DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

Central Area Planning Commission

Date: October 26, 2021
Time: After 4:30 p.m.*
Place Due to concerns over COVID-19, the Central APC meeting will be conducted entirely telephonically by Zoom [https://zoom.us/].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org.

Case No.: APCC-2019-4338-SPE-CU-CUB-SPP
CEQA No.: ENV-2019-4339-MND
Council No.: 13 – O'Farrell
Plan Area: Hollywood
Specific Plan: Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan – Subarea C (Community Center)
Certified NC: East Hollywood
GPLU: Highway Oriented Commercial
Zone: C2-1
Applicant: Phil Patel

Representative: Eric Lieberman, QES Inc

Public Hearing: September 24, 2021
Appeal Status: Further appealable to City Council
Expiration Date: In conformity with the Mayor's Tolling of Deadlines Prescribe in the Municipal Code on March 21, 2020, the expiration date is tolled until the end of the Emergency Order
Multiple Approvals: Yes

PROJECT LOCATION: 1524-1530 North Western Avenue and 5446 West Harold Way

PROPOSED PROJECT: The demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The project will include 47 overall parking spaces with a maximum of 12 residential parking spaces (inclusive of two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio (FAR) of 1.8:1. There are four (4) existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope. The project would include 4,705 cubic yards of cut and export.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2019-4339-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.24, a Conditional Use Permit to allow a hotel within 500 feet from a Residential Zone;

3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 36 hotel rooms (mini bars) and a rooftop bar/lounge;

4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for the demolition of an existing duplex and surface parking lot, and the construction, use, and maintenance of a new four-story, mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level; and

5. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception for relief from the following Vermont/Western Station Neighborhood Plan ("SNAP") requirements:

   (a). SNAP Section 9.A.1: Commercial Uses. To allow commercial uses on the second through fourth floors and the rooftop deck, in lieu of commercial uses in a Mixed-Use Project being limited to the ground-floor only; and

   (b). SNAP Section 9.C.1: Transitional Height. To allow the proposed building to exceed the Transitional Height limits to a maximum of 60 feet, for a project abutting a Subarea A lot, in lieu of 25-foot height limit for the portion of the building within 0 to 49 feet of Subarea A and 33-foot height limit for the portion of the building within 50 to 99 feet of Subarea A.

RECOMMENDED ACTIONS:

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-4339-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the project; and **ADOPT** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration

1. **Approve** a **Conditional Use Permit** to allow a hotel within 500 feet from a Residential Zone.

2. **Approve** a **Conditional Use Permit** to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 36 hotel rooms (mini bars) and a rooftop bar/lounge.

3. **Approve** a **Project Permit Compliance** to allow for the demolition of an existing duplex and surface parking lot, and the construction, use, and maintenance of a new four-story, mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level.

4. **Approve** a **Specific Plan Exception** from Section 9.A.1 of the Vermont/Western SNAP to allow commercial uses above the ground-floor; and from Section 9.C of the Vermont/Western SNAP to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Jane Choi
Jane Choi, AICP, Principal City Planner

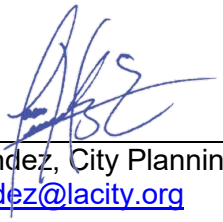
Reviewed by:

Deborah Kahen
Deborah Kahen, AICP, Senior City Planner

Prepared by:

Deborah Kahen For Valentina Knox-Jones
Valentina Knox-Jones, City Planner

Prepared by:



Jason Hernández, City Planning Associate
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ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Requirements for submission of materials can be found on the Department of City Planning website at https://planning.lacity.org/about/virtual-commission-instructions. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than 72 working hours prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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PROJECT ANALYSIS

Project Summary

The Sapphire Hotel Project ("proposed Project" or "Project") proposes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The project will include 47 overall parking spaces with a maximum of 12 residential parking spaces (inclusive of two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio (FAR) of 1.8:1. There are two (2) street trees along Western Avenue that would remain in place during construction. There are four (4) existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope. The project would include 4,705 cubic yards of cut and export. The project would cut approximately ten (10) feet below the existing grade in order to accommodate the subterranean parking level.

Construction of the proposed Project is anticipated to occur over an approximately 18- to 24-month period that would begin following entitlement approval. All construction would occur Monday through Friday, consistent with LAMC requirements. Construction phasing would include demolition of an existing two-story residence (2,280 sf), site preparation, grading, building construction, asphalt paving and architectural coating. Once completed, the parking garage would provide staging for construction equipment and parking for construction workers. The Project would require export of approximately 4,705 cubic yards of cut soil to accommodate the subterranean parking garage.

Background

The subject property consists of four (4) lots, with two (2) lots fronting along Western Avenue, one (1) lot fronting along Harold Way, and one (1) interior lot. The two (2) lots fronting the easterly side of Western Avenue have approximately 75 feet of combined street frontage and the one (1) lot fronting the southerly side of Harold Way has 45 feet of street frontage. The subject lot has a total lot size of approximately 14,478 square feet. The project site is located within the Hollywood Community Plan and Subarea C of the Vermont/Western SNAP Specific Plan. The site is zoned C2-1, designated for Highway Oriented Commercial land uses. The project site is currently improved with a surface parking lot on the North Western Avenue frontage and a duplex on the West Harold Way frontage built in 1916. The duplex is currently subject to the Rent Stabilization Ordinance (RSO).

Surrounding Properties

The surrounding area is characterized by level sloped topography and improved streets. Properties to the north, south, and west are located within the SNAP Subarea C. The property on the southeast corner of Harold Way and Western Avenue, to the north and west of the Project site, is a Super 8 Motel with 54 guest rooms and a cocktail bar. The property to the south is a 56-unit apartment building and corner shopping center containing a Walgreens pharmacy and a Verizon Wireless Retail Store. The property to the west, across Western Avenue, is a WSS Shoe Store. The properties to the east consist of a two-story, 10-unit apartment building and other multi-family buildings, which are located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP.

Streets and Circulation

Western Avenue, adjoining the property to the west, is a Modified Avenue I, dedicated to a width of 104 feet, roadway width of 74 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Harold Way, adjoining the property to the south, is a Local Street – Standard, dedicated to a width of 60 feet, roadway width of 36 feet, and improved with an asphalt roadway, concrete curb, gutter, and sidewalk.

Relevant Cases

Subject Property

Ordinance No. 173,749 – On November 29, 2000, Ordinance No. 173,749 became effective and established the Vermont/Western SNAP Specific Plan.

Surrounding Properties (within a 500-foot radius):

Case No. ZA-2017-1083-MCUP-SPP-RDP-SPR– On March 14, 2017, a case was filed for a new mixed-use project with 735 apartments and 95,820 square feet of commercial uses.

Case No. ZA-2015-2903-MCUP-SPP-SPPA-DB-SPR– On May 4, 2018, the Zoning Administrator approved a six-story mixed-use project, with a maximum of 293 dwelling units (including 25 units set aside for Very Low Income Households) and a maximum of 33,980 square feet of ground-floor commercial floor area, located at 5509 Sunset Boulevard.

Issues

Commercial Uses

The SNAP Subarea C allows for C4 commercial uses to be proposed on the project site. A hotel is allowed within the C4 designated use list. However, under Section 9.A.1, the SNAP requires that commercial uses within a mixed-use project be limited to the Ground Floor of the proposed project. Since the project is a mixed-use development, consisting of both commercial (hotel) and residential uses, the project team has requested a Specific Plan Exception (SPE) to allow hotel guest rooms to be placed above the designated ground floor of the building. In a non-SNAP designated lot, or if the project were proposing commercial uses only, the proposed project would be allowed to place hotel rooms above the ground floor without this limitation.

Transitional Height

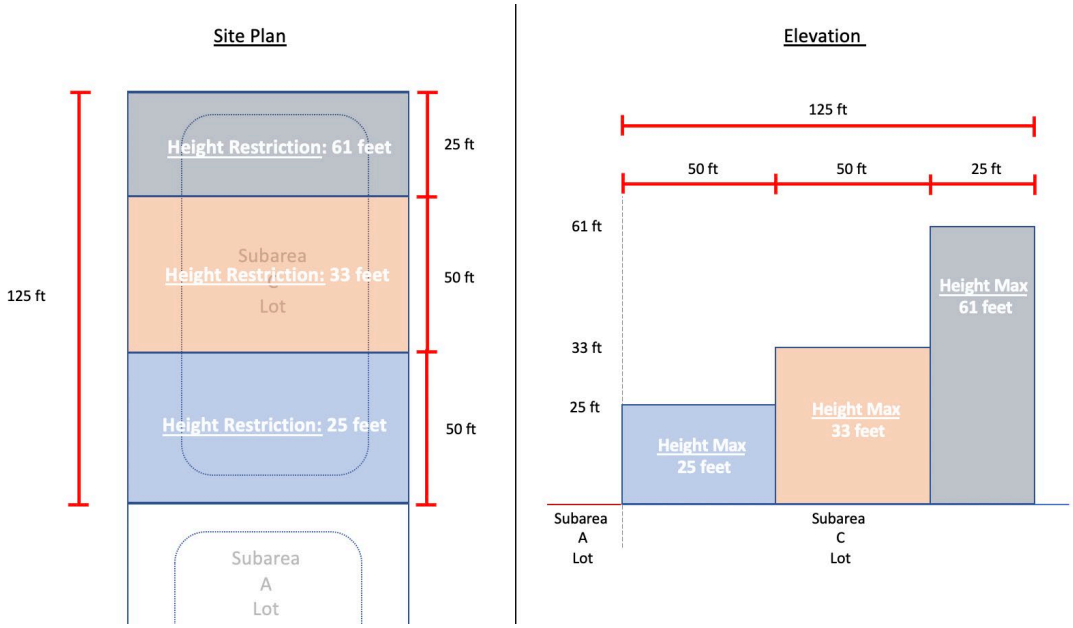
Under Section 9.C of the Vermont/Western SNAP, Subarea C projects that are constructing a new building are subject to Transitional Height limitations if they abut a Subarea A lot. The Transitional Height limitations are set forth in Table 1 below.

Table 1

Distance (from Subarea Lot)	Height (restriction)
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 200 feet	61 feet

Figure 1 below illustrates the general intention of the SNAP's provision as applied on a sample site.

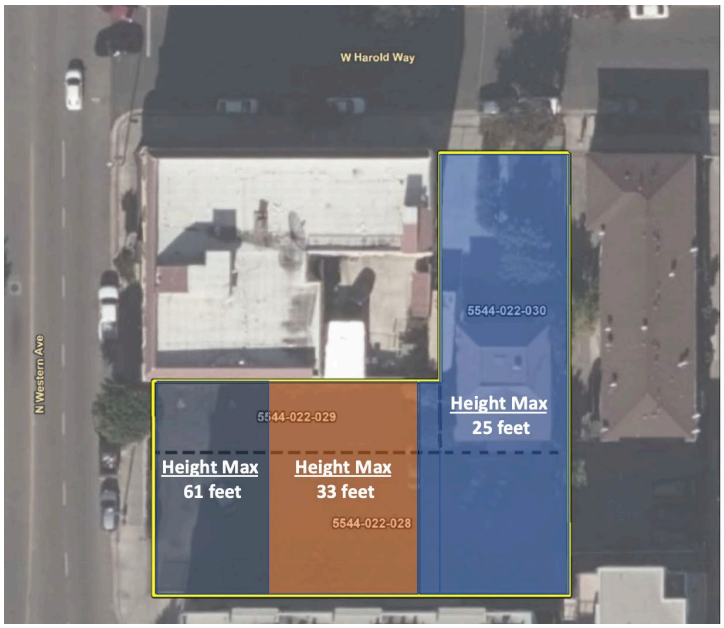
Figure 1



The Transitional Height provision is meant to move the bulk and height of the building away from the Subarea A lots. This works best when the Subarea C lot abuts a Subarea A lot to the rear. In a situation where the Subarea A lot abuts the Subarea C lot at the rear, the height distance restrictions are taken from the rear lot line towards the front lot line. This would allow the project to reach up to 61 feet in maximum height, which is only 14 feet less than the height limit of 75 feet otherwise allowed within Subarea C for mixed-use projects.

However, the proposed location abuts a Subarea A lot to the east, which is the side yard. This reduces the maximum height allowed to 25 feet for the eastern portion of the lot within 50 feet of the adjacent parcel. Due to the L-shaped design of the lot, the entirety eastern portion of the lot along Harold Way cannot take advantage of the increase in height to 33 feet or 61 feet in the same way the two lots facing Western Avenue can. Figure 2 below illustrates the Transitional Height restrictions for the subject site.

Figure 1



The applicant has requested a Specific Plan Exception from Section 9.C.1 from the SNAP to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot. The proposed building will have a maximum height of 60 feet across the entire project site. As such, the Applicant is requesting that the eastern portion of the building (within 0-49 feet of Subarea A) be permitted a height of 60 feet in lieu of the 25-foot limitation and the center portion of the site (within 50-99 of from Subarea A) be permitted a height of 60 feet in lieu of the 33-foot limitation. The western portion of the structure, further than 100 feet from Subarea A, will be consistent with the Specific Plan height limitations in that the building will not exceed 60 feet and the height limitation is 61 feet.

Urban Design Studio (UDS)

On December 2, 2020, the proposed project was taken to UDS Office Hours for review. UDS' Office Hours function is to provide input directly to the project planner at meetings. The Studio's feedback focuses on ways a project can be improved to comply more fully with the Studio's three (3) design approaches which are: 1) Pedestrian First Design, 2) 360 Degree Design, and 3) Climate Adaptive Design. At this meeting, UDS had comments relating to the streetscape elements and façade articulation. Based on these comments, the project team updated their plans to address all the comments. The building was further articulated to meet the SNAP Development Standards and the team updated the plans to show compliance with the SNAP streetscape elements which require street trees, bike racks, and trash receptacles along the public right-of-way.

Conclusion

As proposed, this project will continue to add hotel accommodations to the Hollywood area. The project site abuts an existing hotel and the area contains hotel uses that are similarly within 500 feet from a R Zone. Additionally, with the exception of the requests herein, the proposed project is entirely consistent with the underlying zoning and land use designation. Based on the information submitted, public input, and mandatory findings for the requested entitlements, the Department of City Planning recommends that the Central Area Planning Commission approve the project, subject to the Conditions of Approval.

CONDITIONS OF APPROVAL

Conditional Use Conditions

1. **Use.** The use of the subject property shall be limited to a mixed-use Hotel and Residential building, with a maximum of 36 guest rooms and 10 residential apartment units. The project shall maintain a hotel use and a dwelling unit use at all times. The residential apartment units shall not be used as a Transient Occupancy Residential Structure (TORS) use.

2. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

3. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

4. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Director of City Planning to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

5. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

6. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.

7. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per L.A.M.C section 19.01 E (3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.

8. Authorized herein is the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the maintenance, use and operation of:

    (a). A 2,082 square-foot rooftop bar/lounge area containing 32 seats;

    (b). Hotel room controlled-access liquor cabinets within a maximum of 36 guest rooms.

9. Rooftop:

   (a). The covered bar and lounge area indicated on the roof plan stamped Exhibit "A", shall be designed to be able to be fully enclosed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.

   (b). Prior to the issuance of a Certificate of Occupancy, the sound levels shall be measured consistent with the procedures in LAMC Section 111.02. Documentation of the measurements shall be submitted to the Department of City Planning for the file.

   (c). A minimum six (6) foot high glass wall shall be installed around the perimeter of the rooftop deck, except where there is rooftop structure or other enclosed structure located at the perimeter of the building.

10. Hours of operation of the proposed hotel shall be 24 hours a day. Hours of Alcohol Sales shall be limited to 11:00 a.m. to 12:00 a.m., from Sunday to Thursday, and 11:00 a.m. to 1:00 a.m. on Friday and Saturday. No after hour use of the facility, other than for routine clean-up and maintenance, is permitted.

11. No portion of the rooftop bar/lounge shall be deemed to be "private", for the purpose of dispensing alcoholic beverages to selected patrons.

12. Prior to the effectuation of the Conditional Use Permit, approval shall be obtained from the County Health Department to serve alcoholic beverages in conjunction with the proposed establishment. The applicant shall provide a copy of the Health Department approved plans to the Department of City Planning to be maintained in the Case File.

13. The hotel manager(s) shall require proof of identification and age for all registered guests at check-in. Rooms where the registered guest is under 21 years of age, or where the age of the guest cannot be determined, shall have their in-room liquor cabinet disabled and locked if any such lockers are provided in the room.

