family	135 DU	Proposed
22	N/A	La Salle Adaptive Reuse 245-255 W. 7 <sup>th</sup> St.	Loft	26 DU	Proposed
23	N/A	Bay View 255 W. 5 <sup>th</sup> St.	Apartment	220 DU	Proposed
24	N/A	Ocean View 111 and 203-233 N. Harbor Blvd.	Loft	144 DU	Proposed
25	N/A	815 S. Grand Ave.	Condominium	12 DU	Proposed
26	N/A	Harborside Terrace 303-308 N. Palos Verdes St.	Condominium	16 DU	Proposed
27	N/A	281 W. 8 <sup>th</sup> St.	Townhome	30 DU	Proposed
28	N/A	420-430 W. 9th St.	Condominium	25 DU	Proposed
29	N/A	Sepia Homes 812 S. Pacific Ave.	Condominium	90 DU	Proposed
30	N/A	Goldenrose St. south of Miraflores Ave.	Single-Family	27 DU	Proposed
31	2005-CEN-2126	Port Police Station & Charter School 330 Center St.	Police Headquarters Office Charter School	155,000 sf 12,500 sf 1,000 students	Proposed
32	ENV 2005-9493MN	Preschool 25000 Normandie Ave.	Preschool	100 students	Proposed
33	TT-60731	1400 W. 260 <sup>th</sup> St.	Condominium	12 DU	Proposed
34	ENV-2004-855-MND	1408 W. Anaheim St.	Townhome	7 DU	Proposed
35	TT-61154	26404 S. Vermont Ave.	Condominium	21 DU	Proposed
36	AA-2004-4179-PMLA	1549 W. 207 <sup>th</sup> St.	Condominium	4 DU	Proposed
37	TT-61562	1610 W. 207 <sup>th</sup> St.	Condominium	5 DU	Proposed
38	AA-2004-4179-PMLA	1614 W. 207 <sup>th</sup> St.	Condominium	4 DU	Proposed
39	ENV-2004-4563-MND	1445 W. 225 <sup>th</sup> St.	Condominium	14 DU	Proposed
40	AA-2004-3530-PMLA	1640 W. 227 <sup>th</sup> St.	Condominium	4 DU	Proposed
41	AA-2004-4563-MND	1636 W. 227 <sup>th</sup> St.	Condominium	4 DU	Proposed
42	ENV-2004-4563-MND	1401 W. Lomita Blvd.	Condominium	62 DU	Proposed
43	VTT-61840	810 Alameda St.	Condominium	107 DU	Proposed
44	TT-61196	315 N. Marine Ave.	Apartment	35 DU	Proposed
45	AA-2004-4103-PMLA	840 W. 40 <sup>th</sup> St.	Condominium	3 DU	Proposed
46	AA-2004-6813-PMLA	1514 W. 207 <sup>th</sup> St.	Condominium	4 DU	Proposed
47	AA-2005-56-PMLA	1610 W. 251 <sup>st</sup> St.	Condominium	4DU	Proposed

