

3505 Pasadena Ave at Avenue 35

Proposed Distribution Center

Across from Hillside Elementary School

Los Angeles
Leadership Academy

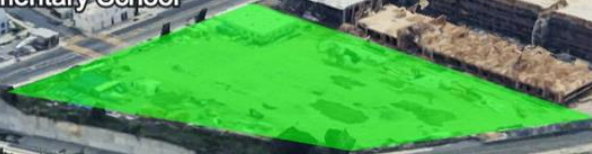


Lincoln Heights
Branch Library

Los Angeles
Leadership Academy



Hillside
Elementary School



Arroyo Seco

110

Loreto Street
Elementary School



Marmion Way

Arroyo Seco Pkwy
Arroyo Seco Pkwy

26B

E Ave 35

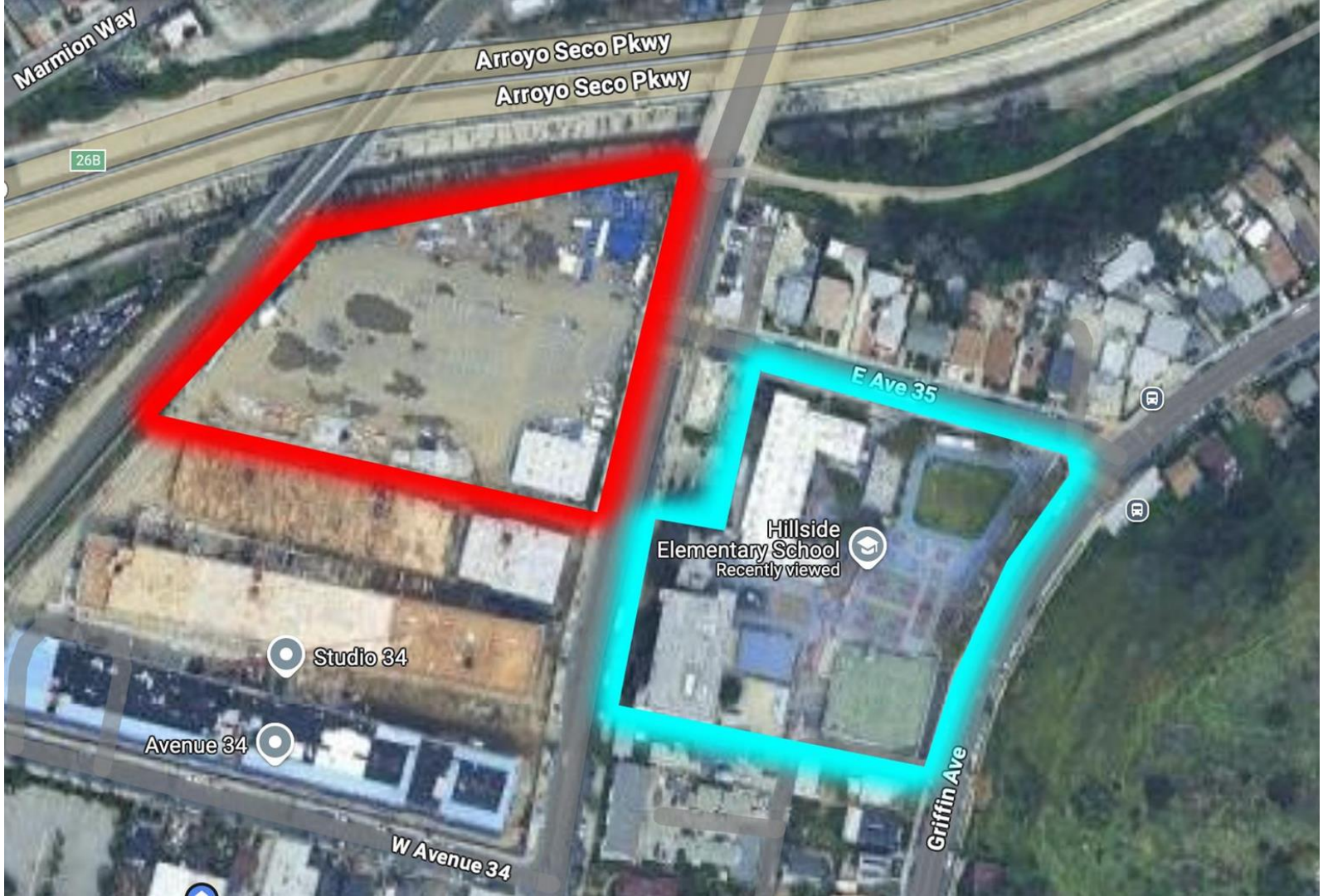
Hillside
Elementary School
Recently Viewed