14. The applicant shall not sublet any portion of the subject premises to outside "promoters" for nightclub activity. The premises shall not be used exclusively for private parties in which the general public is excluded. Private parties hosted by the applicant, in which the general public is excluded from the entire outdoor rooftop bar/lounge patio area are permitted provided that an appropriate one-day permit is submitted for approval to LAPD and ABC.

15. No live entertainment or amplified music shall be permitted in any of the unenclosed or outdoor areas of the facility.

16. No amplified music shall be permitted in any outdoor portion of the subject premises. Any amplified or ambient music, sound, vibration or noise emitted that is under the control of the petitioner(s) shall not be audible or otherwise perceivable beyond the subject premises. Any sound, vibration or noise emitted that is under the control of the petitioner which is discernible outside of the subject premises shall constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance), including any loud, unnecessary or unusual noise that disturbs the peace and quiet of any neighborhood or that causes discomfort. The establishment operators shall make an effort to control any unnecessary noise made by restaurant staff or any employees contracted by the restaurant

or bar facilities located within the hotel facility, or any noise associated with the operation of the establishment, or equipment of the restaurants. At any time during the term of the grant a City inspector may visit the site during operating hours to measure the noise levels using a calibrated decibel/sound level meter. If, upon inspection, it is found that the noise level exceeds those allowed by the Citywide Noise Ordinance, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

17. There shall be no Adult Entertainment of any type pursuant to LAMC Section 12.70.

18. No Conditional Use for dancing has been requested or approved herein. Dancing is prohibited. The applicant shall not accommodate, arrange or endorse any dancing features in any fashion.

19. This establishment is restricted from having private events at the location without prior approval from Los Angeles Police Department (LAPD). Any use of the property for private events, including corporate events, birthday parties, anniversary parties, weddings or other private events which are not open to the general public shall be subject to the same provision and hours of operation unless further restricted LAPD.

20. There shall be no admission or cover charge be required at any time for the entrance into the rooftop bar/lounge.

21. No live entertainment of any kind including, but not limited to, patron dancing, live music, Disc Jockey, jukebox or karaoke nights is permitted.

22. No pay phone, coin-operated electronic, video or mechanical games, or pool or billiard tables shall be maintained upon the premises at any time.

23. All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without being disruptive to persons on adjacent properties.

24. A camera surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

25. Only the front door(s) or entryway(s) shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking devise and shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door, but shall be solid.

26. The applicant shall fully comply with all California State Department of Alcoholic Beverage. Control (ABC) regulations governing the sale of alcoholic beverages for the restaurant.

27. **STAR/LEAD Training.** Within the first six months of already selling alcohol, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program. Upon completion of such training, the applicant shall request the LAPD to issue a letter identifying which employees completed the training. The applicant shall transmit a copy of the letter

referencing Case No. APCC-2019-4338-SPE-CU-CUB-SPP from the Police Department to the Department of City Planning as evidence of compliance. In the event there is a change in the licensee, within six months of such change, this training program shall be required for all new staff. The STAR training shall be conducted for all new hires within two months of their employment.

28. Prior to the utilization of this grant, an electronic age verification device shall be purchased and retained on the premises to determine the age of any individual attempting to purchase alcoholic beverages or tobacco products, and shall be installed on at each point-of-sales location. This device shall be maintained in operational condition and all employees shall be instructed in its use.

29. Security. The applicant shall be required to provide a minimum of three (3) security guards on the premises during the all hours of hotel operation, or at least one Private security guard for every 75 patrons on a daily basis, which is more restrictive, in addition to the requirements delineated below:

    a. During the hours of 8:00 p.m. and 2:30 a.m., the applicant shall provide a minimum of two (2) security guards in the rooftop restaurant, bar and lounge areas on Thursday, Fridays and Saturdays.

    b. The additional security employment required per this provision for the ground floor restaurant and bar/lounge areas as well as the rooftop restaurant and bar/lounge area, shall be employed in addition to and in enhancement of the two (2) security guards who are mandated to be employed on the hotel premises during all hours of operation. The security guards fulfilling this requirement shall not have any other activities other than those that are security related. Security personnel shall be licensed consistent with State law and Los Angeles Police Commission standards and maintain an active American Red Cross first-aid card. The security personnel shall be dressed in such a manner as to be readily identifiable to patrons and law enforcement personnel.

30. Private licensed security guards shall be provided. Security personnel shall wear clothing or uniforms that are easily identifiable. The security guard shall regularly patrol the area under the control of the establishment to prevent loitering or undesirable activity by persons around the premises. The security guard must be certified by the State Department Bureau of Consumer Affairs, Bureau and Security and Investigative Services; and shall comply with the requirements of the California Business and Profession Code Section 7582.26(f). A copy of the security guard(s) credentials and contract shall be provide to the Department of City Planning, **within 30 days of the effective date of this grant**.

31. Staff will monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs. Staff will also be responsible to constantly monitor and ensure patrons do not take open alcoholic beverages for on-site and off-site consumption beyond the entrance doors onto the sidewalk, rooftop bar/lounge, or guest rooms.

32. The applicant shall provide to the case file a copy of each license, suspension thereof, or citation issued by the State Department of Alcoholic Beverage Control or the Los Angeles Police Department upon such instance.

33. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.

34. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.

35. Operator and its personnel shall, at all times maintain a policy of not serving obviously intoxicated patrons and taking preventative measure to help avert intoxication-related problems.

36. No employee or agent shall be permitted to solicit or accept any alcoholic, non-alcoholic beverage, accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide, permit, or make available, either gratuitously or for compensation, male or female patrons who act as escorts, companions, or guests of and for the customer.

37. Signs shall be prominently posted in English and the predominant language of the facility's clientele, if different and a notice shall be placed therein stating California State Law prohibits the sale of alcoholic beverages to persons under the age of twenty-one years or to intoxicated persons and no such sales will be made.

38. A "No Alcohol beyond this point" shall be posted at the rooftop bar/lounge exits.

39. Smoking tobacco or any non-tobacco substance, including from electronic smoking devices, is prohibited in or within 10 feet of the outdoor areas in accordance with Los Angeles Municipal Code Section 41.50 B 2 C. This prohibition applies to all outdoor areas of the establishment if the outdoor area is used in conjunction with food service and/or the consumption, dispensing or sale of alcoholic or non-alcoholic beverages.

40. The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.

41. Any background music or other recorded ambient music shall not be audible beyond the area under the control of the applicant. Any music, sound or noise including amplified or acoustic music which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (Citywide Noise Ordinance). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulation, the owner/operator will be notified and will be required to modify or, eliminate the source of the noise or retain an acoustical engineer to recommend, design and implement noise control measures within property such as, noise barriers, sound absorbers or buffer zones.

42. The business operator/manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially, noise derived patrons existing and crowd control during entry and exiting.

43. The owner/manager operator shall at all times maintain the abutting public access ways free of obstruction as well as maintaining the premises and adjoining sidewalk free of debris or litter. Trash and recycling bins are locked.

44. Loitering is prohibited on or around these premises or the area under the control of the applicant. "No Loitering or Public Drinking" signs shall be posted outside of the subject

facility. The applicant shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises.

45. Prior to the utilization of this grant, a telephone number and email address shall be provided for complaints or concerns from the community regarding the operation. The phone number and email address shall be posted at the entry, customer service desk, and front desk or near the hostess station visible to the public.

46. Complaints shall be responded to within 24-hours. The applicant shall maintain a log of all calls and emails, detailing: (1) date complaint received; (2) nature of complaint, and (3) the manner in which the complaint was resolved. This log shall be made available to LAPD, law enforcement, and ABC personnel upon request and presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.

47. A copy of the conditions of this letter of determination shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the State Department of ABC.

48. These conditions of approval as well as a copy of any Business permit, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, the Department of City Planning, the Department of Building and Safety or other enforcement agency.

49. At least one on-duty manager with authority over the activities within the facility shall be on the premises at all times that the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, vandalism and truancy occur.

50. Line-queuing arrangements of hotel guests or rooftop bar/lounge patrons on the public expanses that encircle the subject property are strictly prohibited.

51. A security plan for the establishment and any parking area serving the restaurant, shall be approved by the Los Angeles Police Department **prior to the utilization of this grant**. The Applicant shall provide security both inside and outside the premises. Security provisions prepared by a State Licensed security firm, shall be reviewed by the Police Department Vice Unit and their recommendations submitted in writing shall be incorporated into the security plan for on and off-site security. A copy of the approved security plan shall be submitted to the Department of City Planning.

52. **One year after the beginning of operations**, the Applicant shall meet with LAPD to review the effectiveness of the security plan, and may modify any of the measures stated therein as approved by LAPD, Hollywood Vice Unit. A copy of any modified security plan approved by LAPD shall be submitted to the Department of City Planning for inclusion into the case file.

53. Only the front door shall be used for patron access. All other doors shall be equipped on the inside with an automatic locking device and shall be kept closed at all times, other than to permit access for deliveries and trash removal.

54. **MViP – Monitoring Verification and Inspection Program.** Prior to the effectuation of this grant, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.

    a. Within 24 months from the beginning of operations or issuance of a Certificate of Occupancy, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the conditions of this grant. Observations and results of said inspection will be documented and included in the administrative file.

55. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective conditions imposed by the Department of City Planning.

56. At any time during the period of validity of this grant, should documented evidence be submitted showing continued violation of any condition of this grant and/or the ABC license of the location, resulting in an unreasonable level of disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties, the Central Area Planning Commission, or their designee (Upon their initiative, or upon written request by LAPD or Department of ABC) reserves the right to call for a public hearing requiring the applicant to file for a plan approval application together with associated fees pursuant to LAMC Section 19-01-I (Miscellaneous Plan Approval), the purpose of which will be to review the applicant's compliance with and the effectiveness of these conditions. The applicant shall prepare a radius map and cause notification to be mailed to all owners and occupants of properties within a 500-foot radius of the property, the Council Office and the Los Angeles Police Department's corresponding division. The applicant shall also submit a summary and any supporting documentation of how compliance with each condition of this grant has been attained. Upon this review, the Department of City Planning may modify, add or delete conditions, and reserves the right to conduct this public hearing for nuisance abatement/revocation purposes.

57. Should there be a change in the ownership and/or the operator of the business, the property owner, business owner, or operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business.

58. Evidence that a copy of this determination including the conditions required herewith has been provided to the prospective owner/operator shall be submitted to the Department of City Planning in a letter from the new operator indicating the date that the new operator/management began and attesting to the receipt of this approval and its conditions. The new operator shall submit this letter to the Department of City Planning within 30-days of the beginning day of his/her new operation of the establishment along with any proposed modifications to the existing the floor plan, seating arrangement or number of seats of the new operation.

59. The Department of City Planning reserves the right to require that the new owner or operator file a Plan Approval application, if it is determined that the new operation is not in substantial conformance with the approved floor plan, or the operation has changed in mode or character from the original approval, or if documented evidence be submitted showing a

continued violation(s) of any condition(s) of this grant resulting in a disruption or interference with the peaceful enjoyment of the adjoining and neighboring properties. The application, in association with the appropriate fees, and a 500-foot notification radius, shall be submitted to the Department of City Planning within 30 days of the date of legal acquisition by the new owner or operator. The purpose of the plan approval will be to review the operation of the premise and establish conditions applicable to the use as conducted by the new owner or operator, consistent with the intent of the Conditions of this grant. Upon this review, the Department of City Planning may modify, add or delete conditions, and if warranted, reserves the right to conduct this public hearing for nuisance abatement/revocation purposes

Vermont/Western SNAP Specific Plan Conditions

60. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.

61. **Parks First.** Prior to the issuance of a Certificate of Occupancy, the applicant shall complete the following:

    a. Make a payment to the Department of Recreation and Parks (RAP) for the required Park Fee pursuant to LAMC Section 17.12. Contact RAP staff by email at rap.parkfees@lacity.org, by phone at (213) 202-2682 or in person at the public counter at 221 N. Figueroa St., Suite 400 (4th Floor), Los Angeles, CA 90012 to arrange for payment.

    b. Make a payment of $34,400 to the Parks First Trust Fund for the net increase of eight (8) residential dwelling units. The calculation of a Parks First Trust Fund Fee to be paid pursuant to the Vermont/Western SNAP shall be off-set by the Park Fee paid pursuant to LAMC Section 17.12 as a result of the project.

    c. The applicant shall provide proof of payment for the Park Fee to the Department of City Planning (DCP), Central Project Planning Division staff to determine the resulting amount of Parks First Trust Fund Fee to be paid. DCP staff shall sign off on the Certificate of Occupancy in the event there are no resulting Parks First Trust Fund Fee to be paid.

    d. In the event there are remaining Parks First Trust Fund Fee to be paid, the applicant shall make a payment to the Office of the City Administrative Officer (CAO), Parks First Trust Fund. Contact Justin Lawson of the CAO directly at (213) 473-7543 or justin.lawson@lacity.org to arrange for payment. The applicant shall submit proof of payment for the Parks First Trust Fund Fee to DCP staff, who will then sign off on the Certificate of Occupancy.

    All residential units in a project containing units set aside as affordable for Very Low or Low Income Households that are subsidized with public funds and/or Federal or State Tax Credits with affordability covenants of at least 30 years are exempt from the Parks First Trust Fund.

62. **Density.** The project shall be limited to a maximum density of 10 residential dwelling units and 36 guest rooms.

63. **Height.** The project shall be limited to a maximum building height of 60 feet, as measured from grade and defined in LAMC Section 12.03, to the highest point of the parapet or structure. Architectural rooftop features as identified in LAMC Section 12.21.1 B.3 may be erected up to 10 feet above the height limit, if the structures and features are set back a minimum of 10 feet from the roof perimeter and screened from view at street level.

64. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 1.8:1, or 26,080 square feet. At no point shall the commercial FAR equate to more than 1.5:1 FAR of the overall 1.8:1 FAR allowed.

65. **Open Space.** The project shall provide a minimum of 1,000 square feet of usable open space, of which 250 square feet must be located at grade level or first habitable room level. The common open space shall be open to the sky, must be at least 600 square feet in size, and have a minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area. Balconies shall have a minimum dimension of six feet. Common open space areas or balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement.

    a. Roof Decks. In order for roof deck open space to be counted towards the overall usable open space requirement, the roof decks must be setback 20 feet from any roof perimeter at the highest floor, while maintaining the minimum dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area.

66. **Automobile Parking.** The project shall provide a minimum of 10 residential parking spaces, and two (2) guest parking spaces for a total of 12 parking spaces; no more than 10 residential parking spaces, five (5) guest parking spaces, and 35 commercial parking spaces, for a total of 45 parking spaces per the SNAP.

    a. Any future guest parking spaces must be shared with designated commercial spaces and cannot be in addition to the commercial spaces.

67. **Bicycle Parking.** The project shall provide a minimum of 24 bicycle parking spaces on site, as shown in Exhibit “A.”

68. **Setback.** No front, side or rear yard setbacks shall be required.

69. **Streetscape Elements.**

    a. **Street Trees.** Street trees must be installed and maintained prior to issuance of the building permit or suitably guaranteed through a bond and all improvements must be completed prior to the issuance of a Certificate of Occupancy.

        i. Four (4), 36-inch box shade trees shall be provided in the public right-of-way along the project site, subject to the Bureau of Street Services, Urban Forestry Division requirements.

        ii. A tree well cover shall be provided for each new and existing tree in the public right-of-way adjacent to the subject property to the satisfaction of the Bureau of Street Services.

iii. The applicant shall be responsible for new street tree planting and pay fees for clerical, inspection, and maintenance per the Los Angeles Municipal Code Section 62.176 for each tree.

iv. An automatic irrigation system shall be provided.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

b. **Bike Racks.** Two (2) simple black painted bike racks shall be provided in the public right-of-way along the project site. Bike racks shall be installed three feet from the curb edge or per the City of Los Angeles Department of Transportation requirements.

70. **Curb Cuts.** Only one curb cut that is 20 feet in width for every 150 feet of street frontage is allowed when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation, or Building and Safety. Approval by the Departments of Public Works, Transportation, or Building and Safety for a curb cut exceeding 20 feet in width must be provided to the Department of City Planning once received.

71. **Utilities.** All new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made by the applicant for future underground service.

72. **Building Stepback**. The project shall be limited to 30 feet in height for the portion of the building located within 15 feet from the front property line along Harold Way, as seen in Exhibit A. The project shall set the second floor back from the first floor frontage by a minimum 10 feet along Western Avenue. No portion of any structure shall be allowed within the Stepback areas.