**Table III-2  
Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
48	--	24000 S. Western Ave.	Library	14,650 sf	Under Construction
<b>City of Rancho Palos Verdes<sup>2</sup></b>					
49	N/A	Ocean Trails Main Entrance Palos Verdes Dr. South and Forrestal Dr.	Single-Family Affordable Housing Golf Course	75 DU 4 DU 18 holes	Proposed
50	N/A	Ocean Front Seaward side of Palos Verdes Dr. West terminus of Hawthorne Blvd.	Single-Family	79 DU	Proposed
51	N/A	Point View 6001 Palos Verdes Dr. South	Single-Family	84 DU	Proposed
52	N/A	Long Point Resort Hotel 6610 Palos Verdes Dr. South	Resort	400 rooms	Proposed
53	N/A	Point Vicente Interpretive Center 31501 Palos Verdes Dr. West	Office	2,000 sf	Proposed
54	N/A	TTM No. 52666 3200 Palos Verdes Dr. West	Single-Family	13 DU	Proposed
55	N/A	Marymount College Facilities Expansion 30800 Palos Verdes Dr. East	Gymnasium Residence Hall	144,110 sf 270 students	Proposed
56	N/A	Crestridge Estate LLC (Senior Center) 6500 Block of Crestridge Road between Crenshaw and Highridge	Senior Center Senior Condominium	12000 sf 109 DU	Proposed
57	N/A	Crestridge Village North of Crestridge, west of Crenshaw	Condominium	95 DU	Proposed
<b>City of Rolling Hills Estates<sup>3</sup></b>					
58	N/A	Rolling Hills Covenant Church Expansion 2221/2222 Palos Verdes Dr. North	Sanctuary	2,250 seats	Proposed
59	N/A	South Coast County Golf Course 25706 Hawthorne Blvd.	Golf Course Clubhouse	18 holes 29,000 sf	Proposed
60	N/A	901 Deep Valley	Senior Housing	41 DU	Approved
61	N/A	981 Silver Spur Rd.	Condominium	18 DU	Pending
62	N/A	828 Silver Spur Rd.	Condominium	23 DU	Pending
63	N/A	627 Deep Valley	Condominium Retail	58 DU 6,000 sf	Pending
64	N/A	927 Deep Valley	Condominium Retail	120 DU 10,000 sf	Pending
65	N/A	827 Deep Valley	Condominium	16 DU	Pending
66	N/A	NE corner of Palos Verdes Dr. East and Palos Verdes Dr. North	Single-Family	13 DU	Pending
67	N/A	5883 Crest Rd.	Mixed-Use – Office/Retail	5,670 sf	Approved
<b>City of Carson<sup>4</sup></b>					
68	N/A	South Bay Christian Alliance Church 21125 S. Figueroa St.	Church	5,800 sf	Proposed
69	N/A	Dominguez Hills Village NW corner of Victoria St. and Central Ave.	Single-Family Condominium	101 DU 81 DU	Under Construction
70	N/A	Centex Homes Avalon Blvd between 228 <sup>th</sup> and 231 <sup>st</sup> Sts.	Condominium	147 DU	Under Construction
71	N/A	Steve Nazemi 1216-1226 E. Carson St.	Condominium	7 DU	Pending
72	N/A	The Olson Company 22518-22606 Figueroa St.	Single-Family	45 DU	Under Construction

**Table III-2  
Related Projects**

Map No.	Project/Case/ Tract No.	Applicant/Location/ Project Description	Land Use	Size	Status
73	N/A	Elite Homes 643 E. 223 <sup>rd</sup> St.	Condominium	40 DU	Approved
74	N/A	Carson Senior Village 22125 Main St.	Senior Housing	64 DU	Approved
75	N/A	Trip-Star Group 235 E. 220 <sup>th</sup> St.	Condominiums	11 DU	Approved
76	N/A	Mohamed Pournamdari 553 E. 213 <sup>th</sup> St.	Condominium	7 DU	Approved
77	N/A	JCA Resources, Inc. 2350 E. 223 <sup>rd</sup> St.	Office	126,400 sf	Approved
78	N/A	Carson Toyota (Demolition of existing building and construct new dealership)	Dealership	(17,000 sf) 162,308 sf	Pending
79	N/A	Hopkins Real Estate Group 20700 S. Avalon Blvd.	Retail	41,000 GLSF	Proposed
80	N/A	Mar Ventures Ltd. Corner of Torrance Blvd. and Figueroa St.	Mixed-Use Light Industrial Park Light Industrial	13,085 sf 384,922 sf 170,243 sf	Under Construction
81	N/A	Child Development Center 22036-22108 Avalon Blvd.	Child Care Facility	120 children	Proposed
<b>City of Long Beach<sup>5</sup></b>					
82	N/A	The Pike at Rainbow Harbor Between Long Beach Aquarium and Convention Center	Commercial Mixed-Use (Entertainment, Retail, Restaurant)	350,000 sf	Under Construction
83	N/A	City Place East of Long Beach Blvd. between 3 <sup>rd</sup> and 6 <sup>th</sup> St.	Retail Condominium	450,000 sf 320 DU	Built Under Construction
84	N/A	Lofts on 4 <sup>th</sup> SW corner of 4 <sup>th</sup> and Alamitos Ave.	Apartments Retail	34 DU 6,400 sf	Proposed
85	N/A	New Mark Twain Library NE corner of Anaheim St. and Gundry Ave.	Library	16,000 sf	Proposed
86	N/A	West Gateway – New Urban Community 8 square blocks situated at the entry of the City’s downtown core	Condominium Mid-Rise Apartment Retail	391 DU 409 DU 15,000 sf	Approved
<b>City of Torrance<sup>6</sup></b>					
87	CUP02-00003	Airport Plaza NW corner of Pacific Coast Hwy. and Crenshaw Blvd.	Shopping Center Expansion	42,536 GLSF	Under Construction
88	CUP02-00009	Huamin Chang 2360 Sepulveda Blvd.	Hotel	39 rooms	Under Construction
89	CUP02-00024	Ken Proctor 2145 Plaza Del Amo	Condominium	6 DU	Under Construction
90	CUP02-0020	Watt Developers 3520 Torrance Blvd.	Senior Housing Townhome	60 DU 100 DU	Approved Approved
91	CUP00-00006	Torrance Memorial Medical 3330 Lomita Blvd.	Medical Office Office	15,240 sf 94,760 sf	Under Construction
92	MOD02-00004	Jamie Alai 23711 Crenshaw Blvd.	Self Storage	21,819 sf	Approved
93	CUP02-00018	Cheryl Vargo 2410 Apple Ave.	Condominium	4 DU	Approved
94	CUP02-00022	Post Avenue Real Property, LP 1321 Post Ave.	Condominium	13 DU	Under Construction
95	CUP02-00023	Post Avenue Real Property, LP 1321 Post Ave.	Condominium Retail	13 DU 3,962 sf	Under Construction

