
III. GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

Project Location

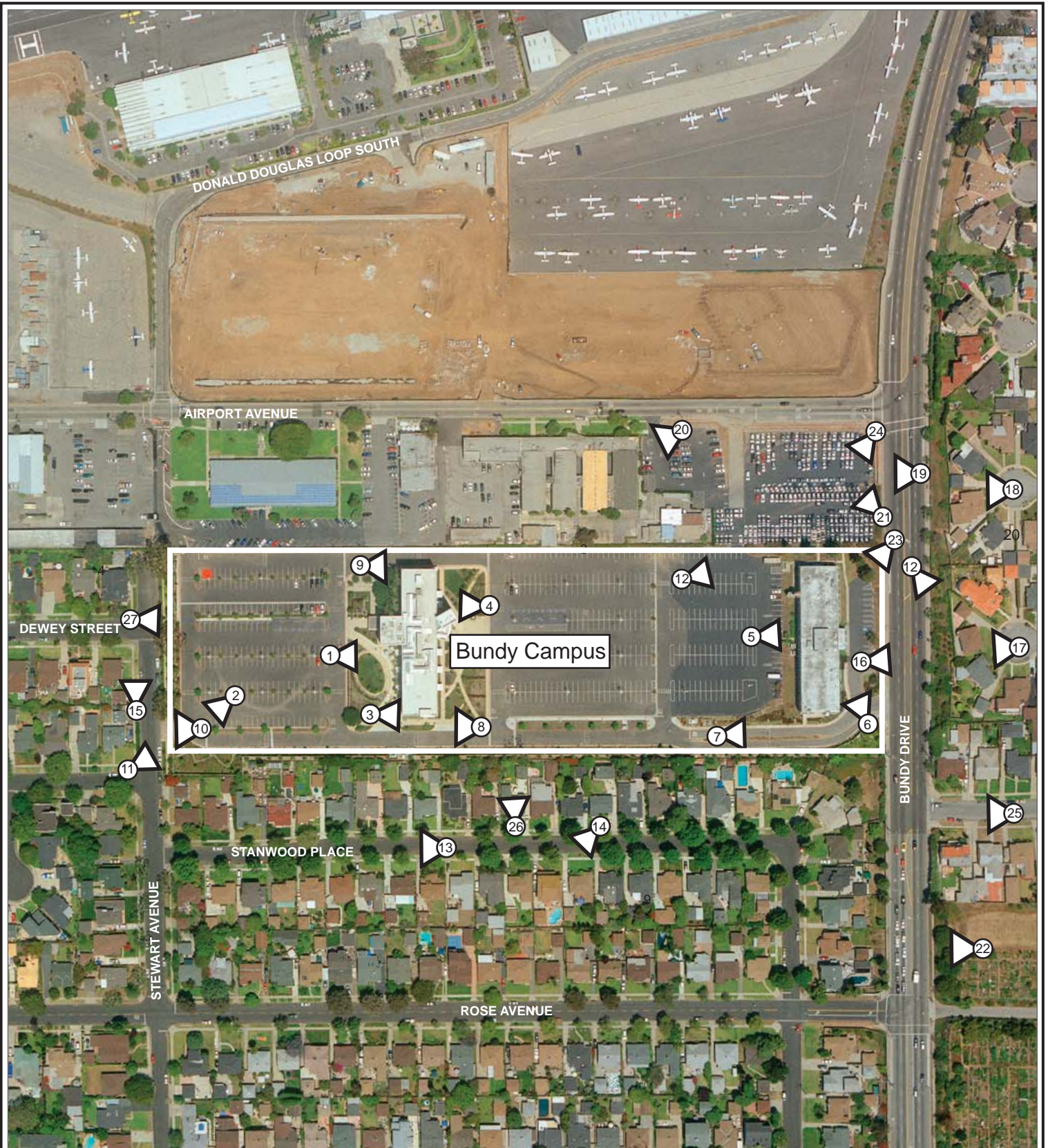
The approximately 10.4-acre Bundy Campus is located at 3171 S. Bundy Drive (also known as Centinela Avenue) in the City of Los Angeles, adjacent to the Santa Monica Airport. Regional access to the Bundy Campus is provided by the Santa Monica Freeway (I-10) and the San Diego Freeway (I-405), as shown in Figure II-1, Regional Location Map. The Bundy Campus is primarily bounded by commercial, restaurant, and airport-related industrial uses fronting Airport Avenue, followed by the Santa Monica Airport, to the north; Bundy Drive, beyond which is located additional residential development, to the east; residential development along Stanwood Place to the south; and Stewart Avenue, beyond which is located additional residential development, to the west (see Figure II-2, Project Location Map). The northern side of the Bundy Campus falls along the boundary between the Cities of Los Angeles and Santa Monica.

Existing Land Uses

Santa Monica College (SMC)'s Bundy Campus is one of several satellite campuses operated by SMC. The Bundy Campus is a largely self-contained, year-round campus. The campus is occupied by a four-story building of approximately 64,000 sf located in the central portion of the site (West Building), and a vacant two-story building of approximately 33,055 sf located in the eastern portion of the site (East Building). The remainder of the site consists of surface parking with approximately 609 parking spaces. Photographs of the Bundy Campus are provided in Figures III-2 through III-5, Views of the Bundy Campus. Figure III-1, Photograph Location Map, shows the locations where the photographs were taken.

The four-story West Building was renovated in 2004/2005 to house 16 classrooms along with multi-purpose rooms, school administrative offices, and student services functions.