73. **Transparent Elements.** Transparent building elements such as windows and doors shall occupy at least 50% of the exterior surface of the ground floor facades of the front and side elevations.

a. At least 689 square feet of the ground floor façade shall be constructed with transparent building materials along Western Avenue, consistent with Exhibit A, Sheet A0.5.

b. At least 355 square feet of the ground floor façade shall be constructed with transparent building materials along Harold Way, consistent with Exhibit A, Sheet A0.5.

74. **Facade Relief and Elevations.** The southern and eastern elevations shall provide a break in plane for every 20 feet horizontally and every 30 feet vertically created by an articulation or architecture detail.

75. **Surface Mechanical Equipment.** All surface or ground-mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets, shall be screened from public view and treated to match the materials and colors of the building which they serve.

76. **Rooflines.** All rooflines in excess of 40 feet shall be broken up through articulation or architecture detail. Color change shall not be considered an appropriate means of break in roofline.

    a. The eastern and southern façade rooflines shall be revised to comply with the roofline provision.

77. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from any street, public right-of-way, or adjacent property with enclosures or parapet walls constructed of materials complimentary to the materials and design of the main structure.

78. **Trash, Service Equipment and Satellite Dishes.** Trash, service equipment and satellite dishes, including transformer areas, shall be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. The trash area shall be enclosed by a minimum six-foot high decorative masonry wall. Each trash enclosure shall have a separate area for recyclables. Any transformer area within the front yard shall be enclosed or screened.

79. **Design of Entrance.** The applicant shall submit detailed elevations of the ground floor illustrating that all pedestrian entrances, including entries to commercial and retail stores, residential lobby area, and the pedestrian throughways, are accented with architectural elements such as columns, overhanging roofs, or awnings. The location of Entrances shall be in the center of the façade or symmetrically spaced if there are more than one.

80. **Landscape Plan.** The applicant shall submit a final landscape plan prepared by a licensed landscape architect showing enhanced paving such as stamped concrete, permeable paved surfaces, tile and/or brick within paved areas in front, side and rear yards.

81. **Irrigation Plan.** A final irrigation plan shall be prepared and included.

82. **On-Site Lighting.** The applicant shall install on-site lighting along all vehicular and pedestrian access ways. Installed lighting shall provide ¾-foot-candle of flood lighting intensity as measured from the ground. Lighting must also be shielded from projecting light higher than 15 feet above ground level and away from adjacent property windows. The maximum height of any installed lighting fixture shall not exceed 14 feet in height.

83. **Security Devices.** If at any time during the life of the project the property owner wishes to install security devices such as window grilles and/or gates, such security devices shall be designed so as to be fully concealed from public view. The applicant shall be required to acquire approval from the Department of City Planning, Central Project Planning Division for the installation of any security devices on the exterior or the structure through a building permit clearance sign off.

84. **Noise.** Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley shall be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition.

85. **Future Signage.** All future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan and Design Guidelines. Filing for a Project Permit shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Any pole, roof or off-site sign, any sign

containing flashing, mechanical or strobe lights (Digital Signs) are prohibited. Canned/Cabinet signs should not be used.

Environmental Conditions

86. **Implementation.** The Mitigation Monitoring Program (MMP), attached as Exhibit D and part of the case file, shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each Project Design Features (PDF) and Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

87. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

    The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two businesses days if the applicant does not correct the non-compliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

88. **Substantial Conformance and Modification.** After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

    The project shall be in substantial conformance with the project design features and mitigation measures in the MMP stamped Exhibit D attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with the project design features and mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the project design features and/or the mitigation measures, the Director of Planning shall provide a written justification supported by substantial evidence as to why the project design feature and/or the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact.

    If the project is not in substantial conformance to the adopted project design features, mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or

deletion of a mitigation measure shall not require a Zone Change unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.

89. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities[1], all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project.

- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Project permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

- The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.

- The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.

- If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.

- The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.

- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

[1] Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity

- Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

90. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance actives, the following procedures shall be followed:

    - Stop immediately and contact the County Coroner:
      1104 N. Mission Road Los Angeles, CA 90033
      323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
      323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

    - If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

    - The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

    - The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

    - If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

91. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

92. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures

recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

Administrative Conditions of Approval

93. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning. A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

94. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

95. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

96. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the Subject Property shall be complied with, except where granted conditions differ herein.

97. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

98. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

99. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

100. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a

certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

101. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iii) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

CONDITIONS IDENTIFIED FOR CONSIDERATION BY THE STATE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL RELATIVE TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES

In approving the instant grant, the Central Area Planning Commission has not imposed Conditions specific to the sale or distribution of alcoholic beverages, even if such Conditions have been volunteered or negotiated by the applicant, in that the Central Area Planning Commission has no direct authority to regulate or enforce Conditions assigned to alcohol sales or distribution. The Central Area Planning Commission has identified a set of Conditions related to alcohol sales and distribution for further consideration by the State of California Department of Alcoholic Beverage Control (ABC). In identifying these conditions, the Central Area Planning Commission acknowledges the ABC as the responsible agency for establishing and enforcing Conditions specific to alcohol sales and distribution. The Conditions identified below are based on testimony and/or other evidence established in the administrative record, and provide the ABC an opportunity to address the specific conduct of alcohol sales and distribution in association with the Conditional Use granted herein by the Central Area Planning Commission.

- There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

- No "Happy Hour" type of reduced-price alcoholic beverage shall be allowed at any time when sold individually..

- There shall not be a requirement to purchase a minimum number of drinks.

- There shall be no "fortified" wine greater than 16% alcohol content served.

- The applicant shall ensure no service, sales or possession and consumption of an alcoholic beverage on any sidewalk area, parking lot area, or on any adjacent property under the control of the applicant.

- Any alcohol sold or dispensed for consideration shall only be for consumption on the premises, within the subject rooftop bar/lounge and hotel guest rooms.

- No person under 21 years of age shall sell or deliver alcoholic beverages.

- No portable bar(s) shall be permitted at the location. A cashier shall conduct all alcoholic beverages service.

- No buckets of beer, no pitchers of beer, and no “all you can drink” sales and consumption.

- No employee, while working, shall solicit or accept any alcoholic, non-alcoholic beverage, monetary compensation, or any other thing of value from any customer for the purpose of sitting with or otherwise spending time with customers while on the premises.

FINDINGS

Entitlement Findings

1. Findings for Conditional Use per LAMC Section 12.24 W.

a. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The subject property is a L-shaped lot encompassing a total of approximately 14,478 square-feet of lot area. The parcel is located at the southeast corner Western Avenue and Harold Way. The subject property is currently developed with a surface parking lot and a duplex. The applicant is requesting two Conditional Uses: one to permit the sale and dispensing of a full-line of alcoholic beverages in conjunction with 36 hotel guest rooms and a 2,082 square-foot rooftop bar/lounge containing 32 outdoor seats, and a second to permit a hotel within 500 feet of residential uses.

The project site is located in one of the most heavily trafficked areas in the city, along the central part of the Hollywood Walk of Fame. The area is a major tourist and commercial hub; as a commercial service, the project will contribute to the vibrancy and economic activity of the area. In addition, by providing alcoholic beverages, the proposed restaurant will provide a new and unique amenity and a viable dining destination for both visitors and residents alike, who wish to order beer or wine in conjunction with their meal. The abutting site is developed with a hotel that also offers alcoholic beverages to its occupants.

Although the project site is immediately adjacent to residential uses, the uses on Harold Way east of the site are multi-family buildings ranging in size from four (4) to 20 dwelling units. Single-family dwellings are located on North Serrano Avenue, over 300 feet away from the subject site. Immediately north of the site is another hotel with a bar and further north and northwest are a retail strip mall, a three (3) story apartment building, retail storefronts, a four (4) story apartment building, and a motel. Immediately south of the site is a five (5) story apartment building, a Walgreens drug store, a warehouse shoe store, and a Target retail store.

The residential dwelling units are located on the second floor of the building with balconies located on the eastern façade. Guestrooms are located on the higher floors of the building but do not have attached balconies. As such, the project is designed to avoid excessive noise from guestrooms which would be disruptive to the adjacent residential uses.

Conditions have been imposed to assure that the service of alcohol is not disruptive to the community. The proposed hotel is located in a part of Hollywood that continues to be the focus of rejuvenation efforts. The proximity of the proposed restaurant to movie and live theater venues, as well as other retail and restaurant uses, including a subway station stop at Hollywood and Highland, contributes to the potential viability of the project given the context of the area. As proposed, the use will continue to serve the public convenience and welfare and as sited, the location is compatible with the character of the surrounding uses. Therefore, in conjunction with the imposition of operational conditions for the hotel and the alcohol use, the request should result in the continuation of a use which is compatible with and an asset to the local neighborhood and the community at large.

b. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The subject property is a L-shaped lot encompassing a total of approximately 14,478 square-feet of lot area. The parcel is located at the southeast corner Western Avenue and Harold Way. The subject property is currently developed with a surface parking lot and a duplex. The applicant is requesting a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages in conjunction with 36 hotel guest rooms and a 2,082 square-foot rooftop bar/lounge containing 32 outdoor seats.

The surrounding properties are primarily zoned either C2-1 and located within the Vermont/Western SNAP Subarea C or [Q]R4-2 and located within the SNAP Subarea The property on the southeast corner of Harold Way and Western Avenue, to the north and west of the Project site, is a Super 8 Motel with 54 guest rooms and a cocktail bar. The property to the south is a 56-unit apartment building and corner shopping center containing a Walgreens pharmacy and a Verizon Wireless Retail Store. The property to the west, across Western Avenue, is a WSS Shoe Store. The properties to the east consist of a two-story, 10-unit apartment building and other multi-family buildings, and are located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP. The project site is located in one of the most heavily trafficked areas in the city, in close proximity to the Hollywood Walk of Fame. The area is a major tourist and commercial hub; as a commercial service, the project will contribute to the vibrancy and economic activity of the area.

The grant authorized herein incorporates a number of conditions. These conditions are intended to ensure that the proposed operation with the full line of alcohol sales will be compatible with other uses in the surrounding community. While the hours of operation for the hotel will be 24 hours, the sale of alcohol will be limited to 11:00 a.m. to 12:00 a.m., from Sunday to Thursday, and 11:00 a.m. to 1:00 a.m. on Friday and Saturday. No after-hour use of the facility is permitted other than for routine cleanup and maintenance. Conditions have also been imposed to control any ambient indoor and outdoor music/noise, and not permit it to be audible beyond the subject premises.

The sale of alcohol is regulated by the State of California through the issuance of an Alcoholic Beverage Control License. The Department of City Planning has recommended a set of Conditions related to alcohol sales and distribution for consideration by the State of California Department of Alcoholic Beverage Control and the LAPD that will safeguard adjacent properties while maintaining public health, safety, and welfare. These conditions include the prohibition of off-site alcohol sales, restrictions on signage and no incentives to promote alcohol sales and consumption. Such conditions are not imposed by the Department of City Planning in order to preclude intruding upon the jurisdiction of the ABC.

LAPD did not oppose the project. No opposition comment was submitted to the case file prior to the public hearing. It is anticipated that the subject Conditional Use will effectively regulate the on-site land use, mode and character, live entertainment, responsive operation, noise, site maintenance, loitering, lighting, and security issues. The land use conditions imposed herein, combined with the enforcement authority of ABC and the LAPD will ensure that the limited sale of alcohol will not be detrimental to the public health, safety, and welfare.

c. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Hollywood Community Plan designates the property for Highway Oriented Commercial land uses with corresponding zones of C1, C2, P, RAS3, RAS4 and Height District 1. The project site is zoned C2-1 and consistent with the Plan. A hotel with a bar/lounge is permitted in the C2 Zone. Moreover, residential apartment units are also permitted within the underlying zone. The sale of a full line of alcoholic beverages and the hours of operation are permitted through the conditional use process, and all requests are subject to specific findings which have been made herein. Neither the operation of a hotel nor the sale of alcoholic beverages are specifically addressed in the Plan but are permitted subject to specific findings as noted herein. The proposed uses of the subject site is consistent with and advances the following policies, and objectives identified in the Hollywood Community Plan and the General Plan.

> ***Objective 1:*** *To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.*

The request is also consistent with General Plan Framework Element objectives:

> ***Objective 7.2:*** *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*
>
> ***Objective 7.3:*** *Maintain and enhance the existing businesses in the City.*

Hollywood Community Plan's purpose is to "*promote an arrangement of land use, circulation, and services which all encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community*." The proposed project will activate the existing space by providing additional services for permanent residents and visiting tourists. The hotel will continue to be a convenient and unique option for not only visitors to Hollywood but also potential residents, thereby meeting the objective of the Community Plan. Therefore, the project substantially conforms with the purpose, intent and provisions of the General Plan and Hollywood Community plan.

<u>Vermont/Western Station Neighborhood Plan Area (SNAP)</u>
The Vermont/Western SNAP was adopted by the Los Angeles City Council and became effective on March 1, 2001. The proposed project meets the following purposes of the SNAP as outlined in Section 2 of the Specific Plan:

A. *Implement the goals and policies of the Hollywood Community Plan, the Wilshire Community Plan, the City General Plan Framework Element and the Transportation Element, including the new formats and terminology regarding land use designations created by the General Plan Framework.*

E. *Guide all development, including use, location, height and density, to assure compatibility of uses and to provide for the consideration of transportation and public facilities, aesthetics, landscaping, open space and the economic and social well-being of area residents.*

There are multiple hotel uses, restaurants, and bars that sell alcohol within the vicinity. The proposed hotel will allow for sufficient guest rooms to be in place to accommodate the touristic destination that is Hollywood. Furthermore, the additional 10 residential units will add to the current housing stock. The height of the proposed hotel will not be unusual for the area and the project proposes landscaping and open space for the residents.

ALCOHOLIC BEVERAGE FINDINGS

2. **The proposed use will not adversely affect the welfare of the pertinent community.**

The property is designated for Highway Oriented Commercial with a corresponding C2 Zone within the Hollywood Community Plan. The property will be utilized for a hotel and residential use with the sale and dispensing of alcoholic beverages for on-site consumption. The hotel is capable and aimed to serve the local community as well as large number of visitors and tourists. The conditions of this grant will ensure that the development will not adversely affect the community.

The Central Area Planning Commission has imposed several security conditions in the grant to ensure the safety and the welfare of the immediate community. Therefore, it is anticipated that the proposed project will not adversely affect the welfare of the community.

3. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the State ABC licensing criteria, there are currently four (4) on-sale and two (2) off-sale active licenses in Census Tract 1905.10. Within 600-foot radius of the subject property, the following types of alcoholic beverage licenses are active or pending:

(3) Type 41 On-Sale Beer and Wine for Bona Fide Public Eating Place
(1) Type 47 On-Sale General for Bona Fide Public Eating Place
(1) Type 48 On-Sale Beer and Wine – Public Premises

When factoring in the proposed project, the number of on-site licenses is above the number currently allocated (four (4) on-site and two (2) off-site), however, no evidence was submitted for the record establishing any link between the subject property and crime rates in the community. The location is within a predominantly commercial corridor, where a concentration of retail and restaurants exists. The project has been reviewed closely by the Police Department which did not oppose the request and submitted conditions of approval.

According to statistics provided by the Los Angeles Police Department, within Crime Reporting District No. 648, which has jurisdiction over the subject property, a total of 231 crimes were reported in 2020, compared to the citywide average of 141 crimes and the high crime reporting district average of 169 crimes for the same period. In 2020, Part 1 Crimes for the reporting district included: Homicide (1), Robbery (21), Aggravated Assault (47), Burglary (15), Auto Theft (32), and Larceny (112). Part 2 Crimes for the reporting district include: Other Assaults (18), Narcotics/Drug Violations (21), DUI Related (3), and Misc. Other Violations (27).

These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years. The property is located in an area of high crime and the number of ABC licenses exceeds the ABC threshold.

Overconcentration can be undue when the addition of a license will negatively impact a neighborhood; overconcentration is not undue when it benefits public convenience and the general welfare of the community. Though the number of active ABC license exceeds ABC thresholds, the sale of alcohol within the mini-fridges and the rooftop bar/lounge will not cause undue concentration. As such, it will continue to be a neighborhood- serving and visitor-friendly use, where operations are not solely centered on the sales of alcohol.

Nonetheless, conditions of approval have been imposed to mitigate any adverse impacts on the area, including a requirement for noise compliance, operators, surveillance cameras, prohibiting loitering, limited signs on exterior windows and glass doors to permit surveillance into the establishment, and limited hours of operation. As noted, the Police Department has also suggested operational and alcohol-related conditions to be considered by the State upon issuance of the alcohol license. Therefore, the request is anticipated to not adversely affect the welfare of the community or result in an undue concentration of premises for the sale of alcoholic beverages after giving consideration to the State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration and crime rates in the area.

