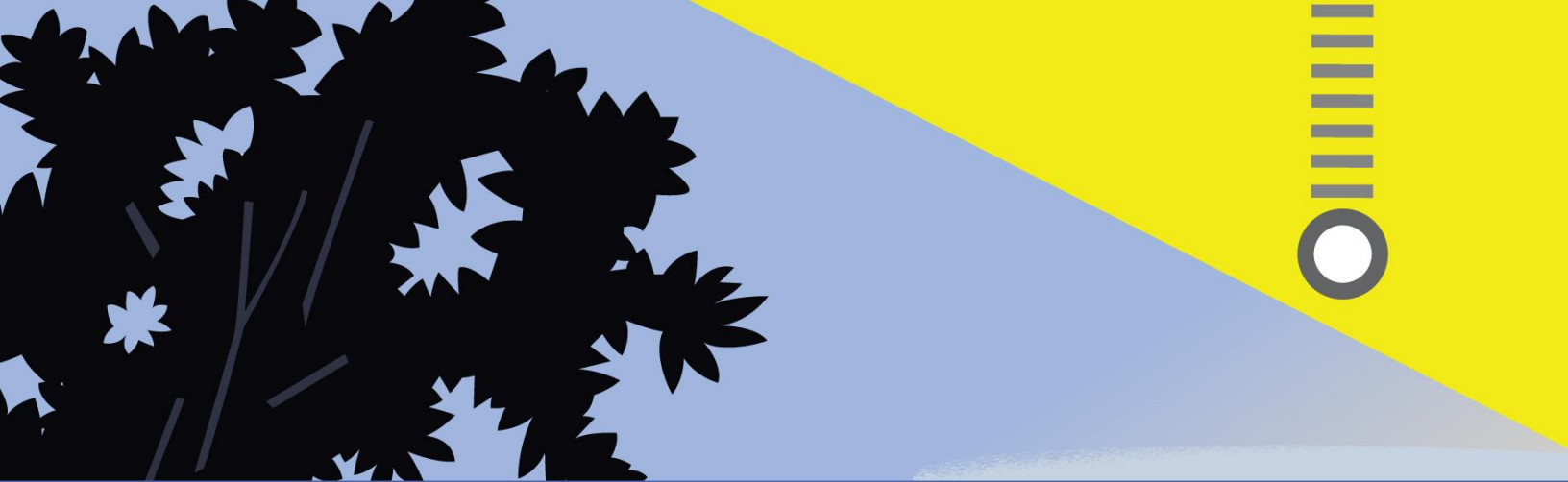


# **Appendix L. Growth Inducing Impacts Technical Report Appendix A**

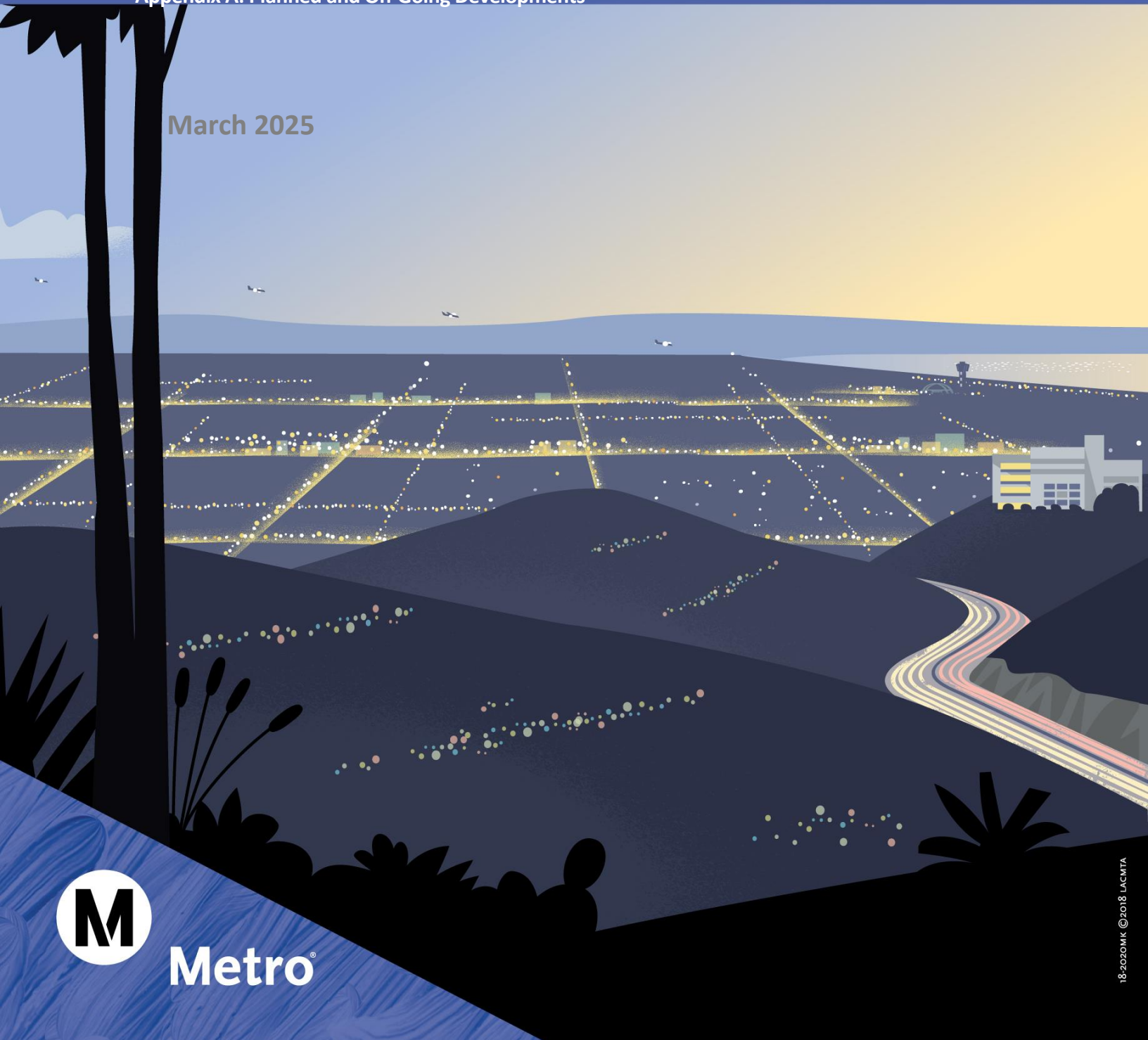


# SEPULVEDA TRANSIT CORRIDOR PROJECT

Growth Inducing Impacts Technical Report

Appendix A: Planned and On-Going Developments

March 2025



Metro®



# SEPULVEDA TRANSIT CORRIDOR PROJECT

Contract No. AE67085000

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## Growth Inducing Impacts Technical Report Appendix A: Planned and On-Going Developments

Task 5.24.11

Prepared for:



Los Angeles County  
Metropolitan Transportation Authority

Prepared by:



**HTA PARTNERS**  
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March 2025



# 1 INTRODUCTION

## 1.1 General Overview

This attachment provides the list of planned and on-going developments within the Sepulveda Transit Corridor Project (Project) Project Study Area that are considered applicable and relevant for the growth-inducing impact analysis. As stated in Section 3.1.2, of the *Sepulveda Transit Corridor Project Growth Inducing Impacts Technical Report* (Metro, 2024), the No Project Alternative Study Area is identical to the Project Study Area as described in Section 1.3 and shown in Figure 1-1 of that report. Therefore, all the projects summarized in Table A-1 of this appendix, and individually listed in Table A-2 of this attachment are located within the No Project Alternative Study Area and are displayed on Figure 4-1 in the *Sepulveda Transit Corridor Project Growth Inducing Impacts Technical Report*. Table A-2 also indicates the respective Resource Study Areas (RSA) wherein each project alternative lies, as applicable.

## 1.2 Methodology

Planned and on-going developments refer to new construction of capital projects; commercial properties and other facilities resulting in new employment; multi-family residences, including affordable housing developments; office properties for public entities; and land use density increases that would directly or indirectly result in population, housing, and/or employment growth within the Project Study Area.

Projects considered applicable and relevant to this growth-inducing impact analysis met the following criteria:

- The Project is committed within a certified planning document for local, regional, state, or federal agencies, such as the 2023 Federal Transportation Improvement Program, the Southern California Association of Government *Connect SoCal, 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy* (SCAG, 2020a, 2020b), and the general plans for the Cities of Los Angeles and Santa Monica and Los Angeles County; or
- The Project is a private development that has completed the environmental review period, has been approved by the City Councils for the cities of Los Angeles and Santa Monica, or by the Los Angeles County Department of Planning and has begun the entitlements and permitting process; or
- The Project would result in an increase in the floor area ratio (FAR) or allowable density of a given parcel, whether through a zoning change, variation, density bonus, or a designation of an area for transit oriented communities.