**Table III-2  
Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
96	CUP02-00029	Chester Smith Associates 1021 Cravens Ave.	Condominium	20 DU	Approved
97	CUP02-00030	Raju Chhabria 2413 Cabrillo Ave.	Condominium	5 DU	Approved
98	CUP02-00040	Maupin Development 20536 Earl St.	Condominium	32 DU	Under Construction
99	CUP03-00002	JCC Homes 23747 Arlington Ave.	Condominium	8 DU	Under Construction
100	CUP03-00004	Anastazi Development Company 21345 Hawthorne Blvd.	Senior Housing	112 DU	Under Construction
101	CUP03-00019	Park/Gibbs Development 2708 Cabrillo Ave.	Senior Housing Condominium	43 DU 48 DU	Approved
102	CUP03-00003 CUP02-00032	St. Paul Properties 18825 Van Ness Ave.	Office Self Storage	34,800 sf 203,000 sf	Approved
103	CUP01-00025	Michael Mulligan 2264 Dominguez St.	Condominium	13 DU	Approved
104	CUP03-00013	Maricopa Properties – Montecito Estates 2829 Maricopa St.	Condominium	104 DU	Approved
105	CUP03-00034	Tom Paradise 1826 Oak St.	Townhome	265 DU 60 DU	Approved
106	CUP03-00034 TTM061850	Standard Pacific Homes 2349 Jefferson Street	Condominium	81 DU	Proposed
107	N/A	TorMed Medical Center Expansion NE corner of Skypark Dr. and Medical Center Dr.	Medical Office	131,560 sf	Proposed
108	CUP03-00051	Unity Church of South Bay 2545 237 <sup>th</sup> Street, A	Church	5,400 sf	In Process
109	CUP03-00036	Courtyard Villa Estates, LLC 4004 Sepulveda Blvd.	Senior Housing	44 DU	Approved
110	CUP03-0047	Elite Homes 739-745 Border Ave.	Condominium	7 DU	Approved
111	CUP03-00035	Washington Street Developers 2080 Washington Ave.	Condominium	21 DU	Approved
112	CUP04-00007	Dan Withee 24510 Hawthorne Blvd.	Office Restaurant Condominium	3,600 sf 1,030 sf 14 DU	Approved
113	CUP03-00053	Douglas Maupin 6226 Pacific Coast Hwy.	Condominium	16 DU	Approved
114	CUP99-00036	Maupin Development / The Breakers 2850 Monterey St.	Condominium	128 DU	Under Construction
115	CUP03-00009	Ball Corporation 500 Crenshaw Blvd.	Warehouse	156,000 sf	Under Construction
116	CUP04-00039	Stephenson Lon 18600 Hawthorne Blvd.	Auto Dealership Expansion	4,450 sf	Under Construction
117	CUP04-00011	Bishop Montgomery High School 5430 Torrance Blvd.	School Expansion	14,300 sf	Approved
118	CUP04-00014	Shea Homes L.P. 21515 Hawthorne Blvd.	Condominium	226 DU	In Process
119	CUP04-00030	JCC Homes 4343 190 <sup>th</sup> St.	Condominium	22 DU	Approved
120	CUP04-00042	The Magellan Group 4302-10 190 <sup>th</sup> St.	Auto Dealership	31,500 sf	Approved
121	CUP03-00037	Watt and Maupin Development 2740 Lomita Blvd.	Single-Family Condominium Retirement Community	63 DU 346 DU 85 DU	In Process