Standard Conditions of Approval from the Los Angeles Police Department have been included to the determination ensuring the use will not be materially detrimental to the character and the development in the immediate neighborhood.

Said conditions include, but are not limited to: limited hours of operation; the prohibition of entertainment and live music; and the requirement for on-site surveillance cameras, and a 24-hour hotline. Additional conditions have also been recommended for consideration by the California Department of Alcoholic Beverage Control that regulate the sales of alcohol to prevent potentially negative impacts to neighborhood. Therefore, based on the information herein and in conjunction with the operational conditions, the proposed use will not adversely affect the welfare of the pertinent community.

4. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.

The following sensitive uses are located within 1,000-foot radius of the project site:

Educational Facilities	
Grant Early Education Center	1559 N. St. Andrews Pl.
Grant Elementary School	1530 N. Wilton Pl.
Residential Uses	
Single-Family Dwellings, Apartments, and Condos	

Since the site is located in a prime commercial and tourist area, the diversity amongst the uses is not uncommon. This grant has placed numerous conditions on the proposed project and not authorized uses of the property which might create potential nuisances for the

surrounding area. Such imposition of conditions will make the use a more compatible and accountable neighbor to the surrounding uses than would otherwise be the case. The existing restaurant is fully enclosed within the building. The entrance is oriented directly along Hollywood Boulevard and away from residential uses. This grant also imposes numerous conditions on the operation of the property, which will minimize nuisances for the surrounding residential uses.

To ensure that the nearby sensitive uses are adequately buffered from any potential adverse impacts of this project, conditions of approval have been imposed to ensure that nearby sensitive uses are adequately buffered from any potential adverse impacts of this project. These include prohibition on any form of coin-operated games or video machines on the premises. Additionally, any music, sound or noise shall not be audible beyond the subject premises. The applicant is also responsible for maintaining the premises and areas adjacent to premises, over which the applicant has control, free of litter and loitering. As such, the establishment will be within a contained environment where monitoring is facilitated through the enforcement of numerous conditions that will minimize the potential to create nuisances for the surrounding sensitive uses. Therefore, as conditioned, the proposed use will not detrimentally affect the nearby residentially zoned communities or sensitive uses in the neighborhood.

5. **Findings for Specific Plan Exception per LAMC Section 11.5.7 F.**

a. **The strict application of the policies, standards and regulations of the specific plan to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.**

Commercial Uses

The proposed project includes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level, within Subarea C of the SNAP. Section 9.A.1 “Use. Commercial Uses” of the Vermont/Western SNAP requires that:

Commercial uses in a Mixed-Use Project shall be limited to the Ground Floor.

Section 9.A.1 of the SNAP restricts commercial uses to the ground floor in order to activate the public right-of-way and create a better pedestrian experience. This regulation has helped create a more vibrant pedestrian experience when new traditional mixed-use projects are proposed. However, the strict application of this regulation would make it difficult for a mixed-use building proposing hotel uses and residential uses to be constructed. A hotel use is considered a commercial use, which would restrict any guest rooms to the ground floor, only. Therefore, the 36 guest rooms that are being proposed could not be accommodated. The L-shaped lot would make it difficult to place all 36 guest rooms for an adequate hotel on the ground floor as the project needs to take into account the lobby, amenity rooms, and other hotel utilities.

In a non-SNAP designated lot, the proposed project would be allowed to place hotel rooms above the ground floor without this limitation. Additionally, if the project were not proposing residential units, there would be no limitation on the location of guestrooms above the ground floor. The surrounding area, including the building directly abutting the subject site, has existing hotels that are within the SNAP Subarea C. These hotels do not incorporate a mixed-use component that provides residential units. Thus, the proposed mixed-use building would not only serve visitors, but those searching for a permanent dwelling.

Although the project team can decide to build a fully functioning hotel without being subject to the provision under Section 9.A.1, the City would not be able to add dwelling units to its current housing stock. The strict application of Section 9.A.1 to the subject property will result in practical difficulties inconsistent with the general purpose and intent of the SNAP Subarea C.

Transitional Height

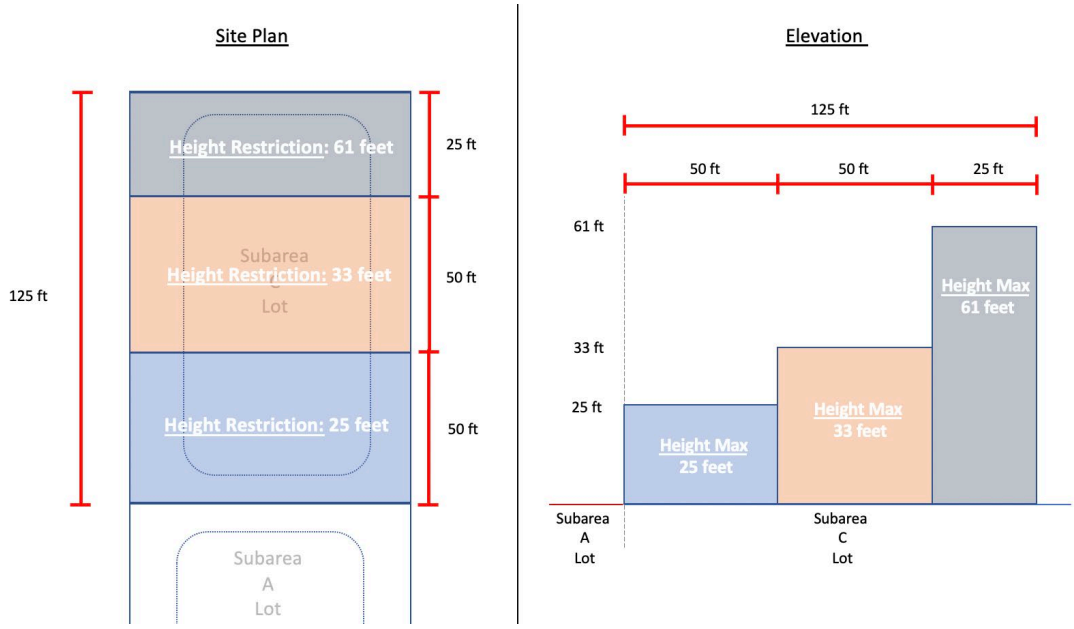
Under Section 9.C.1 of the Vermont/Western SNAP, Subarea C projects that are constructing a new building are subject to Transitional Height limitations if they abut a Subarea A lot. The Transitional Height limitations are set forth in Table 1 below.

Table 1

Distance (from Subarea Lot)	Height (restriction)
0 to 49 feet	25 feet
50 to 99 feet	33 feet
100 to 200 feet	61 feet

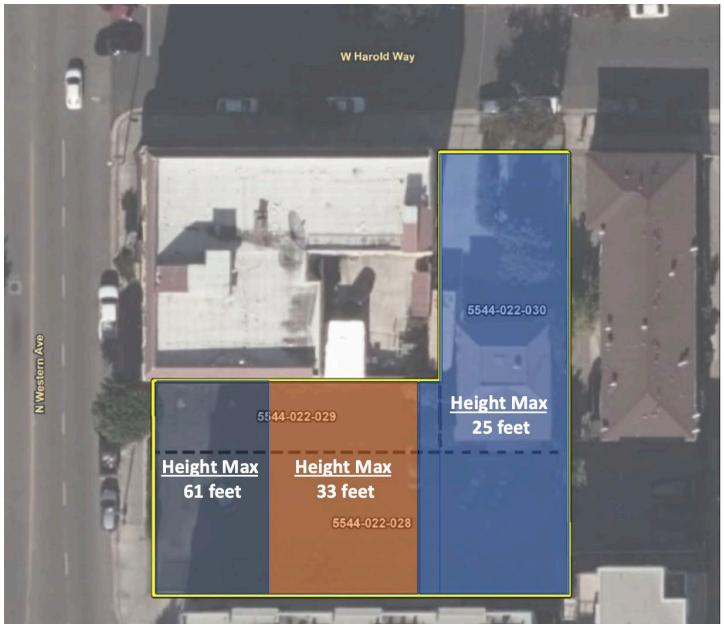
Figure 1 below illustrates the intention of the SNAP's provision.

Figure 1



The Transitional Height provision is meant to move the bulk and height of the building away from the Subarea A lots. This works best when the Subarea C lot abuts a Subarea A lot to the rear. In a situation where the Subarea A lot abuts the Subarea C lot at the rear, the height distance restrictions are taken from the rear lot line towards the front lot line. However, the proposed location abuts a Subarea A lot to the east, which is the side yard. This reduces the maximum height allowed to 25 feet for the section of the lots that have a length of 50 feet or less. Due to the L-shaped design of the lot, the entirety of the lots closest to Harold Way cannot take advantage of the increase in height to 33 feet or 61 feet the same way the two lots facing Western Avenue can. Figure 2 below illustrates the Transitional Height restrictions for the subject site.

Figure 2



The proposed building will have a maximum height of 60 feet across the entire project site. The abutting hotel has a maximum height of approximately 50 feet and consists of four-stories. As stated above, the Transitional Height provision is meant to move the bulk and height of the proposed building away from the Subarea A lots. This is primarily because the buildings within Subarea A tend to have lower height restrictions. These height restrictions are commonly 30 feet or 45 feet. However, multi-family buildings along the north and south side of North Harold Way have heights of 45 feet or greater. The site directly east of the subject lot is zoned [Q]R4-2 which allows for an unlimited height. The Q classification on that property limits the height to a maximum of 45 feet. Therefore, if the proposed project is subject to the Transitional Height limitations, the hotel has the potential to be 20 feet lower in the first Transitional Height segment and 12 feet lower in the second segment than the site to the east if the property was redeveloped in the future. Therefore, it can be found that the strict application of the regulations of the Specific Plan creates an unnecessary hardship and would be in conflict with the purpose and intent of the Specific Plan.

b. **There are exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.**

Commercial Uses

As previously mentioned, the proposed project includes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level, within Subarea C of the SNAP. Section 9.A.1 requires that all commercial uses be limited to the ground floor of any mixed-use building. A hotel use is considered a commercial use, which would keep the proposed project from adding guest rooms above the ground floor. This would make it difficult to build a mixed-use hotel and residential project on the subject site. If the project team proposed a hotel building only, this regulation would not keep the proposed hotel from placing hotel rooms at any floor. However, the applicant would like to add

residential units to increase the housing stock in the City of Los Angeles along with the hotel use. The multiple existing hotels found within a 1,000-foot radius, such as the Super 8, Hollywood Stars Inn, The Dixie Hotel, Hollywood City Inn, etc., do not add a residential component that can benefit not only visitors, but those people looking for a permanent residence. Therefore, there is an exceptional circumstance to the intended use that does not apply to other properties within the SNAP.

Transitional Height

As previously mentioned, the Transitional Height provision is meant to move the bulk and height of the building away from the Subarea A lots. This works best when the Subarea C lot abuts a Subarea A lot to the rear. In a situation where the Subarea A lot abuts the Subarea C lot at the rear, the height distance restrictions are taken from the rear lot line towards the front lot line. However, the proposed location abuts a Subarea A lot to the east, which is the side yard. This reduces the maximum height allowed to 25 feet for the section of the lots that have a length of 50 feet or less. Due to the L-shaped design of the lot, the entirety of the lots closest to Harold Way cannot take advantage of the increase in height to 33 feet or 61 feet the same way the two lots facing Western Avenue can. If the proposed project was built on the two (2) abutting lots that has the existing Super 8 hotel, those lots would not have to abide by the Transitional Height provisions because they are not abutting a Subarea A lot. A mixed-use building on those two (2) lots would be allowed a maximum height of 75 feet. There are no other lots within the vicinity that are L-shaped, developed with a hotel use, and are abutting a Subarea A lot, which would need to abide by the Transitional Height. Therefore, it can be found that there are special circumstances applicable to the site which do not generally apply to other properties within Subarea C of the Specific Plan.

c. **The requested exception is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The project site is located within Subarea C of the Vermont/Western SNAP. The applicant proposes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The applicant requests a Specific Plan Exception to allow commercial uses above the ground-floor, as well as, to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot.

Commercial Uses

The purpose of keeping commercial uses on the ground floor for mixed-use projects is to make sure the public right-of-way is activated for the pedestrian realm. However, the SNAP did not take into consideration a non-traditional mixed-use building made up of a hotel use and residential units. The SNAP would allow a 100 percent hotel to place its guest rooms on any floor and not be subject to the ground floor. Since a hotel use is considered a commercial use, a mixed-use building within Subarea C would restrict any guest rooms to the ground floor. Therefore, the 36 guest rooms that are being proposed could not be accommodated. The L-shaped lot would make it difficult to place all 36 guest rooms for an adequate hotel on the ground floor as the project needs to take into account the lobby, amenity rooms, and other hotel utilities.

Transitional Height

Based on the L-shaped configuration of the subject lot, the proposed building would not be able to achieve the height the SNAP designates as a maximum for mixed-use buildings. As previously mentioned, the Transitional Height provision is meant to move the bulk and height of the building away from the Subarea A lots. This works best when the Subarea C lot abuts a Subarea A lot to the rear. In a situation where the Subarea A lot abuts the Subarea C lot at the rear, the height distance restrictions are taken from the rear lot line towards the front lot line. However, the proposed location abuts a Subarea A lot to the east, which is the side yard. The other lots within the vicinity that are within Subarea C and abut a Subarea A lot, abut the Subarea A lot to the rear. This allows for a better distribution of the building height and allows those lots to reach a maximum height of 61 feet. Therefore, it can be found that the requested Exception is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties within the Specific Plan.

d. **The granting of the exception will not be detrimental to the public welfare and injurious to property or improvements adjacent to or in the vicinity of the subject property.**

The proposed project includes demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The applicant requests a Specific Plan Exception to allow commercial uses above the ground-floor, as well as, to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot. As demonstrated in Finding No. 6 below, aside from the two (2) requests for the Specific Plan Exceptions to allow a commercial uses above the ground floor and exceed the Transitional Height provisions, the project otherwise complies with the Subarea C regulations and applicable Development Standards and Design Guidelines of the Specific Plan. Granting commercial uses above the ground floor for a hotel and allowing an increase in Transitional Height would not impact the public welfare. Therefore, it can be found that granting the Exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the property.

e. **The granting of the exception is consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.**

As discussed in Finding No. 1.c., the granting of the exception would allow the construction of a new mixed-use development which would be consistent with principles, intent and goals of the SNAP and the applicable elements of the General Plan.

6. **Findings for Project Permit Compliance per LAMC Section 11.5.7 C.**

a. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

(1) Parks First. Section 6.F of the Vermont/Western Specific Plan requires the applicant to pay a Parks First Trust Fund of $4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project proposes the demolition of an existing duplex and the construction, use and maintenance of a 10-unit mixed-use building, resulting in a net increase of eight (8) residential units. The project is therefore required to pay a total of $34,400 into the Parks First Trust Fund. The calculation of a Parks First Trust Fund fee to be paid or actual park space to be provided pursuant to

the Parks First Ordinance shall be off-set by the amount of any fee pursuant to LAMC Section 17.12 or dwelling unit construction tax pursuant to LAMC Section 21.10.1, et seq. This requirement is reflected in the Condition of Approval. As conditioned, the project complies with Section 6.F of the Specific Plan.

(2) Use. Section 9.A of the Vermont/Western Specific Plan states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C of the Specific Plan area. The subject site is 14,478 square feet in size, allowing a maximum of 36 base dwelling units per the underlying zone. The project proposes a total of 10 residential units. The project site is allowed C4 uses on the subject property and is proposing 17,380 square feet of hotel uses. A Hotel use that is within 500 feet of a R Zone property is allowed via a Conditional Use Permit. Any change of use within the project site, for a use allowed under the C4 designation, is required to obtain a Project Permit Compliance Review approval before any permit clearance is given. Therefore, as proposed and conditioned, the project complies with Section 9.A of the Specific Plan.

(3) Height and Floor Area. Section 9.B of the Vermont/Western Specific Plan requires that mixed-use projects shall not exceed a maximum building height of 75 feet and 100 percent commercial projects shall not exceed a maximum building height of 35 feet; except that roofs and roof structures for the purposes specified in Section 12.21.1 B.3 of the Code, may be erected up to 10 feet above the height limit established in this section, if those structures and features are setback a minimum of 10 feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. The project proposes a four-story, mixed-use building with a maximum height of 60 feet, which is below the 75-foot maximum.

Moreover, a mixed-use project shall not exceed a 3:1 FAR of which 1.5:1 is the maximum allowed for commercial uses.