The following projects are not considered applicable or relevant to this growth-inducing impact analysis:

- Renovations or expansions to an existing development, unless the project would directly result in population, housing, or employment growth (i.e., construct additional dwelling units or increase employment capacity); or
- Construction of single-family housing or accessory dwelling unit (ADU) due to their relatively marginal contributions to population and housing growth compared to multi-family and mixed-use buildings.

Data for multi-family affordable housing developments within the City of Los Angeles were obtained from the City of Los Angeles' Housing Department (LAHD) database, which was most recently updated

on August 11, 2020 (City of Los Angeles, 2023). The LAHD defines affordable housing development as “a structure or set of structures with rental housing units restricted by department regulations and operated under landlord-tenant law, with common financing, ownership and management.” Generally, housing is considered affordable if rental or mortgage payments constitute 30 percent or less of a resident’s income (PD&R, 2017).

All other multi-family residential, mixed-use commercial, and public facility projects in the City of Los Angeles were obtained from the City of Los Angeles’s Bi-Weekly Case Filing reports, which are maintained and updated bi-weekly by the Department of City Planning. This dataset displays all the building permit applications that have been filed with the Department of City Planning between April 2021 and April 2023 (DCP, 2023b).

Data for planned and on-going developments within the City of Santa Monica—including multi-family residential, mixed-use commercial, and public facility growth inducing projects—were obtained from the City of Santa Monica’s current development project tracking list, which is maintained by the Department of Community Development. The list contains all project applications filed with the Department of Community Development since 2005 (City of Santa Monica, 2023).

The Los Angeles County Planning Department lists current planning projects, including planning documents and updates to the Los Angeles County General Plan on the Department’s website. Currently, no projects are listed on the Los Angeles County Planning Department website that are relevant for the growth-inducing impact analysis.

The list of planned and on-going developments also incorporates the list of related projects that was compiled for the growth-inducing impacts analysis in the *Sepulveda Transit Corridor Project Final Feasibility Report* (Metro, 2019). This list includes mixed-use, multi-family, commercial, and major Los Angeles County Metropolitan Transportation Authority and California Department of Transportation capital projects filed with the City of Los Angeles Department of City Planning (DCP) from January 2019 through June 2021. The planned and on-going developments for the Los Angeles County Sawtelle Veterans Administration community are included in Table A-2.

**Table A-1. Planned and On-Going Developments in the Project Study Area**

Alternative	Total Developments	Developments Inside Priority Growth Areas	Total Commercial Square Footage	Total Dwelling Units
Alternative 1	58	55	629,024	4,782
Alternative 3	62	59	652,024	4,856
Alternative 4	63	61	1,179,666	4,669
Alternative 5	62	60	1,177,671	4,669
Alternative 6	80	75	921,928	6,693
<b>Total<sup>a</sup></b>	<b>347</b>	<b>336</b>	<b>6,116,230</b>	<b>23,245</b>

Source: City of Los Angeles, 2023; DCP, 2023b; City of Santa Monica, 2023; HTA, 2024

<sup>a</sup>Total represents the totals within the Project Study Area, which is the equivalent geography for the No Project Alternative RSA.