General Education, Continuing Education, and Non-Credit courses commenced during the Summer 2005 session. The Fall 2005 session added Early Childhood Development, Teacher Education, and Nursing classes to the course offerings. At the time of the issuance of the Notice of Preparation (NOP), during the Fall 2005 session, a maximum of 409 students were on the Bundy Campus at any given time during the week. Based on staffing assignments, a total of approximately 35 faculty and staff were on the Bundy Campus at any given time during the Fall 2005 semester. Therefore, the maximum number of students, faculty, and staff on the Bundy Campus at any given time during the Fall 2005 semester was approximately 444 persons.



Source: (Image) Santa Monica College, 2006; (Figure) Christopher A. Joseph & Associates, September 2006.

0 75 150 225 300
 Approximate Scale (Feet)



CHRISTOPHER A. JOSEPH & ASSOCIATES
 Environmental Planning and Research

Figure III-1
 Photograph Location Map



View 1: Looking east at the western face of the four-story West Building.



View 2: View of landscaping improvements at the southwestern corner of the Bundy Campus.



View 3: View of the landscaped area and pedestrian walkway adjacent to the west face of the four-story west Building.

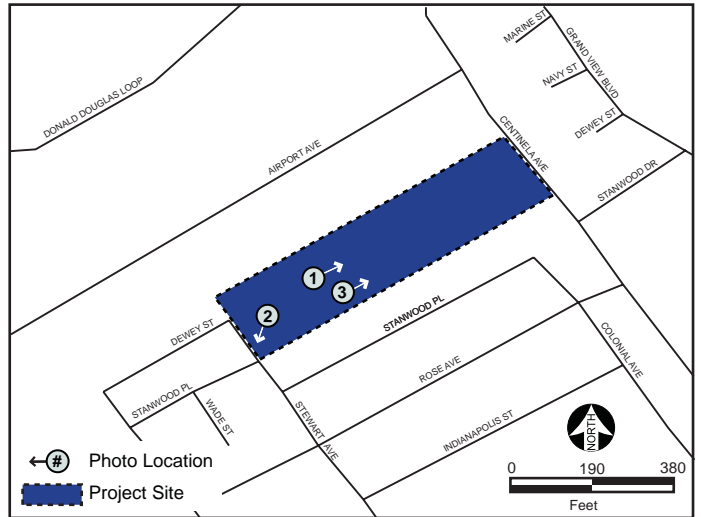


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.





View 4: Looking west at the east face of the four-story building.



View 5: Looking east at the west face of the vacant two-story building.



View 6: Looking north from the Bundy driveway at the east face of the vacant two-story building.

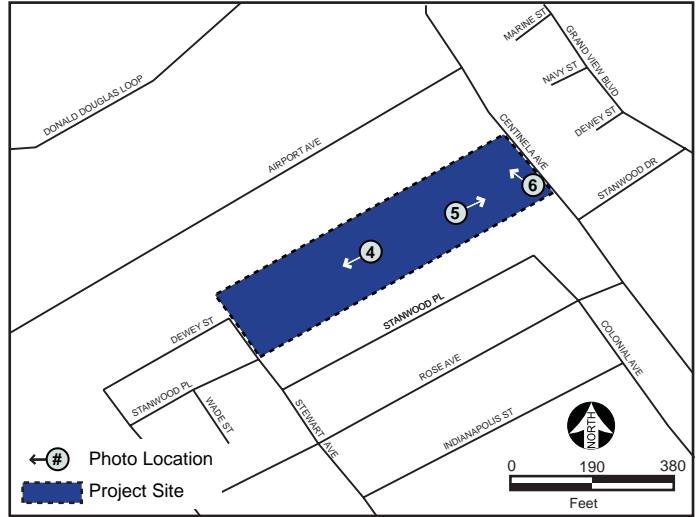


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.





View 7: Looking east along the Bundy driveway which runs along the southern boundary of the Bundy Campus.



View 8: Looking west along the 10-foot soundwall that forms the southern boundary of the Bundy Campus.



View 9: Looking east along the chain-link fence that forms the northern boundary of the Bundy Campus. To the left (north), a driveway is shown that once provided access to the site under BAE Systems ownership and is now closed.

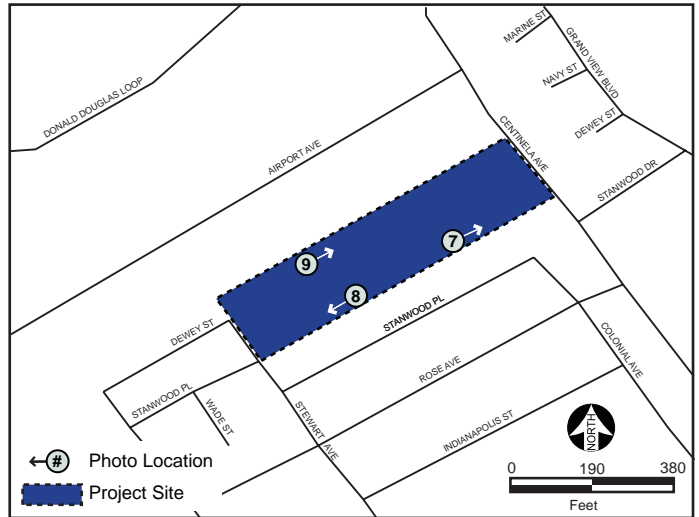


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.





View 10: Looking west from the Bundy Campus at the gate off Stewart Avenue, which is locked and restricted for emergency vehicle use only.