FAR Breakdown				
	Limit	**Hotel**	**Residential**	**Overall Proposed**
SNAP FAR Mixed Use Project	3:1	17,380 sf= **1.2:1**	8,700 sf = **0.6:1**	26,080 sf = **1.8:1**

The project site contains 14,478 square feet, and the proposed building contains a combined floor area of 26,080 square feet, resulting in a FAR of 1.8:1, which is within the maximum allowable 3:1 FAR. Therefore, as conditioned, the project complies with Section 9.B of the Specific Plan.

(4) Transitional Height. Section 9.C of the Vermont/Western Specific Plan states that portions of buildings on a lot located within Subarea C adjoining or abutting a lot within Subarea A shall not exceed 25 feet in height, 33 feet in height, and 61 feet in height when located within 0-49 feet, 50-99 feet, and 100-200 feet respectively. The project site does abuts a Subarea A lot to the east. The applicant is requesting a Specific Plan Exception to exceed two (2) of the height limitations set forth by Transitional Height. The table below shows the Transitional Height limitations and the proposed height for each segment.

Distance (from Subarea A Lot)	Height (restriction)	Height Proposed
0 to 49 feet	25 feet	60
50 to 99 feet	33 feet	60
100 to 200 feet	61 feet	60

As discussed in Finding No. 2 above, the Transitional Height provision is meant to move the bulk and height of the building away from the Subarea A lots. This works best when the Subarea C lot abuts a Subarea A lot to the rear. In a situation where the Subarea A lot abuts the Subarea C lot at the rear, the height distance restrictions are taken from the rear lot line towards the front lot line. The other lots within the vicinity that are within Subarea C and abut a Subarea A lot, abut the Subarea A lot to the rear. This allows for a better distribution of the building height and allows those lots to reach a maximum height of 61 feet. Thus, the applicant is requesting a Specific Plan Exception to allow the project to reach 60 feet in height in lieu of 25 feet and 33 feet when located within 0-49 feet and 50-99 feet from a Subarea A lot. The proposed building complies with the Transitional Height provision for the distances located 100 to 200 feet from the Subarea A lot. Therefore, in conjunction with the approval of the Specific Plan Exception, the project complies with Section 9.C of the Specific Plan.

(5) Usable Open Space. Section 9.D of the Vermont/Western Specific Plan states that residential projects with two or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC 12.21 G.2 of the Code. The Specific Plan further stipulates that up to 75 percent of the total open space may be located above the grade level or first habitable room level of the project, and that roof decks may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter. Units containing less than three (3) habitable rooms require 100 square feet of open space per unit. Units containing three (3) habitable rooms require 125 square feet of open space per unit. Units containing more than three (3) habitable rooms require 175 square feet of open space per unit. The Vermont/Western SNAP sets forth the minimum usable open space requirement, as shown in the table below:

SNAP Minimum Usable Open Space			
	Units	**Sq. Ft. Required**	**Usable Open Space (sq. ft.)**
Dwelling Units with Less than 3 Habitable Rooms	10	100	1,000
Dwelling Units with 3 Habitable Rooms	0	125	0
Dwelling Units with More than 3 Habitable Rooms	0	175	0
Total Minimum Usable Open Space			**1,000**
25% located at grade or first habitable room level			**250**

The project proposes a total of 1,596 square feet of usable open space with 580 square feet of open space located at grade or first habitable room level. Therefore, as conditioned, the project complies with Section 9.D of the Specific Plan.

(6) Project Parking Requirements. Section 9.E of the Vermont/Western Specific Plan sets forth a minimum and maximum parking standard for residential projects, as shown in the tables below:

SNAP Minimum Parking Spaces			
	Parking Space Per Square Feet / Unit	**Units**	**Parking Spaces**
Dwelling Units with Less than 3 Habitable Rooms	1	10	10
Dwelling Units with 3 Habitable Rooms	1	0	0
Dwelling Units with More than 3 Habitable Rooms	1.5	0	0
Total Residential Required Spaces			**10**
Guest	.25	10	2
Total Minimum Required Spaces (inclusive of guest parking)			**12**

SNAP Maximum Parking Spaces			
	Parking Space Per Square Feet / Unit	**Units**	**Parking Spaces**
Dwelling Units with Less than 3 Habitable Rooms	1	10	10
Dwelling Units with 3 Habitable Rooms	1.5	0	0
Dwelling Units with More than 3 Habitable Rooms	2	0	0
Total Residential Allowed Spaces			**10**
Guest	.50	10	5
Total Maximum Allowed Spaces (inclusive of guest parking)			**15**

The project will provide 10 residential parking spaces and five (5) guest parking spaces, which is within the minimum and maximum requirements. Therefore, as conditioned, the project complies with Section 9.E of the Specific Plan.

Bicycles. Section 9.E.2 of the Vermont/Western Specific Plan requires any residential project with two (2) or more dwelling units to provide one-half (0.5) bicycle parking space per residential unit. The proposed development consists of 10 residential units, thus, requiring five (5) bicycle parking spaces. Furthermore, the SNAP requires one (1) parking space for every 1,000 square feet of commercial floor area for the first 10,000 square feet, and one (1) parking space for every additional 10,000 square feet of floor area thereafter. The project proposes 17,380 square feet of commercial floor area, thereby requiring 11 commercial parking spaces. The applicant proposes 18 residential bicycle parking spaces and six (6) commercial bicycle parking spaces within the basement level of the building.

Commercial Vehicle Parking. Section 8.E.3 of the Vermont/Western Specific Plan requires two (2) parking spaces per 1,000 square feet of commercial floor area, which must be shared with any guest parking spaces being proposed. The project proposes 17,380 square feet of commercial floor area, thereby allowing a maximum of 35 commercial parking spaces. The project proposes 35 commercial parking spaces which does not exceed the maximum SNAP requirement of 35 commercial spaces allowed. Of the 35 commercial parking spaces, five (5) shall be shared with guest

parking spaces and the commercial parking spaces cannot be in addition to guest parking spaces.

Therefore, as proposed and conditioned, the project complies with Sections 9.E.1, 9.E.2, and 9.E.3 of the Specific Plan.

(7) Conversion Requirements. Section 9.F of the Vermont/Western Specific Plan sets forth requirements pertaining to the conversion of existing structures to residential condominium uses. The project proposes the construction, use and maintenance of a four-story mixed-use hotel and residential project. Therefore, Section 9.F of the Specific Plan does not apply.

(8) Yards. Section 9.H of the Vermont/Western Specific Plan specifies that no front, side or rear yard setbacks shall be required for the development of any project within Subarea C. The project proposes no yard setbacks. Therefore, the project complies with Section 9.H of the Specific Plan.

(9) Pedestrian Throughways. Section 9.G states that applicants shall provide one public pedestrian walkway, throughway, or path for every 250 feet of street frontage for the project. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of 12 feet and a minimum horizontal clearance of 10 feet. The proposed building occupies approximately 45 feet of frontage along the southerly side of Harold Way and approximately 75 feet on the easterly side of Western Avenue. As such, a pedestrian throughway is not required as part of the design of the project site. Therefore, Section 9.G of the Specific Plan does not apply.

(10) Development Standards. Section 9.I of the Vermont/Western Specific Plan requires that all projects with new development and extensive remodeling be in substantial conformance with the following Development Standards and Design Guidelines. The proposed project conforms to Development Standards and Design Guidelines as discussed in the Findings below.

Development Standards

a. **Landscape Plan.** The Development Standard for Subarea C requires that all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by lawns and other ground coverings, allowing for convenient outdoor activity. All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor. The landscape plan in Exhibit "A" shows that adequate landscaping will be provided throughout the project site. The project will provide one (1) new street tree along Harold Way and two (2) new street trees along Western Avenue. The 1st Floor, 2nd Floor, and Roof will be landscaped with shrubbery and trees. The applicant has been conditioned to submit a final landscape plan prepared by a licensed landscape architect and a final irrigation plan. Therefore, as conditioned, the project complies with this Development Standard.

b. **Usable Open Space.** This Development Standard requires that common usable open space must have a dimension of 20 feet when measured perpendicular from any point on each of the boundaries of the open space area and a minimum common open space area of 400 square feet for projects with less than 10 dwelling units and 600 square feet for projects with 10 dwelling units or more. Balconies shall have a minimum dimension of six feet. Common open space areas or

balconies not meeting the minimum dimension requirements when measured perpendicular from any point on each of the boundaries of the open space area cannot be counted towards the square-footage allocated towards meeting the overall usable open space requirement. The Development Standard further stipulates that private usable open space, such as balconies with a minimum dimension of six feet, may reduce the required usable open space directly commensurating with the amount of private open space provided. The applicant proposes a total of 1,596 square feet of open space, of which 763 square feet is common open space and 580 square feet of private open space. Therefore, the project complies with this Development Standard.

c. **Streetscape Elements.** The Development Standards require that any project along Vermont Avenue, Virgil Avenue, Hollywood Boulevard between the Hollywood Freeway and Western, or referred to in the Barnsdall Park Master Plan, or projects along another major and secondary highways, to conform to the standards and design intentions for improvement of the public right-of-way.

I. **Street Trees.** The Development Standards require that one 36-inch box shade tree be planted and maintained in the sidewalk for every 30 feet of street frontage. The project site has approximately 45 feet of frontage along the southerly side of Harold Way and 75 feet of frontage along the easterly side of Western Avenue, thus, requiring four (4) street trees along the public right-of-way of the project site. The project proposes a total of three (3) street trees, with two (2) street trees placed along Western Avenue and one (1) along Harold Way. The project has been conditioned to provide the required our (4) street trees, unless Bureau of Street Services, Urban Forestry Division determines otherwise. Therefore, as conditioned, the project complies with this Development Standard.

II. **Tree Well Covers.** The Development Standards require that a tree well cover be provided for each new and existing street tree in the project area. The project proposes a total of three (3) street trees, with two (2) street trees placed along Western Avenue and one (1) along Harold Way. The project has been conditioned to provide the required four (4) street trees, unless Bureau of Street Services, Urban Forestry Division determines otherwise. Therefore, as conditioned, the project complies with this Development Standard.

III. **Bike Racks**. The Development Standards require one bike rack for every 50 feet of street frontage. The project site has approximately 45 feet of frontage along the southerly side of Harold Way and 75 feet of frontage along the easterly side of Western Avenue, thus, requiring two (2) bike rack along the public right-of-way. The project has been conditioned to provide two (2) bike rack along the public right-of-way of the project site. Therefore, as conditioned, the project complies with this Development Standard.

IV. **Trash Receptacles.** The Development Standards require one trash receptacle be provided in the public right of way for every 100 feet of lot frontage along a Major or Secondary Highway. The project site has approximately 45 feet of frontage along the southerly side of Harold Way and 75 feet of frontage along the easterly side of Western Avenue. Therefore, this Development Standard does not apply.

V. **Public Benches.** The Development Standards require that one public bench be provided in the public right of way for every 250 feet of lot frontage on a Major or Secondary Highway. The project site has approximately 45 feet of frontage along the southerly side of Harold Way and 75 feet of frontage along the easterly side of Western Avenue. Therefore, this Development Standard does not apply.

d. **Pedestrian/Vehicular Circulation.** The Development Standards require that projects fronting on a main commercial street shall avoid pedestrian/vehicular conflicts by adhering to standards related to parking lot location, curb cuts, pedestrian entrances, pedestrian walkways and speed bumps. The subject property fronts along Vermont Avenue. Therefore, the following Development Standards apply.

I. **Parking Lot Location.** The Development Standards require that surface parking lots be placed at the rear of structures. The project does not propose a surface parking lot, but rather vehicle parking within one subterranean level and one at-grade parking area which is enclosed. Therefore, this Development Standard does not apply.

II. **Waiver.** The Director of Planning may authorize a waiver from the requirement to provide parking in the rear of the lot for mid-block lots that do not have through access to an alley or public street at the rear. The project lot has access through the alley. Therefore, this Development Standard does not apply.

III. **Curb Cuts.** The Development Standards allow one curb cut that is 20 feet in width for every 150 feet of street frontage when a project takes its access from a Major or Secondary Highway, unless otherwise required by the Departments of Public Works, Transportation or Building and Safety. The project proposes its vehicle ingress and egress along Western Avenue and Harold Way. The applicant proposes a 24-foot curb cut along Western Avenue and Harold Way. The project has been conditioned to provide a 20-foot curb cut unless otherwise required by the Departments of Public Works, Transportation or Building and Safety. Therefore, as conditioned, the project complies with this Development Standard.

IV. **Pedestrian Entrance.** The Development Standards require that all buildings that front on a public street shall provide a pedestrian entrance at the front of the building. As shown on “Exhibit A” the project proposes a main pedestrian lobby entrance along Western Avenue. Therefore, the project complies with this Development Standard.

V. **Design of Entrances.** The Development Standards require that entrances be located in the center of the façade or symmetrically spaced if there are more than one and be accented by architectural elements such as columns, overhanging roofs or awnings. The entrance for the hotel along Western Avenue is located approximately at the center of the façade and will primarily lead residents from the street to the lobby area, mailboxes, and stair and elevator access points. The entry along the Harold Way façade is also approximately located at the center of the facade. Therefore, as proposed, the project complies with this Development Standard.

VI. **Inner Block Pedestrian Walkway.** The Development Standards require that applicants provide a pedestrian walkway, throughway or path for every 250 feet of street frontage for a project. The pedestrian path or throughway shall be provided from the rear property line or from the parking lot or public alley or street if located to the rear of the project, to the front property line. The pedestrian walkway shall be accessible to the public and have a minimum vertical clearance of twelve feet, and a minimum horizontal clearance of ten feet. The project site has approximately 45 feet of frontage along the southerly side of Harold Way and 75 feet of frontage along the easterly side of Western Avenue. Therefore, this Development Standard does not apply.

VII. **Speed Bumps.** The Development Standards require speed bumps be provided at a distance of no more than 20 feet apart when a pedestrian walkway and driveway share the same path for more than 50 lineal feet. The proposed project does not contain a pedestrian walkway and driveway that share the same path for more than 50 lineal feet. Therefore, this Development Standard does not apply.

e. **Utilities.** The Development Standards require that when new utility service is installed in conjunction with new development or extensive remodeling, all proposed utilities on the project site shall be placed underground. The project does not propose any installation of new utility service at this time. However, in the event new utility lines are to be installed on the site, the Conditions of Approval require all new utility lines which directly service the lot or lots shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service. Therefore, as conditioned, the project complies with this Development Standard.

f. **Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank expenses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

I. **Stepbacks.** The Development Standards require that 1) no portion of any structure exceed more than 30 feet in height within 15 feet of the front property line, and 2) that all buildings with a property line fronting on a Major Highway, including Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard, and Vermont Avenue, shall set the second floor back from the first floor frontage at least ten feet. The proposed building has a front property line along Vermont Avenue, which is classified as an Avenue I, previously classified as a Secondary Highway. Therefore, the proposed project is subject to the first requirement along Harold Way and second stepback requirement along Western Avenue. As seen on Sheet A-3.2 of “Exhibit A”, the project satisfies Stepback No. 1 along Harold Way. However, as seen on Sheet A-3.1 of “Exhibit A”, the project does not fully comply with Stepback No. 2 along Western Avenue. The building is setting back the second floor by 15 feet in a segment of the façade, however, that portion is covered with a trellis, The other half of the stepback section is enclosed. As stated above, no portion of any structure can be within the stepback areas. As such, the project has been conditioned to revise these elevations in order to fully comply with Stepback No 2 along Western Avenue. Therefore, as conditioned, the project complies with this Development Standard.

II. **Transparent Building Elements.** The Development Standards require that transparent building elements such as windows and doors occupy at least 50

percent of the ground floor facades on the front and side elevations and 20 percent of the surface area of the rear elevation of the ground floor portion which has surface parking in the rear of the structure. Moreover, a “side elevation ground floor façade” has been interpreted by Staff to only mean those facades which face a street or alley and not facades along interior lot lines that face other buildings. The subject site currently has a northern and western façade that face a street. The southern and eastern façades are along an interior lot line that face existing buildings, not a street or surface parking area. Per Exhibit A, Sheet A-0.5, the project has a ground floor elevation area of 1,199 square feet along Western Avenue and is providing 689 square feet of transparency. The project also has a ground floor elevation area of 526 square feet along Harold Way and is providing 355 square feet of transparency. Therefore, as conditioned, the project complies with this Development Standard.

III. **Façade Relief.** The Development Standards require that exterior walls provide a break in plane for every 20 feet horizontally and every 30 feet vertically. As seen in “Exhibit A” the project proposes horizontal and vertical plane breaks through the use of the façade incrementally stepped away from the street, change in material, recessed windows, transparency, and lineal orientation of the façade construction. Therefore, the project complies with this Development Standard.