**Table A-2. Planned and On-Going Development in the Project Study Area**

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
<i>Bel-Air</i>										
10768 Bellagio Road	(A)	Commercial	Demolition and reconstruction of the Bel-Air Country Club House (approximately 62,615 sf)	62,615	—	—	—	—	—	—
<b>Total</b>				<b>62,615</b>	<b>—</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Bel-Air/Sherman Oaks</i>										
I-405 from I-10 to US-101	(C)	Highway Improvement	I-405 Dynamic Corridor Ramp Metering System; a system-wide adaptive ramp metering strategy that simultaneously coordinates with arterial traffic signal operation	—	—	—	—	—	—	—
I-405 from I-10 to US-101	(C)	Rail	Sepulveda Pass Transit Corridor (Phase 1) – ExpressLanes; improve travel between the San Fernando Valley, the Westside, and Los Angeles International Airport. Measure M provides funding for ExpressLanes on I-405 between US-101 and I-10.	—	—	—	—	—	—	—
<b>Total</b>				<b>—</b>	<b>—</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Brentwood</i>										
1154 S Barrington Avenue	(B)	Affordable Housing	Barrington Imperial Properties; 53 units	—	53	—	—	—	—	—
11728 W Dorothy Street	(C)	Affordable Housing	Westbrent, Ltd Project; 27 units	—	27	—	—	—	—	—
11701 Wilshire Boulevard	(C)	Mixed-Use	Construction of a 24-story mixed-use building with 152 units, including 16 ELI	73,984	24	—	—	—	—	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
			units, 66,902 sf of office space, 7,082 sf of retail space, and 902 sf of total floor area							
10841 N Sepulveda Boulevard	(A)	Multi-Family	52 units	—	52	—	—	—	—	—
505 S Barrington Avenue	(C)	Multi-Family	38 condominium units in the existing R3 zone, plus 1 detached condominium unit in the existing	—	38	—	—	—	—	—
2101 Canyonback Road	(A)	Public Facility	Berggruen Institute Campus; 160,880 sf of office space, temporary dwelling units, studios	160,880	—	—	—	—	—	—
<b>Total</b>				<b>234,864</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<i>Encino</i>										
San Fernando Valley	(A)	BRT	18-mile-long Metro G Line Bus Rapid Transit Improvements Project includes building up to 35 railroad-style gates at intersections along the Metro G Line and constructing grade-separated structures at Van Nuys Boulevard and Sepulveda Boulevard	—	—	—	—	—	—	—
15451 La Maida Street	(C)	Commercial	Childcare facility with up to 32 children from infant to school age; 1,995 sf providing one required parking space in carport within the front-yard setback	1,995	—	X	X	X	—	—
17524 Burbank Boulevard	(A)	Congregate Housing	Demolition of existing church; construction of 238-unit eldercare facility in the RA-1 zone	—	238	—	—	—	—	—
4741 N Libbit Avenue	(C)	Multi-Family	46 units	—	46	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
City of Los Angeles, Van Nuys	(B)	Rail	The Metro G Line conversion of the 18-mile bus rapid transit line to light-rail service	—	-	—	—	—	—	—
4726 Petit Avenue	(A)	Zone Change	General plan amendment; vesting zone change; conditional use permit for public parking; Ventura-Cahuenga specific plan project permit; and site plan review for a new, 3-story, multi-family residential building	—	-	—	—	—	—	—
<b>Total</b>				<b>1,995</b>	<b>284</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>
<i>Lake Balboa</i>										
16505 W Vanowen Street	(C)	Affordable Housing	The Esplanade Apartments; 65 units	—	65	—	—	—	—	—
15640 W Roscoe Boulevard	(C)	Commercial	123,950 sf self-storage facility	123,950	—	—	—	—	—	—
<b>Total</b>				<b>123,950</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Mar Vista</i>										
2485 Sawtelle Boulevard	(C)	Affordable Housing	Sawtelle Apartments; 15 units	—	15	X	X	X	X	—
3101 Sawtelle Boulevard	(B)	Affordable Housing	3101 Sawtelle Boulevard Apartments; 204 units	—	204	—	—	—	—	—
10201 W Pico	(B)	Commercial	1.6 million sf net; new studio-related and general office uses at Fox Studio Lot	1,600,000	—	—	—	—	—	—
11701 Gateway Boulevard	(A)	Mixed-Use	The Barringway Place; 73 units; 5,900 sf commercial space	5,241	129	—	—	—	—	—
11460 W Gateway Boulevard	(A)	Mixed-Use	129 units; 5,241 sf commercial space	5,900	73	X	X	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
2444-2456 S Barry Avenue	(C)	Multi-Family	61 units	—	102	X	X	—	—	—
12300 W Pico Boulevard	(A)	Multi-Family	65 units	—	65	—	—	—	—	X
2415-2419 S Barrington Avenue	(A)	Multi-Family	38 units	—	38	—	—	—	—	X
11434 W Pico Boulevard	(B)	Multi-Family	102 units	—	61	X	X	X	X	—
2450 S Barrington Avenue	(C)	Multi-Family	Proposed construction, use, and maintenance of a 6-story, 67-foot-high apartment building containing 40 units, including 4 ELI units (10%) and 1 VLI/2 LI replacement units, providing 61 vehicle parking spaces	—	40	—	—	—	—	—
2456 Purdue Avenue	(A)	Multi-Family	Demolition of 2 existing single-family dwellings for proposed 6-story, 27-unit apartment building per transit-oriented community Tier 3	—	27	X	X	X	X	—
<b>Total</b>				<b>1,611,141</b>	<b>754</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>
<b>North Hills</b>										
15227 W Chase Street	(C)	Affordable Housing	15227-35 Chase Apartments; 15 units	—	15	—	—	—	—	—
15256 Acre Street	(A)	Affordable Housing	Penny Lane - 15256 Acre Street Apartments; 6 units	—	6	—	—	—	—	—
15259 Gresham Street/15257 Acre Street	(B)	Affordable Housing	Columbus Transitional Housing; 8 units	—	8	—	—	—	—	—
15260 Gresham Street	(C)	Affordable Housing	Penny Lane - 15260 Gresham Street Apartments; 6 units	—	6	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
15520 W Parthenia Street	(A)	Affordable Housing	Parthenia Villa Apartments; 22 units	—	22	—	—	—	—	—
15713 W Parthenia Street	(B)	Affordable Housing	New Horizons 3 Apartments; 6 units	—	6	—	—	—	—	—
15746 W Parthenia Street	(C)	Affordable Housing	New Horizons 2 Apartments; 6 units	—	6	—	—	—	—	—
15756 W Parthenia Street	(C)	Affordable Housing	New Horizons 1 Apartments; 6 units	—	6	—	—	—	—	—
15917 W Chase Street	(C)	Affordable Housing	Rainbow Homes Project; 6 units	—	6	—	—	—	—	—
16102 W Acre Street	(C)	Affordable Housing	6 units	—	6	—	—	—	—	—
8332 N Sepulveda Boulevard	(A)	Affordable Housing	Modern Living LLC; 32 units	—	32	—	—	—	—	—
8557 Columbus Avenue	(D)	Affordable Housing	Columbus Square; 64 units	—	64	—	—	—	—	—
8606 Columbus Avenue	(A)	Affordable Housing	Columbus Terrace Apartments; 42 units	—	42	—	—	—	—	—
8634 N Columbus Avenue	(C)	Affordable Housing	8634 N Columbus Avenue Apartments; 29 units	—	29	—	—	—	—	—
8711 N Langdon Avenue	(B)	Affordable Housing	Parthanon Apartments; 25 units	—	25	—	—	—	—	—
8727 Orion Avenue	(C)	Affordable Housing	Garcia Marquez Villa I Apartments; 10 units	—	10	—	—	—	—	—
8735 Orion Avenue	(B)	Affordable Housing	Garcia Marquez Villa II Apartments; 10 units	—	10	—	—	—	—	—
8750 N Orion Avenue	(A)	Affordable Housing	8750 N Orion Avenue Apartments; 40 units	—	40	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
8750-8800 N Memory Park Avenue	(D)	Affordable Housing	Memory Park Apartments; 27 units	—	27	—	—	—	—	—
8805 N Orion Avenue	(B)	Affordable Housing	8805 N Orion Avenue Apartments; 22 units	—	22	—	—	—	—	—
8808 N Woodley Avenue	(B)	Affordable Housing	West Valley Tlc;6 units	—	6	—	—	—	—	—
8815 N Orion Avenue	(D)	Affordable Housing	8815 N Orion Avenue Apartments; 26 units	—	26	—	—	—	—	—
8820 N Burnet Avenue	(D)	Affordable Housing	United Development/Condore; 20 units	—	20	—	—	—	—	—
8822 N Burnet Avenue	(D)	Affordable Housing	8744 N Burnet Avenue Apartments; 18 units	—	18	—	—	—	—	—
8828 Burnet Avenue	(A)	Affordable Housing	Moraga Investment Group; 95 units	—	95	—	—	—	—	—
8844 N Orion Avenue	(D)	Affordable Housing	8844 N Orion Avenue Apartments; 43 units	—	43	—	—	—	—	—
8852 N Orion Street	(D)	Affordable Housing	Orion Villas; 10 units	—	10	—	—	—	—	—
San Fernando Valley	(D)	BRT	North San Fernando Valley Bus Rapid Transit Project; a proposed new 18-mile BRT line that would enhance existing bus service and increase transit system connectivity	—	—	—	—	—	—	—
15314 W Rayen Street	(D)	Multi-Family	64 units	—	64	—	—	—	—	—
16243 W Chase Street	(B)	Multi-Family	25 beds (congregate living health facility) in the RA-1 zone	—	25	—	—	—	—	—
8547 - 8549 N Sepulveda Boulevard	(D)	Multi-Family	Angel Apartments; 54 units	—	54	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
8745 N Parthenia Place	(D)	Multi-Family	Transit-oriented community construction of 55 units; 6 stories with parking on the first floor	—	55	—	—	—	—	—