View 11: Looking northeast from Stewart Avenue at the emergency gate and 10-foot soundwall that forms the western boundary of the Bundy Campus.



View 12: View of a driveway in the northeastern portion of the Bundy Campus that once provided access to the site under BAE Systems ownership and is now closed.

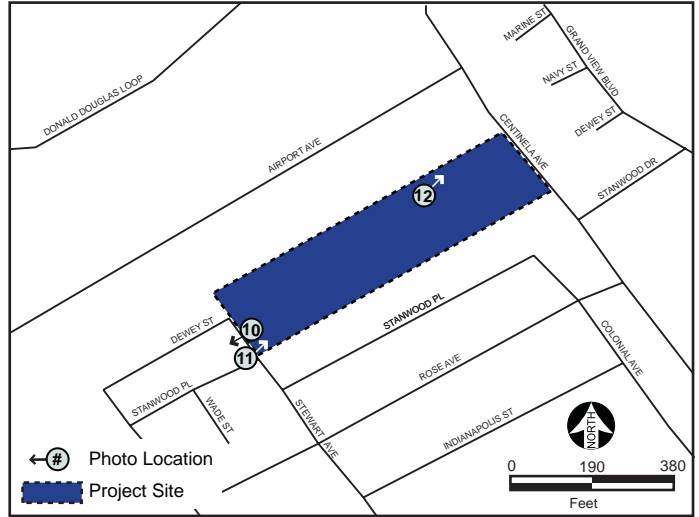


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.



Bundy Campus courses and programs are scheduled Monday through Friday from 7:00 a.m. to 10:00 p.m., with minimal weekend activity. Operations throughout the year are generally consistent with this schedule, though specific scheduling times may vary.

Surrounding Land Uses

As discussed above, the Bundy Campus is primarily bounded by commercial, restaurant, and airport-related industrial uses fronting Airport Avenue, followed by the Santa Monica Airport, to the north (City of Santa Monica); Bundy Drive, beyond which is located additional residential development, to the east (City of Los Angeles); residential development along Stanwood Place to the south (City of Los Angeles); and Stewart Avenue, beyond which is located additional residential development, to the west (City of Los Angeles). As of the date of issuance of the NOP, an existing surface parking lot on the northern side of Airport Avenue, southeast of Donald Douglas Loop South, was serving as a park-and-ride shuttle lot to the Main Campus. This 8-acre site has since been vacated and is currently under construction with the development of the Airport Park. The Santa Monica Airport is located adjacent to the Airport Park site, north and west of Donald Douglas Loop South. Photographs of the surrounding land uses are provided in Figures III-6 through III-8, Views of Surrounding Land Uses. A map showing the locations where the photographs were taken is provided in Figure III-1, Photograph Location Map.

Site History

For the last 15 years, SMC has been implementing an enrollment management policy designed to reduce vehicle trips to the SMC Main Campus. This policy provides for largely self-contained satellite campuses in an effort to balance instructional capacities at multiple facilities. Following is a brief history of the Bundy Campus, which SMC purchased for development as a satellite campus to support and enhance certain SMC professional and continuing education programs:

- December 2001: SMC purchases the 10.4-acre site from BAE Systems, a major defense contractor. BAE Systems had previously used the site for approximately 20 years as a manufacturing and research and development facility. At the time of its purchase, the site contains four buildings: an approximate 64,000-square-foot four-story building, an approximate 30,000-square-foot two-story building, and two single-story low-rise manufacturing buildings attached to the four-story building of approximately 10,000 and 90,000 square feet, respectively. BAE Systems continues to lease the site from SMC for the next year.
- February 2003: BAE Systems vacates the Bundy Campus.
- January 2004: The Trustees adopt an Initial Study/Mitigated Negative Declaration (IS/MND) to address the conversion and reuse of the existing four-story West Building on the site to allow for its current function as an educational facility.
- January 2002 – June 2005: SMC completes the following upgrades to the Bundy Campus:

- Demolition of the previously existing two low-rise manufacturing buildings, removing a total of approximately 100,000 square feet of building space. The existing two-story and four-story East and West Buildings remain on the site;
 - Construction of an internal roadway to link the east/upper and west/lower portions of the site;
 - Removal of overhead power lines;
 - Construction of a 10-foot, landscaped sound wall along the south and west edges of the campus;
 - Planting of more than 200 trees;
 - Renovation of the four-story West Building for reuse as an educational facility with 16 classrooms along with multi-purpose rooms and offices, while the two-story East Building remains vacant; and
 - Provision of 609 surface parking spaces.
- January 2005: SMC commences the planning process for the Bundy Campus Master Plan.
 - March and April 2005: SMC conducts four visioning sessions to solicit suggestions for the Draft Master Plan for the Bundy Campus. Two visioning sessions are held with the SMC Faculty & Staff Steering Committee, one session is held with City of Santa Monica community representatives, and one session is held with City of Los Angeles community representatives. SMC staff continues to meet with representatives of the Mar Vista Community Council, Friends of Sunset Park, the Pico Neighborhood Association, and other community groups in the following months.
 - July 2005: The first classes commence at the Bundy Campus with the start of the Summer 2005 session. Classes offered during this session include General Education, Continuing Education, and Non-Credit programs.
 - September 2005: The Fall 2005 session commences at the Bundy Campus with 16 classrooms along with multi-purpose rooms, offices, and student services functions in use; Early Child Development, Teacher Education, and Nursing classes are added to the course offerings;
 - September 2005: The Draft Master Plan for the Bundy Campus becomes publicly available and the Notice of Preparation (NOP) for the Draft EIR is circulated for a 30-day review period.