IV. **Building Materials.** The Development Standards require that building facades be comprised of at least two types of complimentary building materials. The project proposes the use of cement, wood, metal, and glass on all elevations of the structure. Therefore, the project complies with this Development Standard.

V. **Surface Mechanical Equipment.** The Development Standards require that all surface or ground mounted mechanical equipment be screened from public view and treated to match the materials and colors of the building which they serve. The plans do not indicate the location of surface mechanical equipment. However, in the event surface mechanical equipment is constructed, the Conditions of Approval require surface mechanical equipment to match the colors and materials of the building which they serve. Therefore, as conditioned, the project complies with this Development Standard.

VI. **Roof Lines.** The Development Standards require that all rooflines in excess of 40 feet are broken up through the use of gables, dormers, plant-ons, cutouts, or other appropriate means. As seen in Exhibit A, Sheet A-3.1 – A3.2, the western façade facing Western Avenue and the northern façade facing Harold Way have roof lines that are continuously broken up to not exceed a horizontal roof line of 40 feet or greater. However, sections of the eastern façade and southern façade have horizontal roof lines of 40 feet or greater. As such, the project has been conditioned to revise these elevations in order to fully comply with this provision. Therefore, as conditioned, the project complies with this Development Standard.

g. **Rooftop Appurtenances.** The Development Standards require that all rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building. The proposed project will have no mechanical equipment placed on the roof. In the event that rooftop mechanical

equipment is constructed, a Condition of Approval has been included requiring said equipment and ducts be screened from view from any street, public right-of-way or adjacent property and the screening shall be solid and match the exterior materials, design and color of the building. Therefore, as conditioned, the project complies with this Development Standard.

h. **Trash and Recycling Areas.** The Development Standards require that trash storage bins be located within a gated, covered enclosure constructed of identical building materials, be a minimum of six feet high, and have a separate area for recyclables. The proposed project provides a minimum six-foot trash and recycle enclosure located within the basement garage level. Therefore, the project complies with this Development Standard.

i. **Pavement.** The Development Standards require that paved areas not used as parking and driveway areas consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers. The project site does not currently contain areas not being used as parking and driveway access that would require enhance paving at the ground level. Therefore, as conditioned, the project complies with this Development Standard.

j. **Freestanding Walls.** The Development Standards require that all freestanding walls contain an architectural element at intervals of no more than 20 feet and be set back from the property line adjacent to a public street. This project does not propose any freestanding walls. Therefore, this Development Standard does not apply.

k. **Parking Structures – Required Commercial Frontage.** The Development Standards require that all of the building frontage along major or secondary highways, for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply.

l. **Parking Structures – Façade Treatments.** The Development Standards require parking structures be designed to match the style, materials and colors of the main building. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply

m. **Parking Structures Across from Residential Uses.** The Development Standards require parking structures abutting or directly across an alley or public street from any residential use or zone conform to standards regarding the façade facing the residential use or zone. This Development Standard applies to standalone parking structures, which the project does not propose. Therefore, this Development Standard does not apply

n. **Surface Parking Lots.** The Development Standards require at least 10 percent of the surface parking lot to be landscaped with: one (1) 24-inch box shade tree for every four parking spaces, spaced evenly to create an orchard-like effect; a landscaped buffer around the property line; and a three and a half foot solid decorative masonry wall behind a three-foot landscaped buffer. The trees shall be located so that an overhead canopy effect is anticipated to cover at least 50 percent of the parking area after 10 years of growth. The project does not propose a surface parking lot. The parking for the project is located within a subterranean level and at-grade parking areas which are enclosed. Therefore, this Development Standard does not apply.

o. **Surface Parking Abutting Residential.** The Development Standards require surface parking abutting or directly across an alley or public street from any residential use or zone conform to standards regarding a decorative wall and landscaping buffer. The project does not propose a surface parking lot. The parking for the project is located within a subterranean level and at-grade parking areas which are enclosed. Therefore, this Development Standard does not apply.

p. **On-Site Lighting.** The Development Standards require that the project include on-site lighting along all vehicular and pedestrian access ways. The Development Standards specify that the acceptable level of lighting intensity is ¾ foot-candle of flood lighting measured from the ground, a maximum mounting height of light sources shall be 14 feet, and "white" color corrected lamp color shall be used for ground level illumination. A Condition of Approval has been included to ensure that any lighting shall meet the on-site lighting standards mentioned above. Therefore, as conditioned, the project complies with this Development Standard.

q. **Security Devices.** The Development Standards require security devices to be screened from public view. The proposed project does not contain any type of security devices at this time. In the event that additional security devices are installed in the future, a Condition of Approval has been included requiring all proposed devices to be integrated into the design of the building, concealed and retractable. Therefore, the project complies with this Development Standard.

r. **Privacy.** The Development Standards require that buildings be arranged to avoid windows facing windows across property lines, or the private open space of other residential units. The applicant has provided an elevation, Sheet A-0.5, which depicts the windows of the existing adjacent structure to the northwest superimposed onto the proposed project. Given the constraints as an infill development located in an urbanized area, the applicant has demonstrated efforts to arrange windows to avoid directly facing windows across property lines or private open space of other residential units. Any overlap that may occur is minor and would be less than significant. Therefore, the project complies with this Development Standard.

s. **Hours of Operation.** The Development Standards require that parking lot cleaning and sweeping, trash collection and deliveries be limited between 7:00 a.m. - 8:00 p.m. Monday through Friday, and 10:00 a.m. - 4:00 p.m. on Saturdays and Sundays. The applicant has been required in the Conditions of Approval to comply with this Development Standard. Therefore, as conditioned, the project complies with this Development Standard.

t. **Noise Control.** The Development Standards require that any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley be constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room. The proposed building has multiple windows along the façades with a line of sight directly to Harold Way and Western Avenue. The project team has not submitted any evidence by an acoustical engineer specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room during the case processing. Therefore, the alternative method of noise control cannot be taken into account for this project. As such, a Condition of Approval has been included requiring any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley to be

constructed to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. Therefore, as conditioned, the project complies with this Development Standard.

u. **Required Ground Floor Uses.** The Development Standards states that 100 percent of street level uses within Subarea C must be commercial uses up to a depth of 25 feet. The applicant proposes a Specific Plan Exception to allow for commercial uses above the ground floor. Therefore, with approval of the Specific Plan Exception, the project complies with this Development Standard.

Design Guidelines

v. **Urban Form.** The Design Guidelines encourage transforming commercial streets away from a highway oriented, suburban format into a distinctly urban, pedestrian oriented and enlivened atmosphere by providing outdoor seating areas, informal gathering of chairs, and mid-block pedestrian walkways. The Guidelines also indicate that streets should begin to function for the surrounding community like an outdoor public living room and that transparency should exist between what is happening on the street and on the ground floor level of the buildings. The project is designed to enhance the pedestrian experience along Western Avenue and Harold Way by providing over 50 percent transparency increasing visibility into the ground floor from the street. The project has also been conditioned to include bike racks and shade trees along the public right-of-way. Therefore, as proposed, the project complies with this Design Guideline.

w. **Building Form.** The Design Guidelines encourage every building to have a clearly defined ground plane, roof expression and middle or shaft that relates the two. The ground plane of the project is defined by facades that consist of glass aluminum cladding. The upper floors are defined by various planes that consist of different material, windows, and projections. The roof plane varies in height and material, which adds articulation to the building. Therefore, as proposed, the project complies with this Design Guideline.

x. **Architectural Features.** The Design Guidelines encourage courtyards, balconies, arbors, roof gardens, water features, and trellises. Appropriate visual references to historic building forms – especially Mediterranean traditions – are encouraged in new construction. The proposed project provides multiple private balconies on the second floor. Furthermore, all street-facing elevations employ a variety of building materials and articulation by way of changes in building plane and transparency. Therefore, the project complies with this Design Guideline.

y. **Building Color.** The Design Guidelines encourage buildings be painted three colors: a dominant color, a subordinate color and a “grace note” color. The proposed project includes colors such as grey and blue. Therefore, the project complies with this Design Guideline.

z. **Signs.** The Design Guidelines provide extensive guidance related to the placement, type, and style of signage to be used for projects. The Guidelines identify appropriate signs for the Specific Plan area to include: wall signs, small projecting hanging signs, awnings or canopy signs, small directory signs, and window signs. Any pole, roof or off-site sign, any sign containing flashing, mechanical or strobe lights (digital signs) are prohibited. The applicant does not propose signs as part of this application. However, all future signs shall be reviewed by Project Planning staff for compliance with the Vermont/Western SNAP and Design Guidelines. Filing for a Project Permit

shall not be necessary unless a Project Permit Adjustment, Exception, or Amendment is required. Therefore, as conditioned, the project complies with this Development Standard.

aa. **Plant Materials on Facades.** The Design Guidelines encourage facade plant materials in addition to permanent landscaping. Plants can be arranged in planters, containers, hanging baskets, flower boxes, etc. The applicant does not propose any plant materials on facades. Therefore, this Design Guideline does not apply.

b. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The Department of City Planning found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, Case No. ENV-2019-4339-MND, as circulated on August 19, 2021, ("Mitigated Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

PUBLIC HEARING AND COMMUNICATIONS

Due to concerns over COVID-19, the Hearing Officer, on behalf of the Area Planning Commission conducted the Public Hearing entirely telephonically by Zoom [https://zoom.us/] on September 24, 2021 at 10:30 AM. In attendance were the project applicant and representative.

Summary of Public Hearing and Communications

Public Hearing

1. Public Speakers: The project applicant, representative, and three (3) members from the public.

2. The applicant's representative described the project and entitlement requests.

    a. Clarified there will be an entrance for the residential component along Harold Way and an entrance for the hotel guests along Western Ave.

    b. There will be two (2) rooftop sections. One will be the rooftop bar/lounge for guests and one will be solely for the residents. There will be a private security gate separating both segments.

3. Two (2) public speakers opposed the project due to rooftop noise concerns, the loss of RSO units, and the Exception requested to exceed the Transitional Height limits.

Communications

There was one email received prior to the Hearing Officer hearing requesting to be added to the Interested Parties list.

EXHIBIT A

alajajian • marcoosi architects inc.

GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROTECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS, REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.
5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.
6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.
7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.
9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.
10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.
12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY OA ANY DISCREPANCIES.
14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.
15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.
16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF LA, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT.
17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF LOS ANGELES FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.
18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2013 UBC
19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.
20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.
21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT FOR ALL COMMON AREAS.
22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.
23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.
24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.
26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.
27. ALL LEGAL EXIT DOORS SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.
29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.
30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.
31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.
32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.
33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.
34. ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
* PAST THE STRIKE EDGE FOR INTERIOR DOORS.

Plans

35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.
37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
38. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
39. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.
40. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LB..
42. STREET ADDRESS MUST BE PROVIDED ON FRONT OF OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4-INCHES IN HEIGHT AND 2-INCHES IN WIDTH. SEC. 502 AND P.A.C. CHAPTER 12.20.
43. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN.
44. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
45. THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER PMC 14.25.050.

SAPPHIRE

1524-1530 N. WESTERN AVE.

STANDARD ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
A.S.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BIT.	BITUMEN(OUS)
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CATCH BASIN
C.T.	CERAMIC TILE
CEM.	CEMENT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUDED
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASHG.	FLASHING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S	FACE OF STUD
FRMG.	FRAMING
FT.	FOOT / FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
I.S.F.W.	INSIDE OF FINISH WALL
JT.	JOINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NAT.	NATURAL
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVER HEAD
OPENG.	OPENING
OPP.	OPPOSITE
O.S.F.W.	OUTSIDE FACE OF FINISH WALL
P.L.	PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
P.B.L.	PAPER BACKED LATH
P.T.	PRESSURE TREATED
PARTN.	PARTITION
PLAST.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
PRPT.	PARAPET
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
S.B.	SANDBLASTED
S.D.	STORM DRAIN
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPECD.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TEMPERED
T.O.	TOP OF
T.C.S.	TERNE COATED STEEL
T.C.Z.	TERNE COATED ZINC
TEMP.	TEMPERED
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/O	WITHOUT
W/	WITH
W/I	WITHIN
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD
W.T.	WALL THICKNESS

LEGEND OF SYMBOLS

- METAL
- PLYWOOD
- GYPSUM WALLBOARD
- CONCRETE
- FINISH WOOD
- BATT INSULATION
- ACOUSTICAL TILE
- WOOD BLOCKING
- CONT. WOOD BLOCKING
- CARPET SECTION
- DETAIL NUMBER
- SHEET ON WHICH DETAIL OCCURS
- AA ROOM FINISH NOTE
- 102 DOOR NUMBER
- 102 ROOM NUMBER
- NORTH ARROW
- 3 / A4-2 SECTION
- 3 GRID LINE
- MATCH LINE
- ELEVATION
- DIRECTION OF SLOPE
- 3 DRAWING NUMBER
- 8 / A6-3 INTERIOR ELEVATION
- UNIT (A)110 ROOM NUMBER
- 120 STOREFRONT
- 9 DOOR
- W WINDOW
- ℄ CENTERLINE

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L-1.1	2ND FLOOR LANDSCAPE PLAN
L-1.2	ROOF LANDSCAPE PLAN

CONSULTANTS

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LANDSCAPE ARCHITECT

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PASADENA, CA 91101
TEL: (818) 788-4382 FAX: (818) 788-3217

PROJECT SUMMARY

SCOPE OF WORKS:

CONSTRUCTION OF A NEW 60'-0" HEIGHT 4 STORY BUILDING WITH 36 HOTEL ROOMS, 10 APARTMENTS AND SEPARATE ROOF TOP LOUNGE AREAS.

CODE ANALYSIS:

USE:	MIX USE
ZONE:	C2-1
LOT SIZE:	14,478 SQ.FT.
OCCUPANCY:	R-1
CONSTRUCTION TYPE:	TYPE III-M MODIFIED
PROPOSED HEIGHT:	4 STORIES, 60'-0"
SPRINKLED:	YES

TOTAL F.A.R. 30,180/14,478=2.08 F.A.R.

HOTEL - 36 KEYS / APARTMENT-10 UNITS

FIRST FLOOR - RESIDENTIAL LOBBY 300 SQ.FT. HOTEL LOBBY/SECURITY OFFICE 990 SQ.FT.

2ND FLOOR - 5 ONE BEDROOM AND 5 STUDIO UNITS - 10 UNITS, FLOOR AREA 8,100 SQ.FT. HOTEL LOBBY 2600 SQ.FT.

3RD FLOORS - HOTEL GUEST ROOMS - 19 KEYS, FLOOR AREA 8,690 SQ.FT.

4TH FLOORS - HOTEL GUEST ROOMS - 17 KEYS FLOOR AREA 8,690 SQ.FT.

TOTAL RESIDENTIAL FLOOR AREA - 8,700 SQ.FT. / 14,478 SQ.FT. F.A.R. .60

TOTAL HOTEL FLOOR AREA - 17,380 SQ.FT. / 14,478 SQ.FT. F.A.R. 1.2

TOTAL - 26,080 SQ.FT

RESIDENTIAL OPEN SPACE CALCULATION

OPEN SPACE REQUIRED

UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRED
STUDIO	5	100 SF	500 SF
1 BEDROOM	5	100 SF	500 SF
REQUIRED OPEN SPACE			1,000 SF

OPEN SPACE PROVIDED - COMMON (ROOF DECK)	
ROOF DECK OPEN SPACE	783 SF
OPEN SPACE PROVIDED - PRIVATE (EXTERIOR)	
PRIVATE BALCONIES 110+54+112+112+112+80=	580 SF
LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED)	
2ND FLOOR DECK AREA	1,000 SF
ROOF DECK OPEN SPACE	190 SF
NOTE (PER LAMC) MIN.25% OF THE COMMON OPEN SPACE SHALL BE PLANTED:	
TOTAL PROVIDED OPEN SPACE LANDSCAPE	1,090 SF

REQUIRED USABLE OPEN SPACE: 10 UNITS X 100 S.F. = 1,000 S.F.
REQUIRED COMMON OPEN SPACE: 1,000 S.F. - 300 S.F. = 700 S.F.
PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 783 S.F.