8750 N Sepulveda Boulevard	(D)	Multi-Family	43 units	—	43	—	—	—	—	—
8845 N Sepulveda Boulevard	(C)	Multi-Family	Mission Gateway; 356 units	—	356	—	—	—	—	—
8846 N Sepulveda Boulevard	(D)	Multi-Family	143,825 sf, 7-story, 76-foot 2-inch residential apartment building with 180 units	—	180	—	—	—	—	—
<b>Total</b>				—	<b>1,383</b>	<b>0</b>	—	<b>0</b>	<b>0</b>	<b>0</b>
<i>North Hollywood</i>										
13253 W Vanowen Street	(D)	Affordable Housing	13253 W Vanowen Apartments; 64 units	—	64	—	—	—	—	—
7101 N Wortser Avenue	(C)	Affordable Housing	7101 N Wortser Street Apartments; 17 units	—	17	—	—	—	—	—
13131 Barbara Ann Street	(D)	Affordable Housing	Reflections At Barbara Ann; 10 units	—	10	—	—	—	—	—
<b>Total</b>				-	<b>91</b>	<b>0</b>	—	<b>0</b>	<b>0</b>	<b>0</b>
<i>North Sherman Oaks-</i>										
5050 Sepulveda Boulevard	(D)	Affordable Housing	Orangewood Court Apartments; 92 units	—	92	—	—	—	—	—
5060 N Kester Avenue	(C)	Affordable Housing	5060 N Kester Apartments; 22 units	—	22	—	—	—	—	—
5112 N Sepulveda Boulevard	(A)	Affordable Housing	5112 N Sepulveda Boulevard Apartments; 84 units	—	84	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
5415 Sepulveda Boulevard	(D)	Affordable Housing	Sherman Oaks Garden/Villa; 76 units	—	76	—	—	—	—	—
14130 and 14154 Riverside Drive	(D)	Mixed-Use	249 units, 27,000 sf commercial	27,000	249	—	—	—	—	—
14534 - 14536 W Burbank Boulevard	(D)	Multi-Family	55 units	—	55	—	—	—	—	X
5020 Woodman Avenue	(B)	Multi-Family	51 units	—	51	—	—	—	—	—
5321 Sylmar Avenue	(D)	Multi-Family	New 2-story, 4,482sf, 4-unit apartment building	—	4	—	—	—	—	—
<b>Total</b>				<b>27,000</b>	<b>633</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<i>Palms</i>										
3443 Sepulveda Boulevard	(D)	Mixed-Use	409 units, 60,000 sf retail space	60,000	409	—	—	—	—	—
<b>Total</b>				<b>60,000</b>	<b>409</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Panorama City</i>										
13539 W Saticoy Street	(B)	Affordable Housing	13539 W Saticoy Apartments; 7 units	—	7	—	—	—	—	—
14547 W Blythe Street	(D)	Affordable Housing	Regency 50 Apartments; 50 units	—	50	X	X	X	X	X
14555 W Osborne Street	(D)	Affordable Housing	Casa Panorama Tower; 133 units	—	153	—	—	—	—	—
14601-14617 Blythe Street	(D)	Affordable Housing	Blythe Street Apartments; 32 units	—	32	X	X	X	X	X
14643 Blythe Street	(D)	Affordable Housing	Paz Villas; 14 units	—	14	X	X	X	X	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
14825-14833 Parthenia Street	(C)	Affordable Housing	Parthenia Court; 25 units	—	25	—	—	—	—	—
14906 Parthenia Street	(D)	Affordable Housing	Parthenia Manor; 88 units	—	88	—	—	—	—	—
7840 Woodman Avenue	(D)	Affordable Housing	Heritage Park On Woodman; 155 units	—	155	—	—	—	—	—
7970 Woodman Avenue	(A)	Affordable Housing	Park Place Apartments; 142 units	—	142	—	—	—	—	—
8033 N Matilija Avenue	(B)	Affordable Housing	Los Alimo Project; 9 units	—	9	—	—	—	—	—
8437 Cedros Avenue	(D)	Affordable Housing	Panorama Continental; 60 units	—	60	—	—	—	—	—
8616 N Willis Avenue	(D)	Affordable Housing	53 units	—	53	—	—	—	—	—
9009 N Cedros Avenue	(D)	Affordable Housing	Cedros Rayen Apartments; 70 units	—	70	—	—	—	—	—
14665 Roscoe Boulevard	(B)	Mixed-Use	ICON at Panorama; 350 units; 250,000 sf commercial space	250,000	350	—	—	—	—	—
8141 Van Nuys Boulevard	(C)	Mixed-Use	200 units; 2,450 sf retail space	2,450	200	—	—	—	—	—
7700 N Woodman Avenue	(D)	Multi-Family	239-unit, senior affordable housing	—	239	—	—	—	—	—
8222 Sepulveda Place	(D)	Multi-Family	Demolition of two single-family dwellings; construction of 33-unit, 5-story residential building	—	33	—	—	—	—	—
8389 Van Nuys Boulevard	(D)	Specific Plan	Approval of a specific plan and expansion uses for a maximum development of 4,464,102 sf of residential, hotel, and commercial uses	—	—	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
<b>Total</b>				<b>252,450</b>	<b>1,680</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<i>Santa Monica</i>										
1633 26th Street	(A)	Commercial	129,265 sf commercial space	129,265	—	—	—	—	—	—
1736 22nd Street	(D)	Commercial	Performing arts building: 2 stories (44 feet); 32,688 sf; 41 parking spaces	32,688	—	—	—	—	—	—
1745 26th Street	(B)	Commercial	Creative office building: 4 stories (55 feet); 26,800 sf; 54 parking spaces	26,800	—	—	—	—	—	—
2033 Virginia Avenue	(A)	Commercial	Community building and rehabilitation of existing residential building: 1 story (64 feet); 1,000 sf	1,000	—	—	—	—	—	—
2341 Michigan Avenue	(B)	Commercial	Parking structure/commercial: 193,000 sf parking garage (2 levels above, 2 levels subterranean); 1,000 sf commercial	1,000	—	—	—	—	—	—
2834 Colorado Avenue	(D)	Commercial	Creative office and neighborhood serving use: 191,982 sf commercial space; 640 subterranean parking spaces	191,982	—	—	—	—	—	—
2929 Pico Boulevard	(D)	Commercial	2-story, 18,000 sf commercial building over 2 levels of subterranean parking	18,000	—	—	—	—	—	—
3122 Nebraska Avenue	(B)	Commercial	Creative office addition to existing office building; 3 stories (46 feet); 38,352 sf; 99 parking spaces	38,352	—	—	—	—	—	X
3402 Pico Boulevard	(B)	Commercial	Office building; 2 stories (30 feet); 47,440 sf, 216 parking spaces	47,440	—	—	—	—	—	X
1618 Stanford Street	(B)	Mixed-Use	Commercial on-grade (4,110 sf), one level below-grade, and two levels of below-grade parking with residential apartments (29,489 sf ); 45,037 sf; 5	15,548	50	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
			stories (47 feet); 15,548 sf (commercial); 29,489 sf (residential); 50 units; 105 parking spaces							
1707 Cloverfield Boulevard	(D)	Mixed-Use	63 apartment units; 4 floors of apartments; 5 stories (60 feet); 74,665 sf (commercial); 49,904 sf (residential); 116 parking spaces; two levels of subterranean parking	74,665	63	—	—	—	—	—
2025 Wilshire Boulevard	(C)	Mixed-Use	39,427 sf (total); 4 stories (50 feet); 4,950 sf (commercial); 32,536 sf (residential); 46 units; 100 parking spaces	4,950	46	—	—	—	—	—
2225 Broadway	(B)	Mixed-Use	Residential/retail: 16 units; 3,100 sf (retail); request for major modification for reduced ground-floor height	3,100	16	—	—	—	—	—
2501 Wilshire Boulevard	(D)	Mixed-Use	69,324 sf (total); 4 stories (50 feet); 18,980 sf (commercial); 50,344 sf (residential); 71 units; 197 parking spaces	18,980	71	—	—	—	—	—
2600 Wilshire Boulevard	(B)	Mixed-Use	; 2-story affordable housing building; 55,435 sf (total); 4 stories (55 feet); 12,707 sf (commercial); 42,484 sf (residential); 44 units; 98 parking spaces	12,707	44	—	—	—	—	—
2709 Santa Monica Boulevard	(B)	Mixed-Use	-2 residential units; 3 stories (36 feet); 12,870 sf; 23 parking spaces	12,870	2	—	—	—	—	—
2729 Wilshire Boulevard	(D)	Mixed-Use	9,374 sf; 2 stories (32 feet); 19 subterranean parking spaces; 9 units	9,374	9	—	—	—	—	—
2822 Santa Monica Boulevard	(D)	Mixed-Use	Ground floor height from 15 feet to 12 feet 5 inches; 49,608 sf; 3 stories	10,347	50	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
			(36 feet); 10,347 sf (commercial); 50 residential units; 35,762 sf (residential); 140 parking spaces							
2901 Santa Monica Boulevard	(C)	Mixed-Use	242,579 sf (total); 12 Stories (127 feet); 1,000 sf (commercial); 241,579 sf (residential); 190 units, 194 parking spaces	1,000	190	—	—	—	—	—
2906 Santa Monica Boulevard	(D)	Mixed-Use	65,564 sf; 4 stories (41.5 feet); 88 units; 139 parking spaces	65,564	88	—	—	—	—	—
2906 Santa Monica Boulevard	(D)	Mixed-Use	44 apartments; 3 stories (36 feet); 14,654 sf (commercial); 133 parking spaces	14,654	44	—	—	—	—	—
2919 Wilshire Boulevard	(D)	Mixed-Use	Daycare and commercial; 14,999 sf; 2 stories (32 feet); 45 parking spaces	14,999	—	—	—	—	—	—
2930 Colorado Avenue	(D)	Mixed-Use	Creative office/residential/neighborhood commercial; 341,290 sf (total); 216 condominiums; 161 apartments (316,350 sf); 4,250 sf (creative office); 20,700 sf (neighborhood commercial); 705 subterranean parking spaces	24,950	377	—	—	—	—	—
3008 Santa Monica Boulevard	(D)	Mixed-Use	Residential/retail; 24,829 sf (total); 26 units (20,531 sf); 3,397 sf (ground-floor commercial); 4 stories (36 feet); 64 subterranean parking spaces	3,397	26	—	—	—	—	—
3030 Nebraska Avenue	(B)	Mixed-Use	15-story mixed-use housing with ground-floor commercial and residential units above; 1,787,879 sf (total); 15 stories (164 feet); 1,004 sf (commercial);	1,004	1,601	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