- October 2005: SMC conducts a scoping meeting to solicit comments on the NOP in circulation.
- November 2005: The City of Santa Monica orders SMC to vacate the leased remote shuttle lot on the Santa Monica Airport property north of the Bundy Campus across Airport Avenue. The City of Santa Monica commences construction of the Airport Park Expansion project on this site.
- January 2006: The Donald Douglas Loop South access to the Bundy Campus is resurfaced and re-stripped to provide right-turn egress-only access to Airport Avenue from the Bundy Campus.
- Spring 2006: SMC and the City of Los Angeles Department of Transportation (LADOT) discuss the installation of a signal on Bundy Drive at a potential new driveway at the northeast corner of the Bundy Campus.

Land Use and Zoning

There are four zoning designations on the Bundy Campus, as depicted on Figure IV.F-1, Existing Zoning Designations, in Section IV.F (Land Use and Planning). The area along the north, west, and east perimeter of the site is zoned as P-1 (Automobile Parking Zone, Height District 1) and P-1VL (Automobile Parking Zone, Very Limited Height District 1). The portion of the Bundy Campus occupied by the vacant two-story East Building is zoned as [Q]CR-1 (Limited Commercial Zone, permanent Qualified classification, Height District 1). The remaining area on the Bundy Campus is zoned as M1-1 (Limited Industrial Zone, Height District 1).

The Bundy Campus is located within the Palms – Mar Vista – Del Rey Community Plan Area and has a land use designation in the Community Plan of Limited Industrial. The site is also located within the Los Angeles Coastal Transportation Corridor Specific Plan Area.

Access and Circulation

As of the date of issuance of the NOP, September 26, 2005, vehicular access to the Bundy Campus was provided via one ingress/egress driveway on Bundy Drive approximately 500 feet south of Airport Avenue at the southeast corner of the Bundy Campus (see View 7 in Figure III-4; see also access point 3 in the Figure II-3, Proposed Site Plan). At that time, the Donald Douglas Loop South access to Airport Avenue west of the 3200 Airport Avenue Building was closed (see View 12 in Figure III-5; see also access point 5 in the Figure II-3, Proposed Site Plan). In January 2006, the Donald Douglas Loop South access was resurfaced and re-stripped to provide right-turn egress-only onto Airport Avenue from the Bundy Campus.



View 13: Looking west along Stanwood Place at single-family residential uses south of the Bundy Campus.



View 14: View of single-family residences on Stanwood Place. The homes shown are adjacent to the 10-foot soundwall that forms the southern boundary of the Bundy Campus.



View 15: Looking north along Stewart Avenue at single-family residential uses west of the Bundy Campus. The homes shown are across Stewart Avenue from the emergency gate and 10-foot soundwall that forms the western boundary of the Bundy Campus.

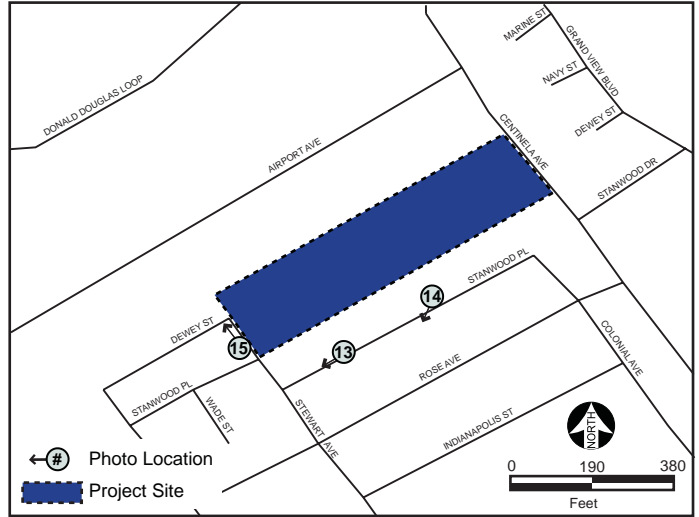


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.





View 16: Looking east from the Bundy Campus at single-family residential uses across Bundy Drive.



View 17: Looking west along Dewey Street at single-family residential uses east of Bundy Drive.



View 18: Looking west along Navy Street at single-family residential uses east of Bundy Drive.

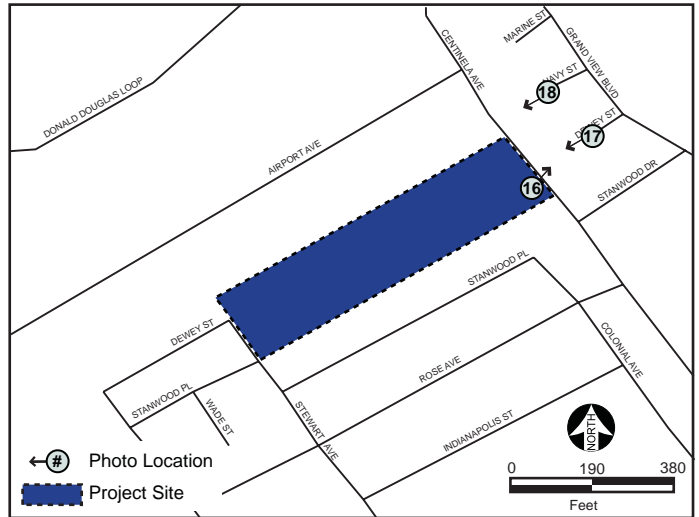


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.