**Table III-2  
Related Projects**

Map No.	Project/Case/Tract No.	Applicant/Location/Project Description	Land Use	Size	Status
122	CUP04-00026	Keith Palmer 2700 Skypark Dr.	Retail	15,000 sf	Submitted
123	CUP04-00032	Sean Doyle 2303 Jefferson St.	Condominium	41 DU	Submitted
124	CUP04-00036	Pacific Storage Partners, Inc. 4330 190 <sup>th</sup> St.	Warehouse	15,000 sf	Submitted
125	CUP04-00012	Nathan Battle 1907 Abalone Ave.	Warehouse	22,854 sf	Approved
126	CUP04-00031	George Kirikorian 115 & 131 Palos Verdes Blvd.	Condominium Retail	23 DU 6,867 sf	Approved
127	CUP04-00033	AP-Escondido; c/p The Abbey Company 23600 & 23610 Telo Ave.	Medical Office	70,343 sf	Approved
128	CUP04-00035	Ghussan Baddour Hawthorne Blvd./Rolling Hills Rd.	Office Single-Family	949 sf 1 DU	In Process
129	CUP04-00038	DCA Civil Engineering Group 2909 Pacific Coast Hwy.	Office Automobile Service	988 sf 5 bays	In Process
130	CUP04-00040	Fancher Development Services 25308 Crenshaw Blvd.	Restaurant	6,512 sf	Approved
131	CUP04-00041	Withim Corporation 22501 Crenshaw Blvd. #200	Coffee Shop	940 sf	In Process
132	CUP04-00043	Sunrise Senior Living 25535 Hawthorne Blvd.	Assisted Living	103 beds	In Process
133	CUP05-00001	Miletich-Jones Land Co. 20301 Hawthorne Blvd.	Restaurant Market	1,800 sf 2,327 sf	In Process
<b>City of Lomita</b>					
134	SP No. 977	Mr. Don Barteld 25610 Narbonne Ave.	Office Expansion	810 sf	Approved
135	TTM No. 53873	Mr. Tom Frederikson 2215-2219 W. 241 <sup>st</sup> St.	Condominium	9 DU	Approved
136	ZV No.167 SP No.986	Mr. Jeh Meher 26327 Western Ave.	Health Gym	13,533 sf	Approved
137	SP No. 978	SUBTEC (Cheryl Vargo) 2040 & 2046 Lomita Blvd.	Single-Family Commercial	7 DU 10,140 sf	Proposed
138	TTM No.60165	Mr. Peter Frederiksen 25819-25 Eshelman Ave.	Senior Housing	24 DU	Proposed
139	TTM No. 54200	Tom Yuge 26001 Eshelman Ave. and 26004 Avocado St.	Single-Family	6 DU	Approved
140	CUP No. 225	John Koza 25316 Ebony Lane	Senior Housing	42 DU	Proposed
141	ZV No. 176	Ricardo Velasquez 1830 Pacific Coast Hwy.	Commercial Expansion	1,192 sf	Approved
142	TTM No. 53950	SUBTEC (Cheryl Vargo) 1748-1751 W. 257 <sup>th</sup> St.	Condominium	6 DU	Approved
143	SP No. 995	Faizel Tar 2020 Lomita Blvd. #6	Auto Rental & Sales	1,014 sf	Approved
144	SP No. 996	George Mcguire SE corner of Western Ave. and 262 <sup>nd</sup> St.	Office Commercial	11,000 sf 17,300 sf	Approved
145	TTM 61454 CUP 231 ZTA 2004-3	Tom Yurge 25322 Cypress St.	Senior Housing	6 DU	Approved
146	CUP 228	Robert Garstein 25312-25318 Narbonne Ave.	Senior Housing	24 DU	Proposed