			1,786,875 sf (residential); 1,601 units; 1,600 parking spaces							
3030 Nebraska Avenue	(C)	Mixed-Use	Residential/retail; 3 to 4 stories; 39 feet; 177 units; 66,100 sf (creative office)	66,100	177	—	—	—	—	—
3223 Wilshire Boulevard	(D)	Mixed-Use	40,166 sf; 4 stories (49 feet 10 inches); 5,831 sf (commercial); 53 units (32,330 sf); 120 parking spaces	5,831	53	—	—	—	—	—
1450 Cloverfield	(D)	Multi-Family	34 units (3 affordable); 34,296 sf; 35 feet high	-	34	—	—	—	—	—
2020 Virginia Avenue	(A)	Multi-Family	2 stories (33 feet); 21 units; 47 subterranean parking spaces	-	21	—	—	—	—	—
2121 Santa Monica Boulevard	(C)	Public Facility	Master Plan, Development Review Permits, Reduced Parking Permit, Development Agreement Amendment Use: hospital and healthcare facilities; medical research facilities; replacement of child care center currently located on the north campus; education and conference center; visitor housing; health-related and neighborhood commercial/restaurant services; 799,000 sf and replacement of 10 multi-family units currently located on the south campus	799,000	-	—	—	—	—	—
<b>Total</b>				<b>1,645,567</b>	<b>2,962</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<i>Sawtelle Veterans Administration</i>										
West Los Angeles Veterans Affairs Medical Center	(D)	Multi-Family	West Los Angeles Veterans Affairs Center; 1,200 units	—	1,200	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
City of Los Angeles, Westside Cities	(B)	Rail	Metro D Line Extension Transit Project; provide a high-capacity, high-speed alternative for commuters to travel between downtown Los Angeles and the Westside beyond the existing corridor.	—	—	X	X	X	X	X
<b>Total</b>				<b>—</b>	<b>1,200</b>	<b>1</b>	<b>—</b>	<b>1</b>	<b>1</b>	<b>1</b>
<i>Sherman Oaks</i>										
13558 Moorpark Street	(D)	Affordable Housing	13558 Moorpark Apartments; 10 units	—	10	—	—	—	—	—
13568 W Rye	(D)	Affordable Housing	The construction, use, and, maintenance of a new 7-story, 100% affordable housing project, consisting of 226 residential dwelling units (inclusive of 1 manager's unit)	—	226	—	—	—	—	—
13951 W Moorpark Street	(D)	Affordable Housing	The New Yorker; 34 units	—	34	—	—	—	—	—
14327 W Dickens Street	(C)	Affordable Housing	14327 W Dickens Street Apartments; 9 units	—	9	—	—	—	—	X
14559-67 Dickens Street	(D)	Affordable Housing	Dickens Senior Housing; 83 units	—	83	—	—	—	—	X
14567 W Dickens Street	(C)	Affordable Housing	Sherman Oaks Senior Housing; 83 units	—	83	—	—	—	—	X
14900 Moorpark Street	(A)	Affordable Housing	Moorpark Woods; 45 units	—	45	—	—	—	—	—
14955 Dickens Street	(D)	Affordable Housing	14955 Dickens Street Apartments; 8 units	—	8	X	X	X	X	—
15040 W Moorpark Street	(D)	Affordable Housing	Project # 11 Apartments; 22 units	—	22	X	X	X	X	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
15100-15126 Moorpark Street	(A)	Affordable Housing	Noble Senior Housing; 85 units	—	85	X	X	X	X	—
4300 N Beverly Glen Boulevard	(D)	Affordable Housing	Windmark Apartments; 45 units	—	45	—	—	—	—	X
4320 Mammoth Avenue	(B)	Affordable Housing	4320 Mammoth Avenue Apartments; 18 units	—	18	—	—	—	—	—
4334 N Matilija Avenue	(B)	Affordable Housing	4334 N Matilija Apartments; 11 units	—	11	—	—	—	—	—
4417 N Hazeltine Avenue	(B)	Affordable Housing	4417 N Hazeltine Avenue Apartments; 24 units	—	24	—	—	—	—	—
4438 N Vesper Avenue	(B)	Affordable Housing	4438 N Vesper Avenue Apartments; 7 units	—	7	—	—	—	—	X
4505 N Colbath Avenue	(C)	Affordable Housing	4505 N Colbath Avenue Apartments; 9 units	—	9	—	—	—	—	—
4511 N Colbath Avenue	(D)	Affordable Housing	4511 N Colbath Avenue Apartments; 9 units	—	9	—	—	—	—	—
4547 N Colbath Avenue	(D)	Affordable Housing	4547 N Colbath Avenue Apartments; 15 units	—	15	—	—	—	—	—
4553 Willis Avenue	(A)	Affordable Housing	4553 Willis Apartments; 21 units	—	21	—	—	—	—	X
4565 Hazeltine Street	(D)	Affordable Housing	4565 Hazeltine Apartments; 15 units	—	15	—	—	—	—	—
4573 Willis Avenue	(C)	Affordable Housing	4573 Willis Avenue Apartments; 22 units	—	22	—	—	—	—	X
4600 Willis Avenue	(A)	Affordable Housing	4600 Willis Apartments; 33 units	—	33	—	—	—	—	X
4607 N Willis Avenue	(B)	Affordable Housing	4607 N Willis Avenue Apartments; 38 units	—	38	—	—	—	—	X
4621 N Vista Del Monte Avenue	(B)	Affordable Housing	4621 N Vista Del Monte Apartments; 24 units	—	24	—	—	—	—	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
4629 N Vista Del Monte Avenue	(B)	Affordable Housing	4629 N Vista Del Monte Apartments; 12 units	—	12	—	—	—	—	X
4638 N Tilden Avenue	(B)	Affordable Housing	Brij Mohan Project; 11 units	—	11	—	—	—	—	X
4646 N Natick Avenue	(B)	Affordable Housing	4646 N Natick Apartments; 18 units	—	18	—	—	—	—	X
4701 N Natick Avenue	(D)	Affordable Housing	Natick Place; 123 units	—	123	—	—	—	—	X
4827 N Sepulveda Boulevard	(B)	Mixed-Use	Il Villagio Toscano: 325 units; 44,000 sf (retail space)	44,000	325	X	X	X	X	—
15027 – 15033 W Ventura Boulevard	(D)	Multi-Family	33 units	—	33	X	X	X	X	—
<b>Total</b>				<b>44,000</b>	<b>1,418</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>14</b>
<i>Sun Valley</i>										
13034-52 Sherman Way	(B)	Affordable Housing	Colonia Corona Apartments; 100 units	—	100	—	—	—	—	—
12040 W Street	(D)	Zone Change	Zone change from R1 to R3 for the construction of a new multi-family building with 11 units and 2 attached ADUs located in the R1-1-CUGU zone	—	13	—	—	—	—	—
<b>Total</b>				<b>—</b>	<b>113</b>	<b>0</b>	<b>—</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Van Nuys</i>										
13357 W Vanowen Street	(B)	Affordable Housing	13357 W Vanowen Street Apartments; 4 units	—	4	—	—	—	—	—
13436 Victory Boulevard	(D)	Affordable Housing	Victory Gardens; 15 units	—	15	—	—	—	—	—
13457 W Vanowen Street	(D)	Affordable Housing	Van Nuys Apartments-Vanowen; 14 units	—	14	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
13554 W Cantlay Street	(D)	Affordable Housing	13554 W Cantlay Street Apartments; 8 units	—	8	—	—	—	—	—
13610 W Vanowen Street	(B)	Affordable Housing	13610 W Vanowen Street Apartments; 20 units	—	20	—	—	—	—	—
13719 Oxnard Street	(A)	Affordable Housing	Bob Selan; 37 units	—	37	—	—	—	—	—
13760 Oxnard Street	(B)	Affordable Housing	Oxnard Terrace Apartments; 27 units	—	27	—	—	—	—	—
13805 W Sherman Way	(C)	Affordable Housing	INY Development Corporation; 29 units	—	29	—	—	—	—	—
13903 W Sherman Way	(C)	Affordable Housing	13903 W Sherman Way Apartments; 14 units	—	14	—	—	—	—	—
13915 W Oxnard Street	(A)	Affordable Housing	13915 W Oxnard Street Apartments; 49 units	—	49	—	—	—	—	—
14006 W Vanowen Street	(C)	Affordable Housing	14006 W Vanowen Apartments; 10 units	—	10	—	—	—	—	—
14045 Oxnard Street	(D)	Affordable Housing	Oxnard Villa; 40 units	—	40	—	—	—	—	—
14121 W Friar Street	(D)	Affordable Housing	14121 W Friar Street Apartments; 7 units	—	7	—	—	—	—	—
14128-42 Calvert Street	(B)	Affordable Housing	Cornerstone Apartments; 36 units	—	36	—	—	—	—	—
14134 W Erwin Street	(C)	Affordable Housing	Rahim Dardashti Project; 19 units	—	19	—	—	—	—	—
14141 W Erwin Street	(A)	Affordable Housing	14141 W Erwin Apartments; 10 units	—	10	—	—	—	—	—
14145 Calvert Street	(A)	Affordable Housing	14145 Calvert Street Apartments; 4 units	—	4	—	—	—	—	X
14150 W Sherman Way	(A)	Affordable Housing	14150 W Sherman Way Apartments; 11 units	—	11	—	—	—	—	—
14153 W Erwin Street	(B)	Affordable Housing	14153 W Erwin Apartments; 10 units	—	10	—	—	—	—	—
14160 Sherman Way	(B)	Affordable Housing	Sherman Way Villas; 14 units	—	14	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
14227 W Vanowen Street	(B)	Affordable Housing	14227 W Vanowen Street Apartments; 18 units	—	18	—	—	—	—	—
14259 W Burbank Boulevard	(A)	Affordable Housing	Project # 26 Apartments; 6 units	—	6	—	—	—	—	—
14311 Haynes Street	(C)	Affordable Housing	14311 Haynes Street Apartments; 3 units	—	3	—	—	—	—	—
14339 W Tiara Street	(A)	Affordable Housing	14339 W Tiara Street Apartments; 7 units	—	7	—	—	—	—	X
14420 W Kittridge Street	(C)	Affordable Housing	Kittridge Garden Associates; 83 units	—	83	—	—	—	—	—
14624 W Friar Street	(B)	Affordable Housing	Perelman, Ronald Project; 44 units	—	44	—	—	—	—	—
14630 W Wyandotte Street	(A)	Affordable Housing	14630 W Wyandotte Street Apartments; 73 units	—	73	—	—	—	—	X
14646 W Sherman Way	(D)	Affordable Housing	West Valley Towers; 97 units	—	97	—	—	—	—	—