View 19: Looking west from Bundy Drive at airport-related commercial/industrial uses that front Airport Avenue, adjacent to the Bundy Campus' northern boundary.



View 20: Looking west from Airport Avenue at the commercial/industrial uses that border the Bundy Campus to the north.



View 21: Looking northwest from Airport Avenue at the Santa Monica Airport. The parking lot shown in the foreground is planned to be developed as a public park.

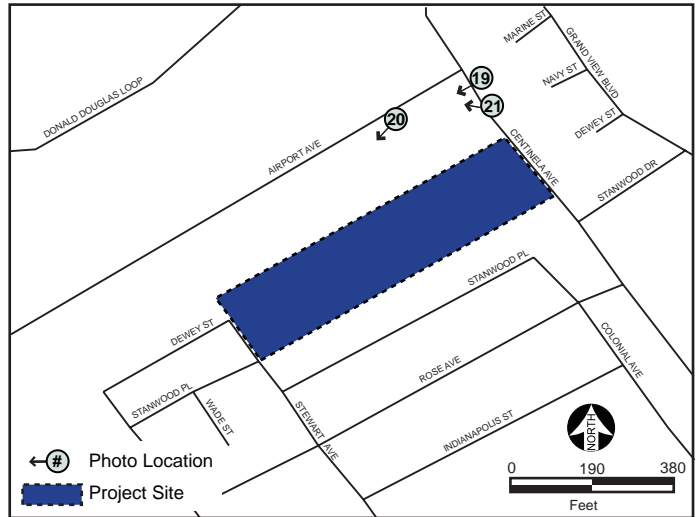


PHOTO LOCATION MAP

Source: Christopher A. Joseph & Associates, August 2005.



A third access point on Stewart Avenue is gated and restricted for emergency vehicle use only (see Views 10 and 11 in Figure III-5; see also access point 4 in the Figure II-3, Proposed Site Plan).

As of the date of issuance of the NOP, two additional access points that historically provided access to the Bundy Campus from Airport Avenue under BAE Systems operations were closed. These access points include: the 3400 Airport Avenue Building Driveway located at the Bundy Campus' northern edge between the 3400 Airport Avenue Building and Bundy Drive (see access point 2 in the Figure II-3, Proposed Site Plan); and the Spitfire Grill Driveway located at the Bundy Campus' northern edge between the Spitfire Grill and the 3200 Airport Avenue Building (see View 9 in Figure III-4; see also access point 1 in the Figure II-3, Proposed Site Plan).

Parking

As of the July 2005 campus opening, the Bundy Campus provided surface parking for 609 vehicles; however, due to the fact that automobile access points from Airport Avenue had been severed by the City of Santa Monica, campus parking was restricted to faculty and disabled students only. The majority of the students utilized the shuttle parking lot north of Airport Avenue and entered the campus via a pedestrian gate at the northwest corner of the property. In January 2006, with the opening of the driveway to Airport Avenue by way of Donald Douglas Loop South, parking on the Bundy Campus was made available to all students and staff.

Public Utilities

Sewer

The City of Los Angeles Department of Public Works, Bureau of Sanitation Division (i.e., Bureau of Sanitation), provides sewer conveyance infrastructure and wastewater treatment services for the City of Los Angeles, including the Bundy Campus and surrounding locale. The Hyperion Treatment Plant (HTP), located directly west of the Los Angeles International Airport in Playa Del Rey, provides wastewater treatment for the Bundy Campus. Local wastewater service is provided to the Bundy Campus by an existing on-site six-inch City of Los Angeles sewer line which serves the existing East and West Buildings and connects to existing eight-inch City of Los Angeles sewer lines in Dewey Street and Stewart Avenue.¹ The Bundy Campus is also in the vicinity of existing six-inch City of Santa Monica sewer lines in Airport Avenue and Donald Douglas Loop South.² Existing uses on the Bundy Campus, including public restrooms and classroom uses, currently generate an average of approximately 2,079 gallons per day (gpd) of wastewater.

¹ City of Los Angeles Bureau of Engineering, *Navigate LA, Wastewater S-Maps, Map No. 534, website: <http://navigate.lacity.org/commongallery/index.htm>, April 26, 2005.*

² City of Santa Monica, *Department of Engineering, Map No. 35, updated July 1985.*

Water

Water service is provided to both the Bundy Campus and the surrounding locale by the City of Los Angeles Department of Water and Power (LADWP). LADWP is responsible for ensuring that water demand within the City is met and that State and federal water quality standards are achieved. In terms of the City's overall water supply, in addition to local groundwater sources, the LADWP operates and receives water via the Los Angeles-Owens River aqueduct and is a member of the Metropolitan Water District of Southern California (MWD). Local water service is provided to the Bundy Campus by an existing four-inch water line providing up to 400 gallons per minute (gpm) and a 10-inch fire service line providing up to 5,000 gpm, both of which run along the south driveway serving the existing East and West Buildings. These onsite water lines connect to an existing 12-inch City of Los Angeles water line in Bundy Drive.³ The Bundy Campus is also in the vicinity of the following City of Santa Monica water lines: six-inch and 12-inch water lines in Airport Avenue, and eight-inch water lines in Donald Douglas Loop South.⁴ Water is currently consumed on the Bundy Campus for a variety of uses, including irrigated landscaping, public restrooms, and classroom uses. Existing uses on the Bundy Campus currently consume an average of approximately 2,495 gpd of water.