1ST FLOOR:	
HOTEL LOBBY:	740 S.F.
APARTMENT LOBBY:	300 S.F.
MANAGERS OFFICE:	250 S.F.
BREAK ROOM:	201 S.F.
LAUNDRY ROOM:	220 S.F.
ELEC.RIC/MECH. ROOM:	100 S.F.
2ND FLOOR PROGRAM:	
GARDEN SPACE:	118 S.F.
LOBBY:	400 S.F.
KITCHEN:	312 S.F.
BREAKFAST AREA:	1,057 S.F.
CONFERENCE ROOM:	240 S.F.
10 APARTMENTS:	5,193 S.F.
OUTDOOR SEATING:	620 S.F.
3RD FLOOR PROGRAM:	
19 HOTEL ROOMS:	6,084 S.F.
STORAGE #1:	44 S.F.
4TH FLOOR PROGRAM:	
HOTEL ROOMS:	5,804 S.F.
STORAGE #1:	44 S.F.
GYM:	380 S.F.
DECK AREA	
HOTEL ROOF DECK	2,082 S.F.
COMMON OPEN SPACE	800 S.F.

APARTMENTS @ 2ND FLOOR		
TYPE OF SUITES	SQ.FT.	NUMBER OF UNITS 2ND FLOOR
STUDIO TYPE A	485 S.F.	2
STUDIO TYPE B	322 S.F.	1
STUDIO TYPE C	258 S.F.	2
ONE BEDROOM TYPE B	680 S.F.	4
ONE BEDROOM TYPE A	665 S.F.	1
TOTAL UNITS		10

HOTEL ROOMS @ 3RD AND 4TH FLOORS				
TYPE OF SUITES	SQ.FT.	NUMBER OF KEYS ON EACH FLOOR 3RD FLOOR	4TH FLOOR	TOTAL KEYS
KING SUITE TYPE D	280 S.F.	2		2
KING SUITE TYPE A	320 S.F.	4	4	8
KING SUITE TYPE C	325 S.F.	4	4	8
KING SUITE TYPE B	375 S.F.	2	2	4
QQ SUITE TYPE A	325 S.F.	4	4	8
SINGLE Q TYPE B	250 S.F.	2	2	4
QQ ADA SUITE	344 S.F.	1	1	2
TOTAL KEYS		19	17	36
			TOTAL KEYS	36

SNAP PROJECT PARKING REQUIREMENTS		
RESIDENTIAL		
	REQUIRED	PROPOSED
5 ONE BEDROOM 5 STUDIO	1 SPACE PER UNIT	10
	1/4 PARKING FOR EACH UNIT AS GUEST PARKING	2
TOTAL	12	12
HOTEL		
36 KEYS 17,380 S.F.	2 PARKING SPACE FOR EACH 1,000 SF.	35

TOTAL PARKING REQUIRED FOR THE PROJECT PER SNAP
12+35=47 SPACES

TOTAL PARKING PROVIDED : 47 SPACES
12 RESIDENTIAL
35 HOTEL (INCLUDES 5 SHARED GUEST PARKING)

STANDARD PARKING PROVIDED: 22 SPACES
COMPACT PARKING PROVIDED: 21 SPACES
HANDICAPPED PARKING PROVIDED: 2 SPACES
ELECTRICAL CHARGING STATION: 2 SPACES

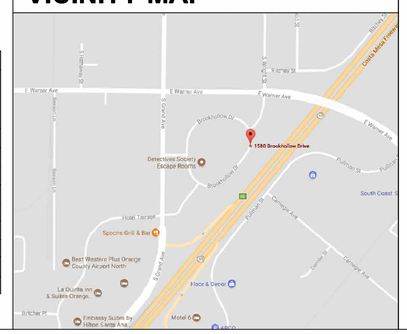
BICYCLE CALCULATION
HOTEL
REQUIRED - 17 MIN.
PROVIDED - 18.
RESIDENTIAL
REQUIRED - 5 MIN.
PROVIDED - 6

LEGAL DESCRIPTION

LOT 9, PDR. LOT 10 & PDR. LOT 11 OF TRACT NO. 62786, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1347, PAGES 10-11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 5544-022-029, DOC. #: 00143178
5544-022-030, DOC. #: 00143178

VICINITY MAP



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
PHIL PATEL

1538 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO

A-0.1

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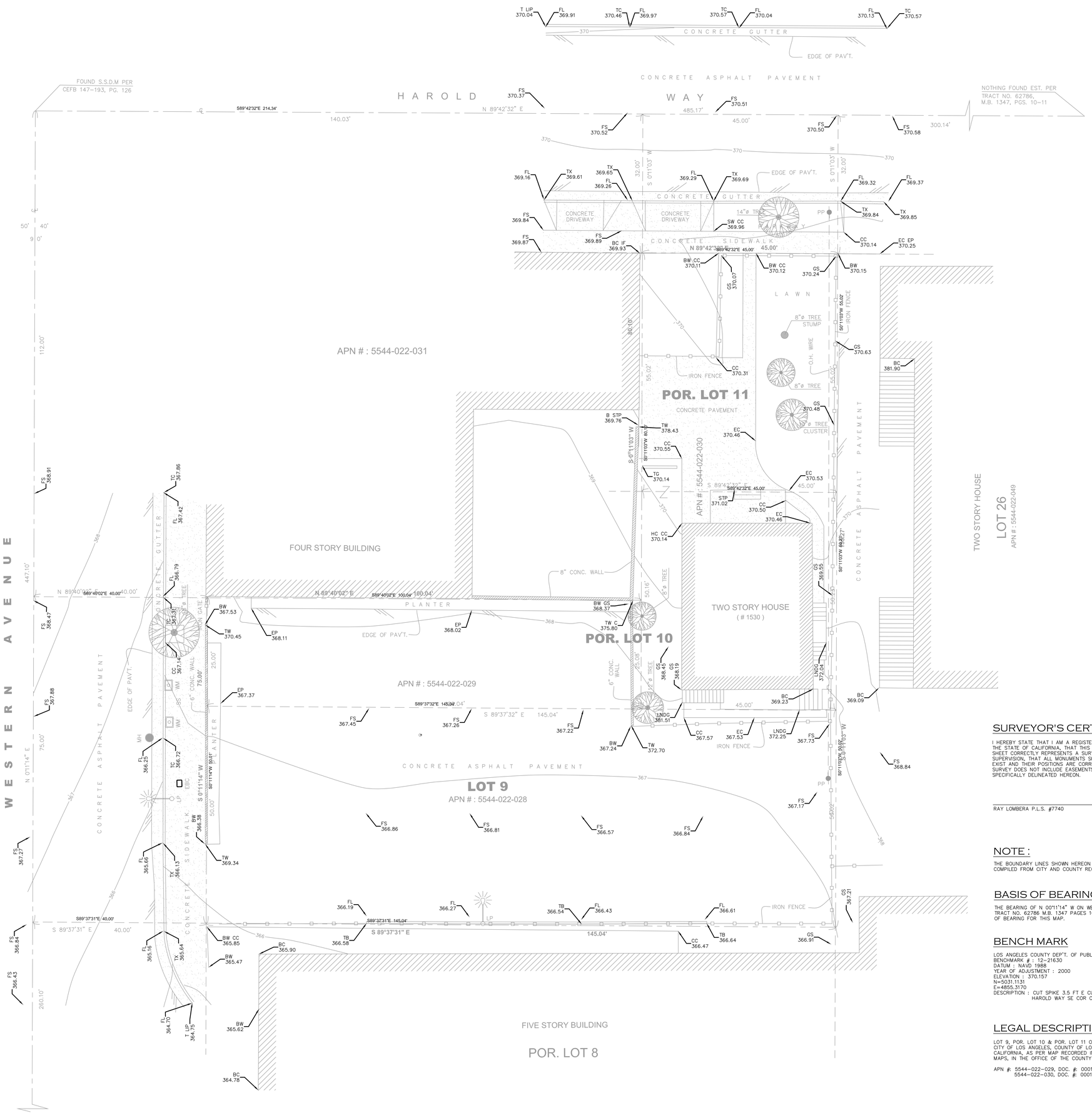
LEGEND

	CENTER LINE
	PROPERTY LINE
—X—X—X—	CHAIN LINK FENCE
—\\—\\—\\—\\—	WOOD FENCE
	LOT LINE
—G— G	GAS LINE
—S— S	SEWER LINE
—W— W	WATER LINE
—T— T	OVER HEAD TELEPHONE CABLE
	WOOD WALL
	CONC. WALL
	EDGE OF PVM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT/CONC. CORNER
C.C.C.	CONCRETE CEMENT CURB
BC	BUILDING CORNER
BW	BACK OF WALK/BOTTOM WALL
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
HFF	HOUSE FINISH FLOOR
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UGA	UNDERGROUND ACCESS
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	SSMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE
	TREE
	OAK TREE
	PINE TREE
	PALM TREE
	YUCCA TREE
	FIRE HYDRANT
	PP/ELECTROLIER
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT



TOPOGRAPHIC SURVEY MAP

0 5' 10' 20' 40'

SCALE: 1"=10'

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

RAY LOMBERA P.L.S. #7740 DATE:

NOTE :

THE BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, COMPILED FROM CITY AND COUNTY RECORDS.

BASIS OF BEARING

THE BEARING OF N 00°11'14" W ON WESTERN AVE. AS SHOWN IN TRACT NO. 62786 M.B. 1347 PAGES 10–11, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK

LOS ANGELES COUNTY DEP'T. OF PUBLIC WORKS
BENCHMARK # : 12-21630
DATUM : NAVD 1988
YEAR OF ADJUSTMENT : 2000
ELEVATION : 370.157
N=5031.1131
E=4855.3170
DESCRIPTION : CUT SPIKE 3.5 FT E CURB WESTERN AVE. 13 FT N OF HAROLD WAY SE COR CB

LEGAL DESCRIPTION

LOT 9, POR. LOT 10 & POR. LOT 11 OF TRACT NO. 62786, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1347, PAGES 10–11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 5544-022-029, DOC. #: 000143178
5544-022-030, DOC. #: 000143178

REVISIONS:

Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM

LICENSED LAND SURVEYOR
RAYMUNDO A. LOMBERA
No. 7740
STATE OF CALIFORNIA

JOB ADDRESS: 1530 N. WESTERN AVE. LOS ANGELES, CA 90027

REQUESTED BY: PHIL PATEL

CHECKED BY: R.L.
DRAWN BY: R.D.P.
DATE: APRIL 3, 2017
SCALE: 1"=10'-0"

SHEET NO. C-1
SHEET 1 OF 1

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Fax: (818) 551-1613
Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

DEMO PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

A-0.2

HAROLD WAY

CONCRETE ASPHALT PAVEMENT

FOUND S.S.D.M PER CEFB 147-193, PG. 126

S89°42'32"E 214.34'

140.03'

N 89°42'32" E 485.17'

NOTHING FOUND EST. PER TRACT NO. 62786, M.B. 1347, PGS. 10-11

300.14'

APN # : 5544-022-031

EDGE OF PAV'T.

CONCRETE GUTTER

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

14"Ø TREE

PP

N 89°42'32" E 45.00'

45.00'

BC IF 369.93

BW CC 370.11

BW CC 370.12

GS 370.24

BW 370.15

CC 370.14

EC EP 370.25

GS 370.07

LAWN

8"Ø TREE STUMP

O.H. WIRE

S0°11'03"W 55.02'

IRON FENCE

GS 370.63

BC 381.90

8"Ø TREE

POR. LOT 11

CONCRETE PAVEMENT

GS 370.48

8"Ø TREE CLUSTER

B STP 369.76

TW 378.43

EC 370.46

CC 370.55

S 0°11'03" W 80.10'

TG 370.14

EC 370.53

S 89°42'32" E 45.00'

STP 371.02

CC 370.50

EC 370.46

APN # : 5544-022-030

HC CC 370.14

S0°11'03"W 55.02'

CONCRETE ASPHALT PAVEMENT

FOUR STORY BUILDING

8" CONC. WALL

TWO STORY HOUSE (# 1530')

GS 369.55

TWO STORY HOUSE (# 1524')

LOT 26

APN # : 5544-022-049

WESTERN AVENUE

N 89°40'02" E 100.04'

PLANTER

BW GS 368.37

TW C 375.80

EP 368.02

EP 368.11

BW 367.53

TW 370.45

FS 368.47

FS 366.79

TC 367.31

TC 367.86

FL 367.42

FS 368.91

POR. LOT 10

APN # : 5544-022-029

6" CONC. WALL

GS 368.45

GS 368.19

LNDG 372.64

BC 369.23

BC 369.09

EP 367.37

S89°37'32"E 145.04'

S 89°37'32" E 145.04'

FS 367.45

FS 367.26

FS 367.22

LNDG 381.51

CC 367.57

EC 367.53

LNDG 372.25

FS 367.73

BW 367.24

TW 372.70

IRON FENCE

EXISTING 2 STORY BUILDING TO BE DEMOLISHED

TOTAL - 2,500 S.F. (BASED ON ASSESSOR)

CONSTRUCTION-TYPE VA

FS 368.84

FS 367.17

CONCRETE ASPHALT PAVEMENT

LOT 9

APN # : 5544-022-028

FS 366.86

FS 366.81

FS 366.57

FS 366.84

FS 367.27

FS 367.88

FS 368.84

FS 366.43

S 0°11'14" W 80.01'

S 0°11'14" W 50.01'

N 0°11'14" E 75.00'

MH

FL 366.25

TC 366.72

BW 366.38

TW 369.34

FL 365.66

TX 366.13

LP

EDGE OF PAV'T.

CONCRETE SIDEWALK

PLANTER

IRON GATE

6" CONC. WALL

25.00'

75.00'

50.00'

S89°37'31"E 40.00'

S 89°37'31" E 40.00'

FL 366.19

FL 366.27

TB 366.54

FL 366.43

FL 366.61

TB 366.58

S89°37'31"E 145.04'

S 89°37'31" E 145.04'

TB 366.64

CC 366.47

GS 366.91

GS 367.21

IRON FENCE

BW CC 365.85

BC 365.90

BW 365.47

FL 365.16

TX 365.64

FL 364.70

T LIP 364.75

BW 365.62

FIVE STORY BUILDING

POR. LOT 8

1 DEMO PLAN
SCALE: 1/8"=1'-0"

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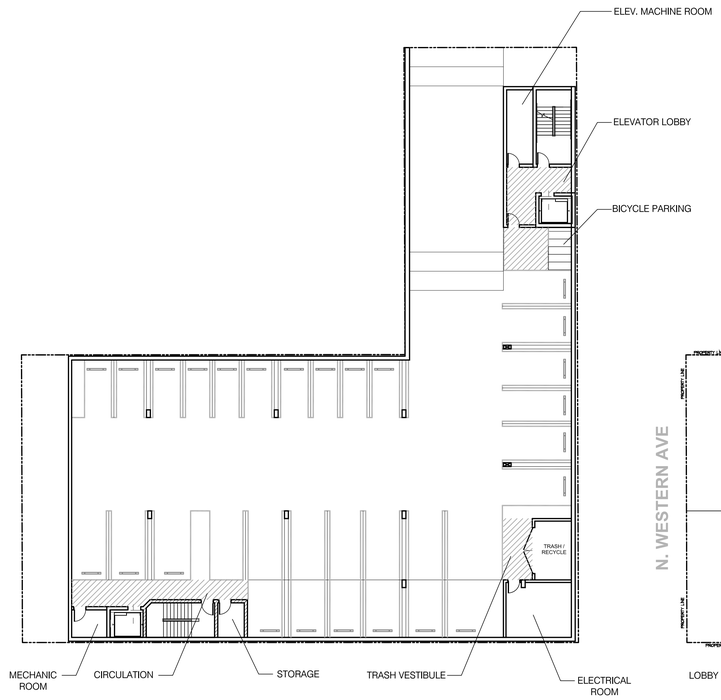
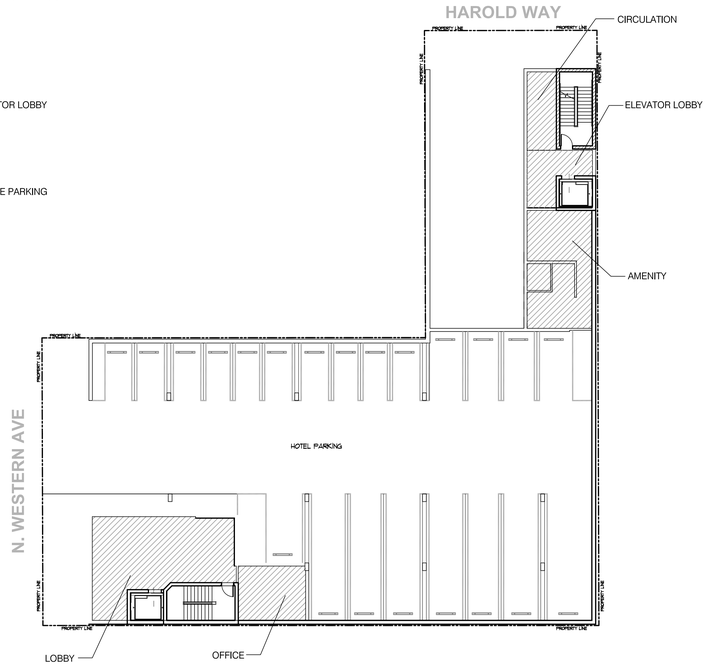
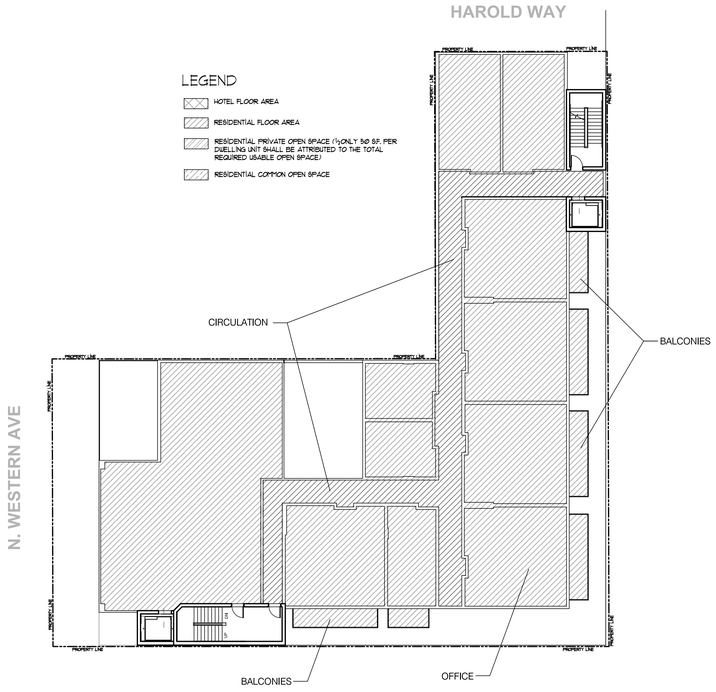