14649 Saticoy Street	(D)	Affordable Housing	Saticoy Gardens; 30 units	—	30	X	X	X	X	X
14711 W Erwin Street	(A)	Affordable Housing	14711 W Erwin Street Apartments; 8 units	—	8	—	—	—	—	X
14716 W Delano Street	(D)	Affordable Housing	14716 W Delano Street Apartments; 9 units	—	9	—	—	—	—	X
14722 Delano Street	(B)	Affordable Housing	Delano Street affordable housing development 9 units	—	9	—	—	—	—	X
14743 Friar Street	(C)	Affordable Housing	14743 Friar Street Apartments; 3 units	—	3	—	—	—	—	—
14748 W Burbank Boulevard	(D)	Affordable Housing	14748 W Burbank Apartments; 50 units	—	50	—	—	—	—	—
14753 Delano Street	(D)	Affordable Housing	14753 Delano Street Apartments; 3 units	—	3	—	—	—	—	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
14757 Sherman Way	(C)	Affordable Housing	Fountain Terrace; 84 units	—	84	—	—	—	—	—
14762 W Erwin Street	(A)	Affordable Housing	Erwin Street Apartments; 10 units	—	10	—	—	—	—	X
14801 W Sherman Way	(C)	Affordable Housing	Fickett Towers Project; 198 units	—	198	—	—	—	—	—
14803 W Friar Street	(D)	Affordable Housing	San Fernando Valley Mental Health Center; 10 units	—	10	—	—	—	—	—
14807 Friar Street	(A)	Affordable Housing	San Fernando Valley Community Mental Health Center; 10 units	—	10	—	—	—	—	—
14825 W Erwin Street	(C)	Affordable Housing	14825 W Erwin Court Apartments; 16 units	—	16	—	—	—	—	—
14828 W Erwin Street	(B)	Affordable Housing	14828 W Erwin Street Apartments; 8 units	—	8	—	—	—	—	—
14830 W Victory Boulevard	(C)	Affordable Housing	Lederer, Michael Project; 8 units	—	8	—	—	—	—	—
14837 W Delano Street	(A)	Affordable Housing	14837 W Delano Street Apartments; 8 units	—	8	—	—	—	—	—
14845 W Erwin Street	(C)	Affordable Housing	Erwin Street Project; 11 units	—	11	—	—	—	—	—
14914 W Hamlin Street	(A)	Affordable Housing	Hamlin Court II; 28 units	—	28	—	—	—	—	—
15012 W Sherman Way	(B)	Affordable Housing	Asi Construction Project; 14 units	—	14	—	—	X	X	—
15111 W Burbank Boulevard	(B)	Affordable Housing	15111 W Burbank Apartments; 17 units	—	17	—	—	—	—	—
15150 W Sherman Way	(A)	Affordable Housing	Lycon Sherman Way; 65 units	—	65	—	—	X	X	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
15207-11 Sherman Way	(D)	Affordable Housing	VPH Adult Retirement Center; 88 units	—	88	—	—	X	X	—
15231 Sherman Way	(A)	Affordable Housing	Oak Tree Village; 21 units	—	21	X	X	X	X	—
15340 W Vanowen Street	(D)	Affordable Housing	15340 W Vanowen Street Apartments; 24 units	—	34	—	—	X	X	—
15349 W Vanowen Street	(B)	Affordable Housing	Keith B. Markovitch; 7 units	—	7	—	—	X	X	—
15454 Sherman Way	(A)	Affordable Housing	Oakwood Apartments ( Valley Crossing); 390 units	—	390	X	X	X	X	—
15801 W Wyandotte Street	(D)	Affordable Housing	Shy Development Inc.;13 units	—	13	X	X	—	—	—
15864 Sherman Way	(D)	Affordable Housing	Sherman Way Senior Housing; 74 units	—	74	X	X	—	—	—
15919 W Vanowen Street	(A)	Affordable Housing	15919 Vanowen Street Apartments; 9 units	—	9	—	—	—	—	—
15950 W Sherman Way	(D)	Affordable Housing	Villa Valley Apartments; 145 units	—	145	X	X	—	—	—
16150 W Vanowen Street	(D)	Affordable Housing	6 stories; 99 units	—	99	—	—	—	—	—
5501-5511 N Ethel Avenue	(D)	Affordable Housing	5 stories; 200 dwelling units	—	200	—	—	—	—	—
6525 N Woodley Avenue	(D)	Affordable Housing	Maury Abrams Project; 27 units	—	27	—	—	—	—	—
6590 N Hazeltine Avenue	(A)	Affordable Housing	Sholomo Benjamini Project; 14 units	—	14	—	—	—	—	—
6606-6612 N Hazeltine Avenue	(D)	Affordable Housing	13 units	—	13	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
6616 N Woodley Avenue	(D)	Affordable Housing	6616 Woodley Avenue Apartments; 25 units	—	25	—	—	—	—	—
6643 N Haskell Avenue	(D)	Affordable Housing	6643 Haskell Avenue Apartments; 18 units	—	18	—	—	—	—	—
6645 Woodman Avenue	(A)	Affordable Housing	Excalibur Apartments; 46 units	—	46	—	—	—	—	—
6651 N Haskell Avenue	(D)	Affordable Housing	6651 Haskell Avenue Apartments; 81 units	—	18	—	—	—	—	—
6712 N Woodman Avenue	(D)	Affordable Housing	Woodman Manor Apartments; 100 units	—	100	—	—	—	—	—
6716 N Sylmar Avenue	(D)	Affordable Housing	6716 Sylmar Avenue Apartments; 12 units	—	12	—	—	—	—	—
6728 N Woodley Avenue	(A)	Affordable Housing	6728 N Woodley Avenue Apartments; 35 units	—	35	—	—	—	—	—
6925 N Haskell Avenue	(D)	Affordable Housing	Project #10 Apartments; 26 units	—	26	X	X	—	—	—
6938 N Kester Avenue	(A)	Affordable Housing	Brs Ventures, Inc.; 28 units	—	28	—	—	—	—	—
6951 Lennox Avenue	(A)	Affordable Housing	Mid Valley Royale; 103 units	—	103	—	—	—	—	—
6959 N Woodman Avenue	(D)	Affordable Housing	Project # 44 Apartments; 16 units	—	16	—	—	—	—	—
7020 N Lennox Avenue	(D)	Affordable Housing	Lennox Avenue Apartments; 12 units	—	12	—	—	—	—	—
7042 N Woodley Avenue	(D)	Affordable Housing	7 stories	—	—	—	—	—	—	—
7250 N Hazeltine Avenue	(B)	Affordable Housing	7250 N Hazeltine Avenue Apartments; 35 units	—	35	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
7317 Sepulveda Boulevard	(D)	Affordable Housing	7317 Sepulveda Apartments; 35 units	—	57	X	X	X	X	—
7320 N Hazeltine Avenue	(D)	Affordable Housing	7320 N Hazeltine Avenue Apartments; 36 units	—	36	—	—	—	—	—
7507 N Woodman Avenue	(D)	Affordable Housing	7507 N Woodman Avenue Apartments; 34 units	—	34	—	—	—	—	—
15005 W Oxnard Street	(D)	Commercial	98,458 sf (storage facility)	98,458	—	—	—	X	X	—
5746 Sepulveda Boulevard	(D)	Commercial	75-unit hotel	-	—	X	X	X	X	—
6001 Van Nuys Boulevard	(D)	Commercial	82,273 sf (Keyes Honda Auto Dealership)	82,273	—	—	—	—	—	X
13716 W Victory Boulevard	(D)	Mixed-Use	32 units; 1,000 sf (commercial)	1,000	32	X	X	X	X	—
14519 Sylvan Street	(D)	Mixed-Use	6 stories; 113,375 sf; 120 units with 14 units set aside for ELI households; 4,800 sf (ground floor commercial space)	4,800	120	—	—	—	—	X
16030 W Sherman Way	(D)	Mixed-Use	54 units	—	54	—	—	—	—	—
6569 Van Nuys Boulevard	(D)	Mixed-Use	174 units	—	174	—	—	—	—	—
7002-7004 Van Nuys Boulevard	(D)	Mixed-Use	170 units	—	170	—	—	—	—	—
7050 Van Nuys Boulevard	(D)	Mixed-Use	299,723 sf; 6 stories; 322 residential units (11 percent reserved for ELI); 4,105 sf (retail space)	4,105	322	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
7115 Van Nuys Boulevard	(D)	Mixed-Use	5 stories; 214 units (apartment) over 1 level of retail and parking and 2 levels of parking garages	15,800	214	—	—	—	—	—
14142 Vanowen Street	(D)	Multi-Family	64 units	—	64	—	—	—	—	—
14303-14313 Friar Street	(D)	Multi-Family	30 units	—	30	—	—	—	—	—
14400-14412 Vanowen Street	(D)	Multi-Family	45 units	—	45	—	—	—	—	—
14541 and 14547 Gilmore Street	(D)	Multi-Family	31 units	—	31	—	—	—	—	—
14553 Friar Street	(D)	Multi-Family	42 units	—	42	—	—	—	—	—
14606 Friar Street	(C)	Multi-Family	33 units plus 1 ADU, including 4 affordable units	—	33	—	—	—	—	X
14629 Erwin Street	(C)	Multi-Family	20 unit	—	20	—	—	—	—	X
14712 Friar Street	(D)	Multi-Family	4 stories; 23 units (3 units of ELI); 25 parking spaces on 1 subterranean level	—	23	—	—	—	—	—
14716 Friar Street	(B)	Multi-Family	6 stories; 59-unit apartment building over 1-story subterranean parking	—	59	—	—	—	—	—
14811 Erwin Street	(B)	Multi-Family	33-unit, 5-story apartment building	—	33	—	—	—	—	—
14942 Archwood Street	(A)	Multi-Family	12-unit apartment building	—	12	—	—	—	—	—
16015 Sherman Way	(A)	Multi-Family	46-unit supportive housing building	—	46	—	—	—	—	—
5943-5953 N Hazeltine Avenue	(C)	Multi-Family	61 units	—	61	—	—	—	—	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
6500 Sepulveda Boulevard	(B)	Multi-Family	45 units	—	45	—	—	—	—	—
6634 Kester Avenue	(C)	Multi-Family	12-unit apartment building	—	12	—	—	—	—	—
6701 Woodley Avenue	(A)	Multi-Family	29-unit apartment building, including 3 affordable units	—	29	—	—	—	—	—
6728 Sepulveda Boulevard	(D)	Multi-Family	268,229 s; 405-unit apartment development in a 6-story, 66-foot building with 2.83 to 1 FAR; 32,813 sf (open space); 556 parking spaces; 194 bike spaces	—	405	—	—	—	—	—
6825 Kester Avenue	(B)	Multi-Family	23-unit, 7-story apartment building	—	23	—	—	—	—	—
7005 Woodley Avenue	(A)	Multi-Family	5-story, 21-unit apartment building over 1 level of subterranean parking. Would include 2 VLI units	—	21	—	—	—	—	—
7222 Tyrone Avenue	(B)	Multi-Family	Zone change: 3-story, 8-unit apartment building; 1 affordable housing unit	—	8	—	—	—	—	—
7541 Sepulveda Boulevard	(C)	Multi-Family	4-story, 54-unit mixed-use apartment with 3 affordable housing units	—	54	—	—	X	X	—