Studio 34

Avenue 34

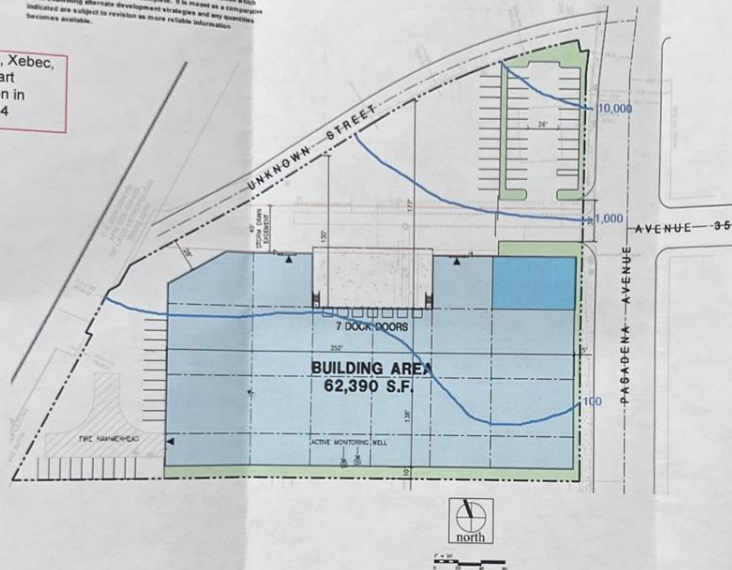
W Avenue 34

Griffin Ave



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparison in examining alternative development strategies and any questions indicated are subject to revision as more reliable information becomes available.

The owner, Xebec, plans to start construction in Spring 2024



Aerial Map



Tabulation

SITE AREA	121,364 sf
in sf	2.9 ac
WAREHOUSE AREA	
Office - 1st floor	3,000 sf
Office - 2nd floor	3,000 sf
Warehouse	56,390 sf
TOTAL	62,390 sf
FLOOR AREA RATIO	to be verified
Maximum Allow ed	0.514
Actual	
SITE COVERAGE	
Maximum Allow ed Urban Center	50%
Actual	45.0%
AUTO PARKING REQUIRED	
Office: 10000 s.f.	12 stalls
Warehouse: 10000 s.f.	20 stalls
Office: 10000 s.f.	5 stalls
TOTAL	41 stalls
AUTO PARKING PROVIDED	53 stalls
Standard: 800 x 180	
ZONING ORDINANCE	
Current Zone - Commercial Manufacturing	
Proposed Zone - Light Manufacturing (S-1)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 70 x building area	
LANDSCAPE REQUIREMENTS	
Percentage to be verified	
LANDSCAPE PROVIDED	
in s.f.	7,819 sf

Legend

- POTENTIAL OFFICE W/ 2ND FLOOR
- WAREHOUSE
- DRIVE THRU DOOR
- Transportation (PCE) Accumulation Contour (See 5.1.1.1)