Energy (Electricity and Natural Gas)

Electrical utility service is currently provided to both the Bundy Campus and the surrounding locale by the LADWP. Local electricity service is provided to the Bundy Campus by existing electrical lines located at the southeast corner of the Bundy Campus. Electricity is consumed for a variety of uses on the Bundy Campus, including: classroom and school administrative office lighting and cooling; outdoor/security lighting; and electricity associated with classroom instruction (e.g., for operating equipment, etc.). Existing uses on the Bundy Campus currently consume an average of approximately 2,025 kilowatt hours (kWh) per day of electricity.

The Southern California Gas Company (SCG) provides natural gas service to the City of Los Angeles, including the Bundy Campus and the surrounding locale, through existing gas mains located under streets and public right-of-ways. Natural gas service is provided in accordance with SCG policies. Local natural gas infrastructure in the project vicinity includes existing two-inch gas mains located at the southeast corner of the Bundy Campus. Natural gas is currently consumed by the Bundy Campus for heating in the existing four-story West Building. Existing uses on the Bundy Campus currently consume an average of approximately 5,987 cubic feet (cf) per day of natural gas.

³ City of Los Angeles Department of Water and Power, Map Nos. 116-150,153 and 118-150-153, provided by request June 29, 2005.

⁴ City of Santa Monica, Department of Engineering, Map No. 45, updated September 1993.

B. RELATED PROJECTS

CEQA requires that Environmental Impact Reports analyze “cumulative impacts,” defined in CEQA Guidelines Section 15355 as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” In addition, CEQA Guidelines Section 15130 indicates that the analysis of cumulative impacts need not be as in-depth as what is performed relative to the proposed project, but instead is to “be guided by the standards of practicality and reasonableness.” The cumulative impacts analysis considers the anticipated impacts of the Master Plan along with reasonably foreseeable growth. According to CEQA Guidelines Section 15130(b)(1), reasonably foreseeable growth may be based on:⁵

- A list of past, present, and probable future projects producing related or cumulative impacts; and/or
- A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental planning document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

Cumulative study areas are defined based on an analysis of the geographical scope relevant to each particular environmental issue. Therefore, the cumulative study area and the applicable related projects for each individual environmental impact may vary. For example, a cumulative visual impact generally could only affect the area within the view of a project site, while a cumulative air quality impact could affect the entire South Coast Air Basin. The specific boundaries, and the related projects within those boundaries, for the cumulative study area of each environmental issue are identified in the applicable environmental issue sections in Section IV (Environmental Impact Analysis), of this Draft EIR. For purposes of the cumulative impact analysis, Table III-1 identifies a list of past, present, and probable future projects derived from building and planning application records from the Cities of Los Angeles and Santa Monica. The general location of each identified related project in relation to the Bundy Campus is provided in Figure III-9, Related Projects Location Map.

⁵ Clarification based on *Communities for a Better Environment v. California Resources Agency*, 2002.

**Table III-1
Related Projects**

Related Project No.	Project Name	Land Use (unit)	Size	Address	City
1	Apartment Complex	apartment (du)	50	4050 Glencoe Avenue	Los Angeles
2	Apartments	apartment (du)	97	4060 Glencoe Avenue	Los Angeles
3	Apartments	apartment (du)	64	4080 Glencoe Avenue	Los Angeles
4	Apartment Complex	apartment (du)	51	4109 Glencoe Avenue	Los Angeles
5	Apartments	apartment (du)	99	4114 Glencoe Avenue	Los Angeles
6	Apartment Complex	apartment (du)	51	4115 Glencoe Avenue	Los Angeles
7	Playa Vista Phase II ^a	homes (du)	2,600	Jefferson Boulevard and Lincoln Boulevard	Los Angeles
		retail (sf)	150,000		
8	Lincoln Place Project	retail (sf)	197,000	1400 Lincoln Boulevard	Los Angeles
9	Bed Bath and Beyond ^b	retail (sf)	80,000	11854 Olympic Boulevard	Los Angeles
10	Westside Media Center	health club (sf)	34,000	12232 Olympic Boulevard	Los Angeles
11	Westside Pavilion	sf retail (sf)	723,466	10850 Pico Boulevard	Los Angeles
		theater (seats)	2,340		
12	New West Middle School	school (students)	250	11625 Pico Boulevard	Los Angeles
13	Apartment Complex	apartment (du)	118	4155 Redwood Avenue	Los Angeles
14	Taco Bell	replacement of existing bldg. w/ new fast-food w/ drive thru (sf)	1623	12011 Venice Boulevard	Los Angeles
15	Wells Fargo Bank	bank (sf)	4300	13400 W. Washington Boulevard	Los Angeles
16	Fast Food/Retail/Office	fast food, retail, office (sf)	61000	1540 2nd Street	Santa Monica
17	Condominiums	condominium (du)	5	1032 3rd Street	Santa Monica
18	Condominiums	condominium (du)	5	1048 3rd Street	Santa Monica
19	Mixed-Use	condominium (du)	5	947 4th Street	Santa Monica
20	Condominiums	residential (du)	75	1539 4th Street	Santa Monica
21	Condominiums	condominium (du)	5	914 5th Street	Santa Monica
22	Condominiums	condominium (du)	5	944 5th Street	Santa Monica
23	Mixed-Use	residential (du)	49	1241 5th Street	Santa Monica
		retail (sf)	3,000		
24	Mixed-Use	residential (du)	16	1321 5th Street	Santa Monica
		retail (sf)	1,000		
25	Residential	residential (du)	48	1324 5th Street	Santa Monica
26	Mixed-Use	residential (du)	56	1410 5th Street	Santa Monica
		retail (sf)	5,000		