**Table III-2  
Related Projects**

Map No.	Project/Case/ Tract No.	Applicant/Location/ Project Description	Land Use	Size	Status
147	SP 1003 HVP 73 TTM 53874	Charles Couey 25829-25837 Eshelman Ave.	Condominium	16 DU	Approved
148	SP 1012	Greg Warren 25209 Narbonne Ave.	Medical Office	1,650 sf	Approved
149	CUP 229 ZTA 2004-02	William James 1834 255 <sup>th</sup> St.	Assisted Living	15 persons	Approved
150	SP 1004 ZTA 2004-01 TTM No. 61575	Charles Couey 2247-2261 W. 241 <sup>st</sup> St.	Condominium	16 DU	Proposed
151	SP 1007	Donna George 2100 Lomita Blvd.	Beauty Salon	888 sf	Approved
152	SP 1014 TPM 61155	Lanco Engineering 1837 and 1839 257 <sup>th</sup> St.	Condominium	3 DU	Proposed
153	SP 1013 TTM 60651	Obradovich Corporation 24633 Pennsylvania Ave.	Condominium	5 DU	Proposed
154	CUP 232	Charles Ueda 2103-2139 Lomita Blvd.	Senior Housing	46 DU	Approved
155	SP 1029	Jason Fromm 2212 Lomita Blvd.	Office	7,548 sf	Approved
156	ZV 188 SP1032	Charles Couey 2067-2077 240 <sup>th</sup> St.	Single-Family	5 DU	Approved
157	CUP 234 SP 1037	Dan Schultz (Milestone Management) SW corner of Narbonne Ave. and Pacific Coast Hwy.	Pharmacy w/ drive through	13,013 sf	Approved
158	CUP 235 SP 1044 GPA 2005-01	Mehrzad Givechi 25114-8 Narbonne Ave.	Condominium	40 DU	Approved
159	CUP 211	Family ADHC – Lomita 2280 Lomita Blvd.	Medical Office Expansion	2,915 sf	Approved
160	DOS 2005-01	Mary Elizabeth Lewis 2049 Pacific Coast Hwy.	Tutoring Center	1,000 sf	Approved
161	DOS 2005-02	Julie Olson 24100 Narbonne Ave. Suite 103	Coffee House	2,048 sf	Approved
162	ZV 189 SP 1041	Dennis Pauslan 24831 Narbonne Ave.	Warehouse	1,900 sf	Approved
163	CUP 70 ZV 190	Y&S Auto Body 24720 Crenshaw Blvd.	Office	9,228 sf	Approved
164	SP 1049	Bijan Haleeli 2244 Pacific Coast Hwy.	Retail	18,285 sf	Proposed
165	DOS 20005-04	Stacey Witner 24429 Narbonne Ave.	Retail	900 sf	Proposed
166	ZV 196	Mark Consalvo 25834 Narbonne Ave.	Restaurant	6,726 sf	Proposed
167	VTPM 063303 CUP 239 SP 1057	Tom Yuge 2155 W. 240 <sup>th</sup> St.	Senior Housing	4 DU	Proposed
<b>County of Los Angeles<sup>8</sup></b>					
168	CP02-218 TR53937543502	21000 Normandie Ave.	Condominium	112 DU	Approved
169	CP03-041 292000	19000 Normandie Ave.	Adult Business/Bar	21,760 sf	Approved
170	CP03-048 543503	735-809 W. Carson St.	Office Residence Storage	1,914 sf 1,300 sf 130,283 sf	Pending

**Table III-2  
Related Projects**

Map No.	Project/Case/ Tract No.	Applicant/Location/ Project Description	Land Use	Size	Status
171	CP03-137 TR060027 543503	1010-1022 W. 223 <sup>rd</sup> St. Torrance	Condominium	16 DU	Pending
172	04-108 TR060481	1154 W. 223 <sup>rd</sup> St.	Single-Family	5 DU	Pending
173	CP04-175 TR061387 543602	22800 Normandie Ave.	Condominium	79 DU	Pending
174	N/A	SE corner of Normandie Ave./223 <sup>rd</sup> St.	Condominium	58 DU	Proposed

*N/A – Not applicable*

*DU – Dwelling units*

*sf – Square feet*

*GLSF - Gross leasable square feet*

<sup>1</sup> Source: City of Los Angeles Department of City Planning; LADOT.

<sup>2</sup> Source: City of Rancho Palos Verdes.

<sup>3</sup> Source: City of Rolling Hills Estates.

<sup>4</sup> Source: City of Carson.

<sup>5</sup> Source: City of Long Beach.

<sup>6</sup> Source: City of Torrance.

<sup>7</sup> Source: City of Lomita.

<sup>8</sup> Source: Los Angeles County Department of Regional Planning.

Source: Linscott, Law & Greenspan, Engineers (LLG), 2006 (see Appendix IV.J-1 to this Draft EIR).