14203 W Valerio Street	(B)	Public Facility	Girls Athletic Leadership School; public charter, middle school campus with 330 students, grades 6 through 8	23,000	—	—	—	—	—	X
San Fernando Valley	(D)	Rail	East San Fernando Valley Light Rail Transit Project: 9.2-mile, high-capacity transit project with 14 stations connecting the Metro G Line Van Nuys stations to the Sylmar/San Fernando Metrolink Station	—	—	X	X	X	X	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
6435 Woodley Avenue	(B)	Subdivision	Small lot subdivision to create 10 units	—	10	—	—	—	—	—
7650 Van Nuys Boulevard	(A)	Multi-Family	6-story, 124-unit apartment building.	—	124	X	X	X	X	X
San Fernando Valley	(D)	Transit Neighborhood Plan	G Line Transit Neighborhood Plan. Regulatory tools and strategies for the areas around five stations on the Metro G Line: North Hollywood, Van Nuys, Sepulveda, Reseda Boulevard, and Sherman Way	—	—	—	—	—	—	X
<b>Total</b>				<b>229,436</b>	<b>5,359</b>	<b>13</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>18</b>
<i>West Los Angeles</i>										
11300 Exposition Boulevard	(D)	Affordable Housing	Exposition Boulevard Apartments; 55 units	—	55	X	X	X	X	—
12222 W Wilshire Boulevard	(D)	Affordable Housing	Wilshire Borgata, Inc.; 60 units	—	60	—	—	—	—	—
1242 S McClellan Drive	(B)	Affordable Housing	Westview Ltd. Project; 16 units	—	16	—	—	—	—	—
1533 S Amherst Avenue	(D)	Affordable Housing	1533 S Amherst Avenue Apartments; 21 units	—	21	—	—	—	—	—
1561 S Barrington Avenue	(D)	Affordable Housing	1561 S Barrington Avenue Apartments; 36 units	—	36	—	—	—	—	X
1626 S Barrington Avenue	(D)	Affordable Housing	1626 S Barrington Avenue Apartments; 11 units	—	11	—	—	—	—	X
1845 S Butler Avenue	(B)	Affordable Housing	1845 S Butler Avenue Apartments; 36 units	—	36	X	X	X	X	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
1931 S Malcolm Avenue	(D)	Affordable Housing	1931 S Malcolm Avenue Apartments; 8 units	—	8	—	—	—	—	—
1936 S Manning Avenue	(D)	Affordable Housing	1936 S Manning Apartments; 7 units	—	7	—	—	—	—	—
1948-1958 S Malcolm Avenue	(D)	Affordable Housing	Majestic Woods Corp.; 25 units	—	25	—	—	—	—	—
2033 S Beloit Avenue	(C)	Affordable Housing	2033 S Beloit Avenue Apartments; 21 units	—	21	X	X	X	X	—
2262 S Carmelina Avenue	(B)	Affordable Housing	2262 S Carmelina Apartments; 7 units	—	7	—	—	—	—	X
10800 Pico Boulevard	(D)	Commercial	One Westside/Google; 584,000 sf (office space)	584,000	—	—	—	X	X	—
11355 and 11377 West Olympic Boulevard	(D)	Commercial	Trident Center Expansion; additional 120,000 sf (office and retail space)	120,000	—	X	X	—	—	—
2255 Sawtelle Boulevard and 2222 Corinth Avenue	(D)	Commercial	135,000 sf (office building)	135,000	—	X	X	X	X	—
Pico Boulevard and Overland Avenue	(D)	Commercial	West End; renovation to 230,000 sf (office space)	230,000	—	—	—	—	—	—
11332 Santa Monica Boulevard	(B)	Mixed-Use	926 residential units (495 market-rate and 431 affordable income units); 32,761 sf (commercial [retail/restaurant]); 76,052 sf (municipal office)	108813	926	X	X	X	X	X
11421 W Olympic Boulevard	(B)	Mixed-Use	“On Butler;” 77 units; 6,575 sf (commercial)	6,575	77	X	X	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
11628 Santa Monica Boulevard	(D)	Mixed-Use	99 units; 12,121 sf (commercial space)	12,121	99	—	—	—	—	X
11650-11674 Santa Monica Boulevard	(D)	Mixed-Use	180 units; 64,759 sf (grocery store and amenities)	64,759	180	—	—	—	—	X
11701 Santa Monica Boulevard	(C)	Mixed-Use	53 units; 1,500 sf (retail)	1,500	53	—	—	—	—	X
11750-11770 Wilshire Boulevard	(B)	Mixed-Use	The Landmark; 376 units	—	376	—	—	—	—	X
11903 Wilshire Boulevard	(D)	Mixed-Use	81 dwelling units; 3,558 sf (commercial space)	3,558	81	—	—	—	—	—
12001 Pico Boulevard	(B)	Mixed-Use	80 units	—	80	—	—	—	—	X
12101 W Olympic Boulevard	(D)	Mixed-Use	Martin Expo Town Center; 600 units; 150,000 sf (office space)	150,000	600	—	—	—	—	X
12101 W Olympic Boulevard	(D)	Mixed-Use	West Edge; 600 units; 200,000 sf (office and amenities)	200,000	600	—	—	—	—	X
1645 Corinth Avenue	(D)	Mixed-Use	West Los Angeles Civic Center; 926 units; 114,400 sf (commercial and office space)	114,400	926	X	X	X	X	X
2201 S Bundy Drive	(D)	Mixed-Use	8 stories (83 feet high); residential building with 136 units and 486 sf (retail space) utilizing transit-oriented community incentives	486	136	—	—	—	—	X
10460 W Santa Monica Boulevard	(B)	Multi-Family	68 units	—	68	—	—	—	—	—
10608 W Pico Boulevard	(B)	Multi-Family	50-unit residential building	—	50	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
10942 W Pico Boulevard	(B)	Multi-Family	5-story, 65-foot-high, approximately 22,375 sf apartment building consisting of 30 units with 4 VLI units and 2,445 sf (open space)	—	30	X	X	X	X	—
11001 Pico Boulevard	(B)	Multi-Family	89 units	—	89	X	X	X	X	—
11010 Santa Monica Boulevard	(B)	Multi-Family	50 units (affordable housing)	—	50	X	X	X	X	—
11261 Santa Monica Boulevard	(B)	Multi-Family	119 units	—	119	X	X	X	X	X
11272 Nebraska Avenue	(B)	Multi-Family	24 units	—	24	X	X	X	X	—
11540 Santa Monica Boulevard	(B)	Multi-Family	5-story building with 46 units (7 VLI) over 2 floors of subterranean parking; FAR increase to 3:1 and 11-foot height increase from 45 feet to 56 feet.	—	46	X	X			X
11600-11618 W Santa Monica Boulevard	(B)	Multi-Family	100 units	—	100	X	X	—	—	X
11857-11861 Santa Monica	(A)	Multi-Family	52 units	—	52	—	—	—	—	X
11950 W Missouri Avenue	(B)	Multi-Family	74 units	—	74	—	—	—	—	X
1656 S Sawtelle Boulevard	(A)	Multi-Family	33 units	—	33	X	X	X	X	X
1713 Beloit Avenue	(A)	Multi-Family	63-unit residential project	—	63	X	X	X	X	X
1721 Colby Avenue	(A)	Multi-Family	34 unit	—	34	X	X	—	—	X
1814 Federal Avenue	(B)	Multi-Family	5-story apartment building containing 11 units (1 VLI)	—	11	X	X	—	—	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
1854 Pandora Avenue	(A)	Multi-Family	5-story, 24-unit apartment building with 6 VLI units set aside and 23 proposed parking stalls	—	24	—	—	—	—	—
1855-1871 Westwood Boulevard	(B)	Multi-Family	60 units	—	60	—	—	X	X	—
1951 Westwood Boulevard	(B)	Multi-Family	5-story, 29-unit, multi-family dwelling over 2-story subterranean parking with rooftop deck	—	29	—	—	X	X	—
2117-2121 Westwood Boulevard	(B)	Multi-Family	109 units	—	109	—	—	—	—	—
2136-2140 Westwood Boulevard	(B)	Multi-Family	77 units	—	77	—	—	—	—	—
2217 S Bundy Drive	(B)	Multi-Family	239,370 sf, 8-story (83-foot-high), 265-unit multi-family building with 239 parking vehicular spaces in the exposition corridor TNP and RAS4-1vl zone	—	265	—	—	—	—	X
2266 Westwood Boulevard	(B)	Multi-Family	45,914 sf, 6-story, 67-foot apartment building with 57 residential units, 6 ELI units, 41 parking spaces, and 4,641 sf (open space)	—	57	—	—	X	X	—
2301 S Bundy Drive	(B)	Multi-Family	180,373-square-foot, 8-story, 83-foot, 195-unit multi-family building with 190 parking spaces in the exposition corridor TNP and RAS4-1vl zone.	—	195	—	—	—	—	X
2576 S Sepulveda Boulevard	(B)	Multi-Family	6-story, 20-unit apartment building	—	20	X	X	X	X	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
2600-2616 Sepulveda Boulevard	(A)	Multi-Family	43 units	—	43	X	X	X	X	—
11761-12300 W Nebraska Avenue	(B)	Public Facility	Department of Water and Power office space; 92,000-square-foot office building	92,000	-	X	X	X	X	—
1828 Butler Avenue	(C)	Zone Change	Zone variance to allow an over-in-height elevator shaft to exceed height (12 feet 6 inches in lieu of 10 feet) in a new 11-unit apartment building	—	11	X	X	X	X	X
<b>Total</b>				<b>1,823,212</b>	<b>6,170</b>	<b>23</b>	<b>23</b>	<b>19</b>	<b>19</b>	<b>26</b>
<i>Westwood</i>										
1394 S Midvale Avenue	(C)	Affordable Housing	1394 Midvale Avenue Apartments; 23 units	—	23		X	X	X	X
1401 S Sepulveda Boulevard	(A)	Affordable Housing	Salvation Army Westwood Transitional Village; 40 units	—	40	X	X	X	X	—
10605 Eastborne Avenue	(B)	Multi-Family	5-story, 5-foot-high apartment building with 28 units, including 3 ELI (9%); 48 auto parking spaces and 31 bicycle parking spaces.	—	28	—	—	—	—	—
10756 Wilkins Avenue	(B)	Multi-Family	5-story, 7-unit apartment building and 1 ADU multi-family apartment building over 1 level of subterranean parking	—	8	—	—	—	—	X
10770 Wilkins Avenue	(B)	Multi-Family	4-story building with 11 new residential units over 1 level of subterranean parking	—	11	—	—	X	X	X
10822 Wilshire Boulevard	(B)	Multi-Family	54-unit eldercare facility	—	54	X	X	X	X	X