Table III-1 (Continued)
Related Projects

Related Project No.	Project Name	Land Use (unit)	Size	Address	City
27	Mixed-Use	apartment (du)	50	1420 5th Street	Santa Monica
		retail (sf)	3,000		
28	Apartments	apartment (du)	26	1437 5th Street	Santa Monica
29	Mixed-Use	apartment (du)	50	1442 5th Street	Santa Monica
		retail (sf)	3,000		
30	Mixed-Use	apartment (du)	52	1450 5th Street	Santa Monica
		retail (sf)	4,000		
31	Apartments	apartment (du)	46	1548 5th Street	Santa Monica
32	Mixed-Use	apartment (du)	48	1234 6th Street	Santa Monica
		retail (sf)	2,000		
33	Apartments	apartment (du)	50	1244 6th Street	Santa Monica
34	Mixed-Use	apartment (du)	52	1411 7th Street	Santa Monica
		retail (sf)	2,000		
35	Mixed-Use	apartment (du)	48	1418 7th Street	Santa Monica
		retail (sf)	2,000		
36	Apartments	apartment (du)	50	1427 7th Street	Santa Monica
37	Condominiums	condominium (du)	17	1544 7th Street	Santa Monica
38	Condominiums	condominium (du)	8	2510 7th Street	Santa Monica
39	Condominiums	condominium (du)	5	839 9th Street	Santa Monica
40	Condominiums	condominium (du)	5	1027 10th Street	Santa Monica
41	Condominiums	condominium (du)	5	1750 10th Street	Santa Monica
42	Condominiums	condominium (du)	5	1038 11th Street	Santa Monica
43	Condominiums	condominium (du)	5	911 12th Street	Santa Monica
44	Condominiums	condominium (du)	15	1211 12th Street	Santa Monica
45	Apartments	apartment (du)	16	1652 12th Street	Santa Monica
46	Condominiums	condominium (du)	5	914 14th Street	Santa Monica
47	Apartments	apartment (du)	30	1511 15th Street	Santa Monica
48	Condominiums	condominium (du)	10	838 16th Street	Santa Monica
49	Condominiums	condominium (du)	6	1415 16th Street	Santa Monica
50	Condominiums	condominium (du)	5	1520 16th Street	Santa Monica
51	Condominiums	condominium (du)	5	1537 16th Street	Santa Monica
52	Condominiums	condominium (du)	11	1803 16th Street	Santa Monica
53	Residential	residential (du)	8	908 17th Street	Santa Monica
54	Condominiums	condominium (du)	5	1105 18th Street	Santa Monica
55	Residential	residential (du)	6	1927 18th Street	Santa Monica
56	Condominiums	condominium (du)	5	811 19th Street	Santa Monica
57	Condominiums	condominium (du)	5	838 19th Street	Santa Monica
58	Residential	residential (du)	5	851 19th Street	Santa Monica
59	Condominiums	condominium (du)	8	917 19th Street	Santa Monica

Table III-1 (Continued)
Related Projects

Related Project No.	Project Name	Land Use (unit)	Size	Address	City
60	Residential	residential (du)	5	1035 19th Street	Santa Monica
61	Residential	residential (du)	5	2018 19th Street	Santa Monica
62	Condominiums	condominium (du)	5	923 20th Street	Santa Monica
63	Residential	residential (du)	101	1671 20th Street	Santa Monica
64	Condominiums	condominium (du)	5	1120 21st Street	Santa Monica
65	Condominiums	condominium (du)	5	2013 21st Street	Santa Monica
66	St. Johns Medical Center and Master Plan	medical center	NA	1328 22nd Street	Santa Monica
67	Condominiums	condominium (du)	10	2512 28th Street	Santa Monica
68	Apartments	apartment (du)	14	1751 Appian Way	Santa Monica
69	Mixed-Use	residential (du)	39	430 Arizona Avenue	Santa Monica
		retail (sf)	7,000		
70	Residential	residential (du)	49	505 Arizona Avenue	Santa Monica
71	Alzheimers Facility	beds	65	1131 Arizona Avenue	Santa Monica
72	Condominiums	condominium (du)	7	217 Bicknell Street	Santa Monica
73	Mixed-Use	residential (du)	50	606 Broadway	Santa Monica
		commercial (sf)	6,000		
74	Apartments	apartment (du)	48	626 Broadway	Santa Monica
75	Apartments/Office	apartment (du)	7	1424 Broadway	Santa Monica
76	Condominiums	condominium (du)	32	1502 Broadway	Santa Monica
77	Mixed-Use	residential (du)	32	1906 Broadway	Santa Monica
		sign shop (sf)	3,000		
78	Condominiums	condominium (du)	8	1311 Centinela Avenue	Santa Monica
79	Storage	self-storage	31,400	1707 Cloverfield Blvd	Santa Monica
80	Condominiums	condominium (du)	16	1940 Cloverfield Blvd	Santa Monica
81	Apartments	apartment (du)	38	525 Colorado Avenue	Santa Monica
82	Big Blue Bus Campus Expansion ^c	parking structure (max. spaces)	600	612 Colorado Avenue	Santa Monica
		office (sf)	46,500		
		maintenance bldg. (sf)	55,000		
83	Affordable Housing	apartment (du)	26	711 Colorado Avenue	Santa Monica
84	Apartments	apartment (du)	145	2834 Colorado Avenue	Santa Monica
85	Euclid Park	park (sf)	15,000	1525 Euclid Street	Santa Monica
86	Lantana South	entertainment production (sf)	99,000	3131 Exposition Boulevard	Santa Monica
87	Condominiums	condominium (du)	5	1243 Franklin Avenue	Santa Monica
88	Condominiums	condominium (du)	6	2015 Idaho Avenue	Santa Monica
89	Santa Monica Civic Center Parking	replacement parking (spaces)	N/A	1685 Main Street	Santa Monica