FILE NAME: 2022-0928-71PAS-Figure 5

DRAWN BY: MO

CHECKED BY: JG

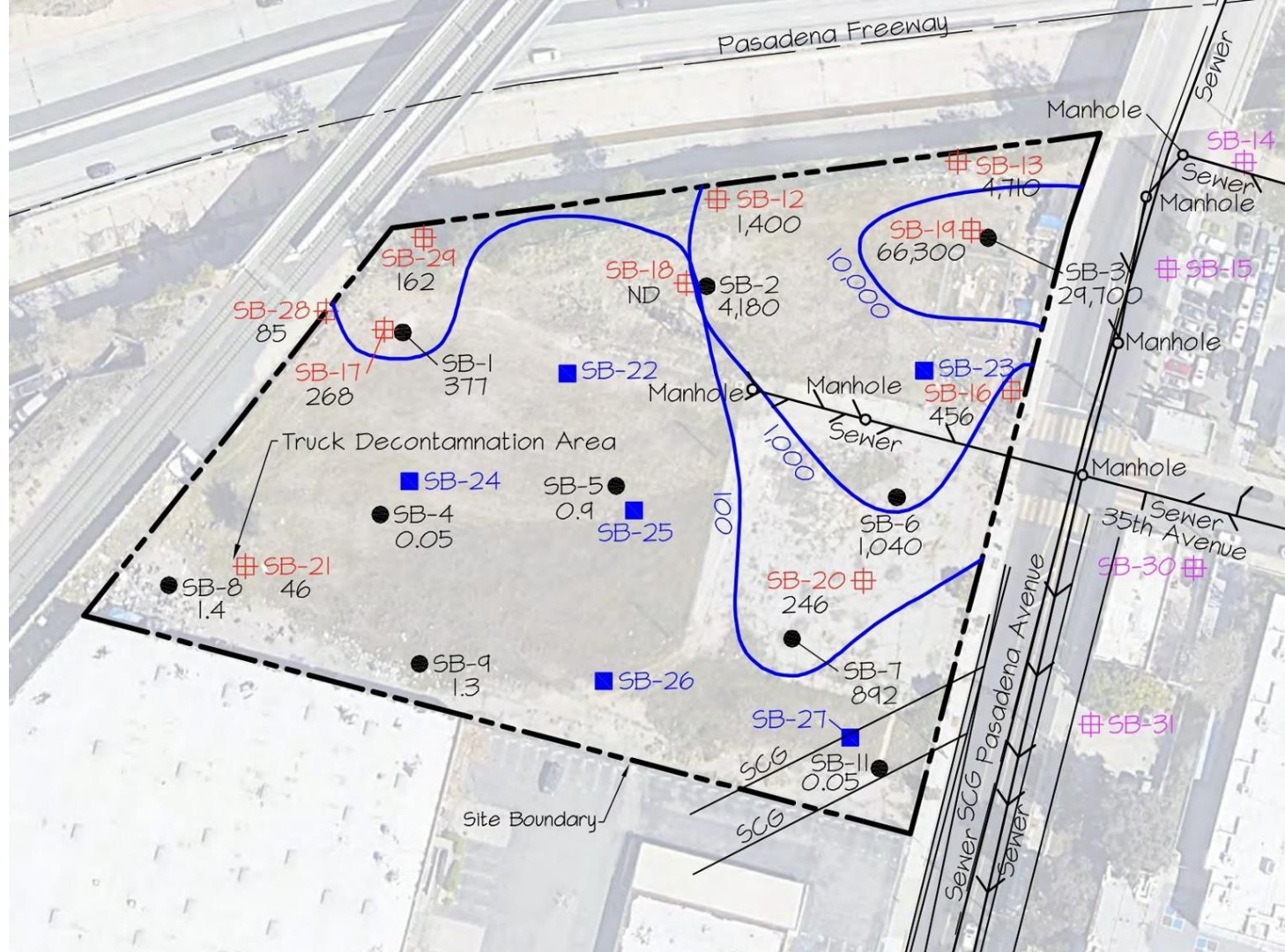
DATE: September 2022

PROPOSED BUILDING PLAN WITH APPROXIMATE 5-FOOT PCE CONTOURS IN SOIL VAPOR MAP

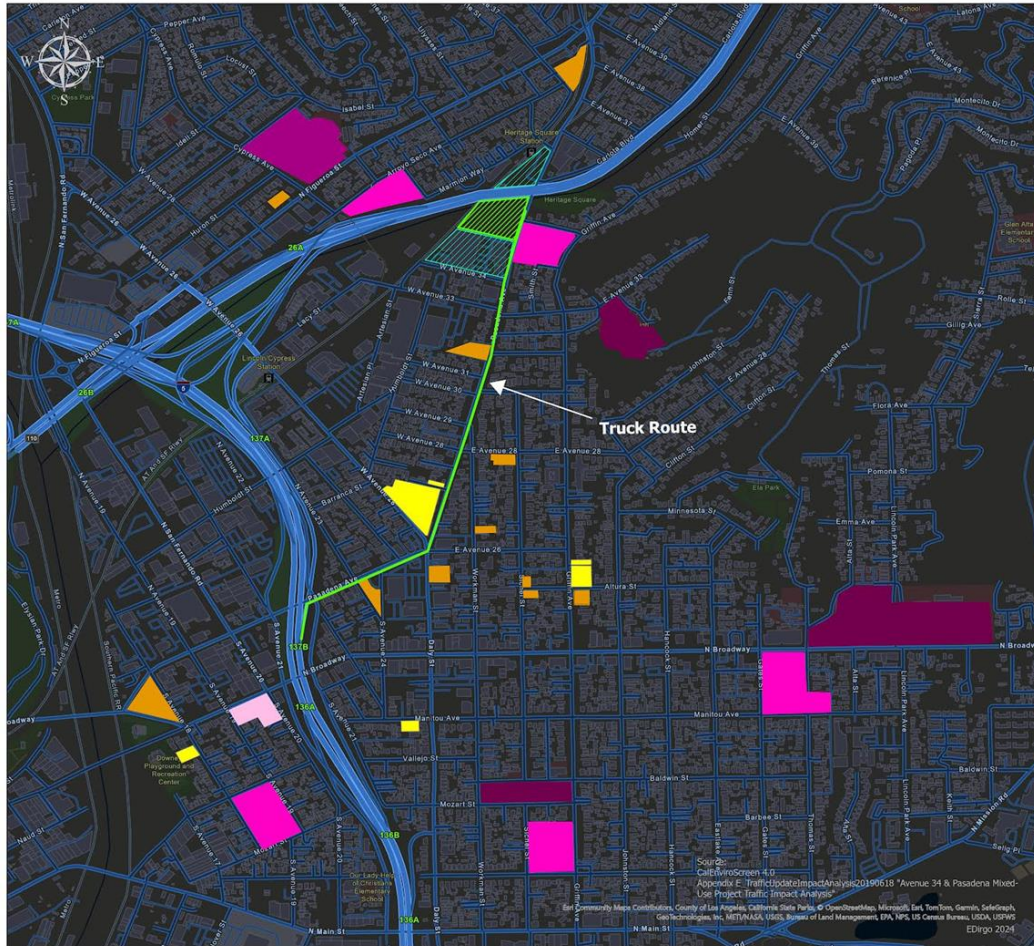
3505 Pasadena Avenue
Los Angeles, California