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
10915 W Strathmore Drive	(A)	Multi-Family	37 units	—	37	X	X	X	X	X
1300 S Westwood Boulevard	(C)	Multi-Family	31 units	—	31	—	X	X	X	X
1383 Midvale Avenue	(C)	Multi-Family	7-story (79-foot 6-inch), 20-unit apartment building with a 2-story parking podium	—	20	—	X	X	X	X
1402 Veteran Avenue	(C)	Multi-Family	22 units	—	22	X	X	X	X	X
1427 Greenfield Avenue	(D)	Multi-Family	29 units	—	29	X	X	X	X	X
1505 Veteran Avenue	(A)	Multi-Family	6-story, 26-unit apartment with 1 ADU over 1 level of subterranean parking	—	27	X	X	X	X	X
1515 Veteran Avenue	(A)	Multi-Family	6-story, 26-unit apartment building and 1 ADU. 6 levels of apartments, and lobby, recreation rooms all over 1 level of subterranean residential parking	—	26	X	X	X	X	X
1555 Westwood Boulevard	(D)	Multi-Family	6-story, 50-unit multi-family transit-oriented community apartment building with 5 ELI units and 38 parking stalls	—	50	—	—	X	X	—
1650 Westwood Boulevard	(D)	Multi-Family	40,714 sf, 5-story, 67-foot, 60-unit apartment building	—	60	—	—	X	X	—
535 Glenrock Avenue	(A)	Multi-Family	6-story, 67-foot residential building consisting of 18 dwelling units (3 units set aside for VLI households)	—	18	X	X	X	X	X
888 S Devon Avenue	(A)	Multi-Family	21 units	—	21	—	—	—	—	—
10725 Ashton Avenue	(B)	Parcel Map	4 units	—	4	—	—	—	—	—

Address	Source (table notes)	Type	Description	Commercial Space (sf)	Number of Dwelling Units	Alt 1	Alt 3	Alt 4	Alt 5	Alt 6
888 Devon Avenue	(D)	Tentative Tract Map	21-unit multi-family residential structure	—	21	—	—	—	—	—
<b>Total</b>				—	<b>530</b>	<b>8</b>	<b>11</b>	<b>14</b>	<b>14</b>	<b>12</b>
<b>Grand Total</b>				<b>6,116,230</b>	<b>23,121</b>	<b>58</b>	<b>61</b>	<b>59</b>	<b>58</b>	<b>79</b>

Source: (A) Metro, 2019, 2025; (B) City of Los Angeles, 2023; (C) DCP, 2023b; (D) City of Santa Monica, 2023

- = no data
- Alt = Alternative
- ELI = extremely low income
- LI = low income
- sf = square foot/feet
- VLI = very low income
- TNP = Transit Neighborhood Plan
- X = Indicates the Alternative Resource Study Area wherein the development would occur.

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