Table III-1 (Continued)
Related Projects

Related Project No.	Project Name	Land Use (unit)	Size	Address	City
	Structure	retail (sf)	12,500		
90	North Main (Pioneer Bakery Site)	apartment (du)	107	2012 Main Street	Santa Monica
		specialty retail (sf)	12,000		
		apartment (du)	26		
		specialty retail (sf)	7,000		
91	Affordable Housing	apartment (du)	44	2209 Main Street	Santa Monica
92	Mixed-Use	residential (du)	24	212 Marine Street	Santa Monica
		commercial (sf)	9,000		
93	Private High School	high school (sf)	15,000	2230 Michigan Avenue	Santa Monica
94	Condominiums	condominium (du)	5	1719 Ocean Front Walk	Santa Monica
95	Miramar Development Agreement	hotel (rooms)	200	1133 Ocean Avenue	Santa Monica
		specialty retail (sf)	12,000		
		restaurant (sf)	7,000		
		meeting place (sf)	10,000		
96	Hill Street Partners Development Agreement	hotel (rooms)	75	1327 Ocean Avenue	Santa Monica
		restaurant (sf)	3,000		
97	Mixed-Use	condominium (du)	186	3025 Olympic Blvd.	Santa Monica
		apartment (du)	54		
		specialty retail (sf)	5,000		
98	Lantana East	entertainment production (sf)	64,000	3030 Olympic Blvd.	Santa Monica
99	New Roads	private school (sf)	115,000	3131 Olympic Blvd.	Santa Monica
100	Auto Dealership Expansion	auto dealership (sf)	9,600	3300 Olympic Blvd.	Santa Monica
101	Condominiums	condominium (du)	9	125 Pacific Street	Santa Monica
102	Condominiums	condominium (du)	5	126 Pacific Street	Santa Monica
103	Condominiums	condominium (du)	18	1112 Pico Blvd	Santa Monica
104	Condominiums	condominium (du)	8	1528 Princeton Street	Santa Monica
105	Mayfair Theater	apartment (du)	38	212 Santa Monica Blvd	Santa Monica
		retail (sf)	10,000		
106	Affordable Housing	apartment (du)	44	2601 Santa Monica Blvd	Santa Monica
107	Mixed-Use	apartment (du)	10	3107 Santa Monica Blvd	Santa Monica
		retail (sf)	12,000		
108	Production Live/Work Bldg.	commercial (sf)	34,000	1818 Stanford Street	Santa Monica
109	Production/Office/Residential	production office	9,000	1630 Stewart Avenue	Santa Monica
		residential (sf)	10,000		
110	Condominiums	condominium (du)	12	2121 Virginia Avenue	Santa Monica
111	Mixed-Use	residential (du)	50	507 Wilshire Boulevard	Santa Monica

Table III-1 (Continued)
Related Projects

Related Project No.	Project Name	Land Use (unit)	Size	Address	City
		commercial (sf)	5,351		
112	Transportation Facility Master Plan	bus maintenance building (sf)	40,000	Colorado Avenue to the north, 7 th Street to the east, 5 th Street to the west, Olympic Boulevard to the south	Santa Monica
		office (sf)	8,000		
113	Airport Park Expansion	city park (acre)	4	Donald Douglas Loop to north, Airport Avenue to south, Bundy Drive to east	Santa Monica
		dog park (acre)	1		
		recreation field (acre)	1		
		removal of shuttle lot	NA		
114	Santa Monica/UCLA Hospital ^d	Hospital (beds)	266	Wilshire Boulevard to north, Arizona Avenue to south, 16 th Street to east, 15 th Street to west	Santa Monica
115	Santa Monica Pier Bridge & Pier Ramp	pier	NA	Santa Monica Pier Bridge/Ramp and Colorado Avenue	Santa Monica
116	Santa Monica Downtown Parking	parking (spaces)	1,712	Wilshire Boulevard to north, Colorado Avenue to south, 5 th Street to east, 2 nd Street to west	Santa Monica
117	Civic Center Specific Plan	residential (du)	800	Colorado Avenue to north, Pico Boulevard to south, 4 th Street to east, Ocean Avenue to west	Santa Monica
		office (sf)	93,000		
		restaurant/retail (sf)	25,000		
		city service building (sf)	100,000		
		auditorium expansion (sf)	20,000		
		early childhood center (sf)	12,500		
		park (acre)	12.8		
		soccer field (acre)	1		
<p>^a West Coast Traditional Neighborhoods, Playa Vista, Los Angeles, website: http://www.tndwest.com/playavista.html, June 30, 2006.</p> <p>^b Phone conversation with Mike Boyorio, Bed Bath & Beyond, July 6, 2006.</p> <p>^c Syska Hennessey Group, Big Blue Bus Campus Expansion Santa Monica, California, website: http://www.syska.com/Sustainable/projects/bbbus.html, June 30, 2006.</p> <p>^d UCLA Santa Monica Replacement Hospital, Future, website: http://www.ucmt.org/santamonica/html/about/future.shtml, June 30, 2006.</p> <p>Source: Kaku Associates, June 2006.</p>					