Figure:

5



Lincoln Heights: Proposed Distribution Center & Sensitive Use Infrastructure



This map shows a proposed distribution center (dark grey) surrounded by sensitive infrastructure, including schools, daycares, children's group centers, and churches. Within 1.2 miles of the proposed location, there are ten schools; six of which educate children under twelve years old and seven of which qualify as Title I schools (school with over 40% of students living below poverty line), eleven churches, and six children's daycare and group facilities.

According to the "Avenue 34 & Pasadena Mixed-Use Project Traffic Impact Analysis" prepared by CRAIN and Associates, Metro Development Review Division, traffic along Pasadena Avenue will exceed 2000 daily trips. This route is shown by the neon green line that runs from Welch's former location southwest to the I-5 Freeway.

In addition to expected traffic, the proposed distribution site was formally known as Welch's site; a site that had been contaminated with perchloroethylene; which is continuing to pollute peoples homes and drinking water through vapor intrusion. All of these statistics and environmental burdens are centered in a community with a CalEnviroScreen rating of 92% (Census Tract # 6037199400).

- | | |
|---|---------------------------------|
| Proposed high density housing | Elementary/ Middle School (K-8) |
| Proposed Distribution Center | High School (9-12) |
| Churches | Elementary School (K-5) |
| Daycare and children's activity centers | Middle School (6-8) |

0 0.14 0.28 0.55 Miles

Schools less than ½ mile from the probable truck route:

- Hillside Elementary
- Loreto Street Elementary
- Albion Elementary
- Sacred Heart Elementary
- Florence Nightingale Middle School
- El Rio Community School
- LA Leadership Academy



DIESEL and TRAFFIC EMISSIONS

Impacts on Children's Health

Pollutants of Concern Emitted from Motor Vehicles

- Particulate Matter - Fine (PM2.5) and Ultrafine (UFP)
- Carcinogens - PAHs, Black Carbon, Benzene, Formaldehyde
- Nitrogen Oxides
- Metals
- Carbon Monoxide
- Carbon Dioxide

Children are at Greater Risk than Adults

- Rapidly developing immune, neurologic, and lung systems
- Breathe more air than adults relative to their size
- More likely to be active when outdoors
- Minority and poor children much more likely to live near high-volume roadways and bus depots.

Known Health Effects of Children Living Near Traffic-Related Pollutants

Strong Evidence for:

- Asthma prevalence
- New-onset asthma
- Chronic and acute asthma-related respiratory symptoms
- Delayed lung function development
- Prevalence of childhood leukemia

Emerging Evidence for:

- Autism Spectrum disorder
- Adverse birth outcomes
- Attention-deficit/hyperactivity disorder (ADHD)
- Delayed cognitive development
- Childhood obesity, Type II diabetes, and insulin resistance

PreNatal & Early Childhood Exposure

- Adult Cancer
- Parkinson's Disease
- Alzheimer's Disease

References from: "Transportation and Children's Well-being", Boothe VL, Baldauf R.
Research citations can be provided.

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