1 GARAGE PLAN
SCALE: N/A



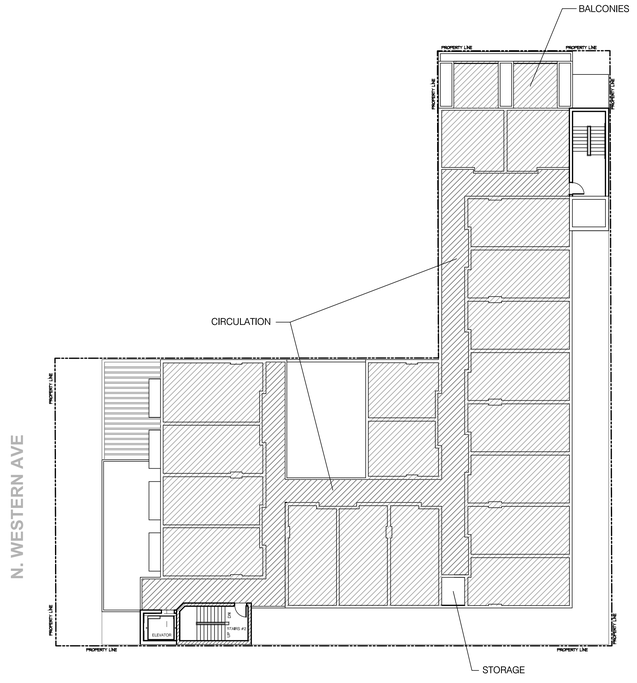
2 1SR FLOOR
SCALE: N/A



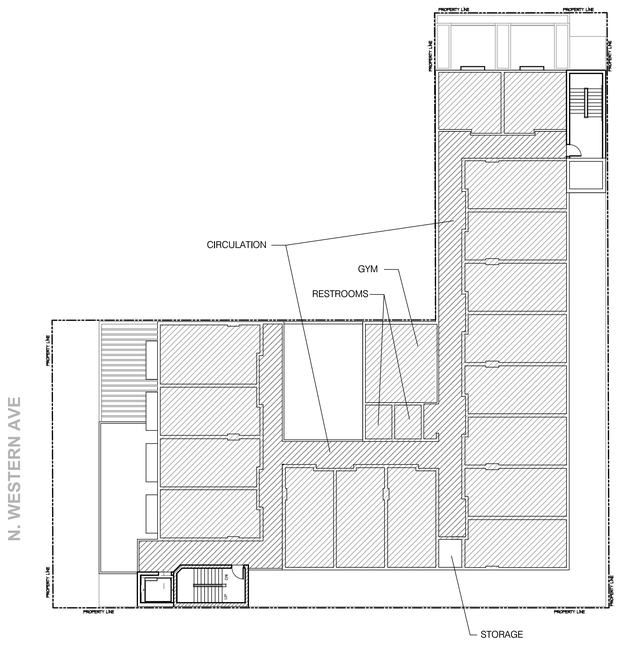
3 2ND FLOOR (RESIDENTIAL)
SCALE: N/A

NOTE:
1. FLOOR AREA FAR (LAMC ZONING CODE) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS, (LAMC CHI. ARTICLE 2 SEC.12.03 DEFINITIONS)

TOTAL PROJECT FAR	
AMENITY	519 SF
CIRCULATION	416 SF
CORRIDOR	3,647 SF
LOBBY	3,790 SF
RESIDENTIAL UNITS	5,193 SF
BALCONIES	868 SF
HOTEL ROOMS	11,888 SF
OFFICE	256 SF
GYM	375 SF
RESTROOMS	145 SF
TOTAL FLOOR AREA	27,098 SF



4 3RD FLOOR (HOTEL)
SCALE: N/A



5 4TH FLOOR (HOTEL)
SCALE: N/A

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Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FAR DIAGRAM

Scale: 1/8"=1'-0"

- APPROVED
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- SHEET NO

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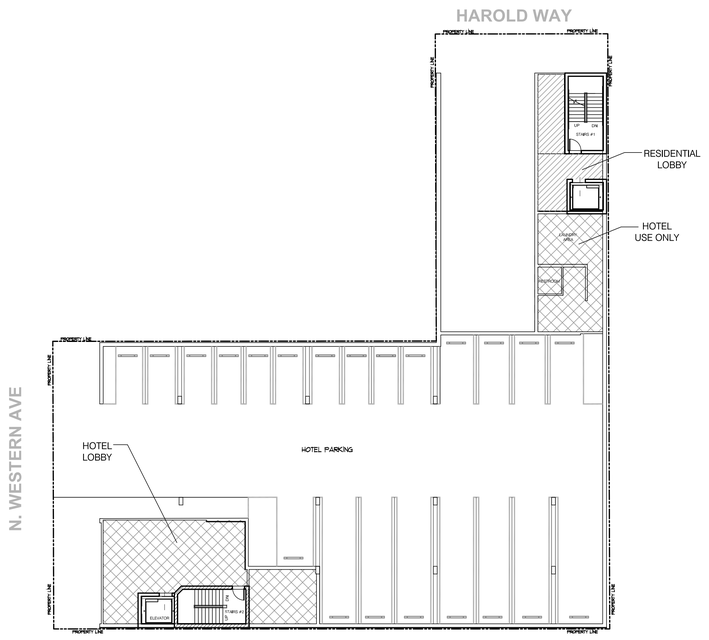
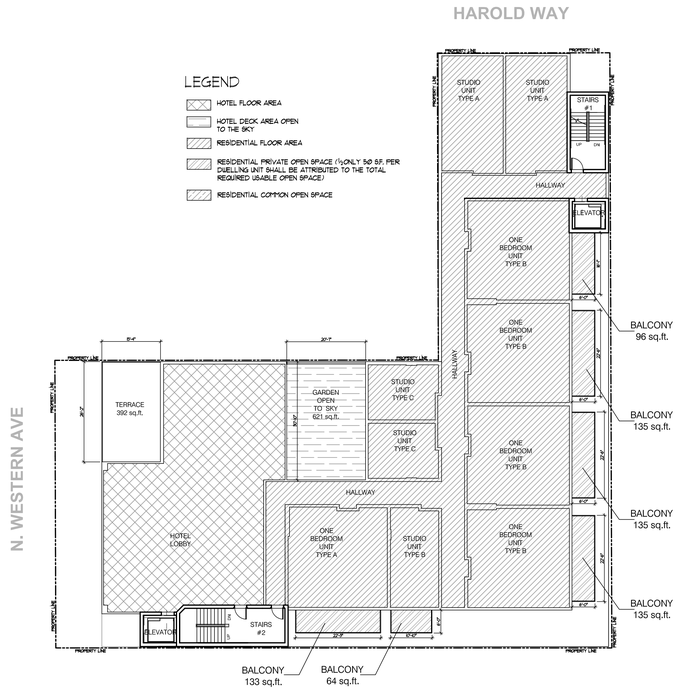
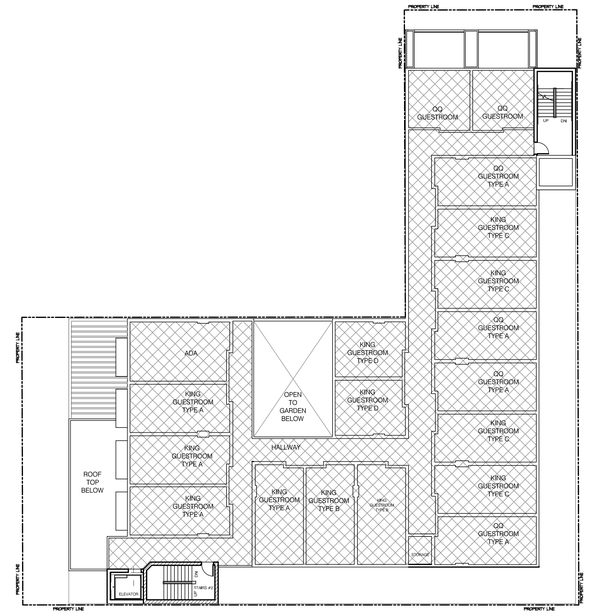


1 1ST FLOOR
SCALE: N/A



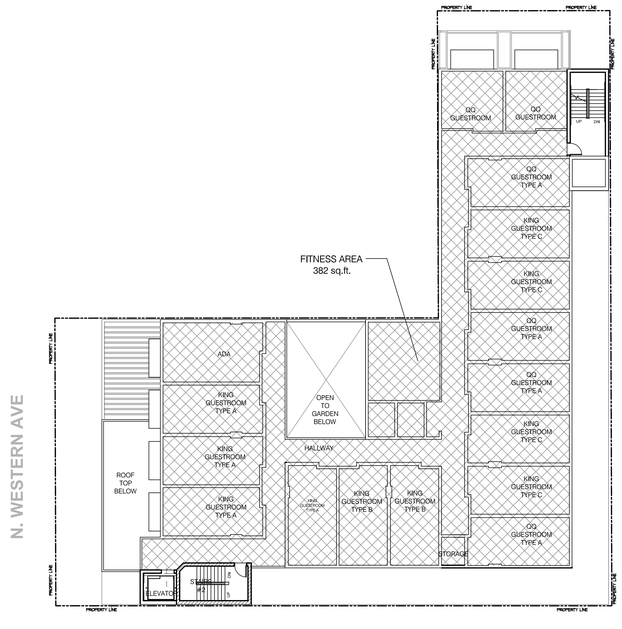
2 2ND FLOOR (RESIDENTIAL)
SCALE: N/A



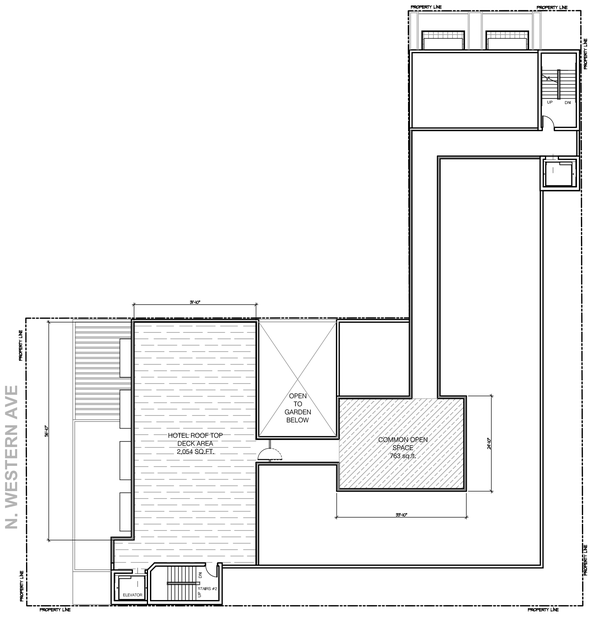
3 3RD FLOOR (HOTEL)
SCALE: N/A

RESIDENTIAL OPEN SPACE CALCULATION			
OPEN SPACE REQUIRED			
UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRED
STUDIO	5	100 SF	500 SF
1 BEDROOM	5	100 SF	500 SF
REQUIRED OPEN SPACE			1,000 SF
OPEN SPACE PROVIDED - COMMON (ROOF DECK)			
ROOF DECK OPEN SPACE			763 SF
OPEN SPACE PROVIDED - PRIVATE (EXTERIOR)			
PRIVATE BALCONIES 133+64+135+135+135+96+			833 SF
LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED)			
2ND FLOOR DECK AREA			883 SF
ROOF DECK OPEN SPACE			190 SF
NOTE (PER LAMC) MIN. 25% OF THE COMMON OPEN SPACE SHALL BE PLANTED.			
TOTAL PROVIDED OPEN SPACE LANDSCAPE			1,073 SF

REQUIRED USABLE OPEN SPACE: 10 UNITS X 100 S.F. = 1,000 S.F.
REQUIRED COMMON OPEN SPACE: 1,000 S.F. - 300 S.F. = 700 S.F.
PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 763 S.F.



4 4TH FLOOR
SCALE: N/A



5 ROOF DECK
SCALE: N/A

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

OPEN SPACE DIAGRAM

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
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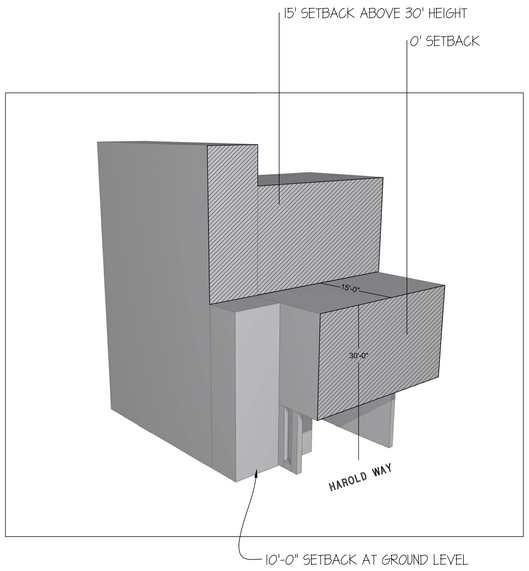
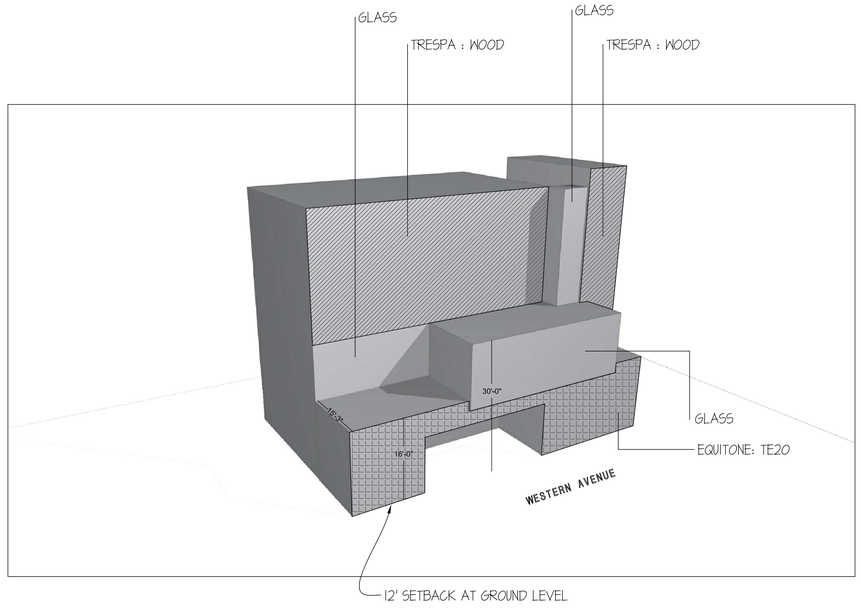


MINIMUM REQUIRED SETBACK VOLUME = 9105 CF
PROPOSED REQUIRED SETBACK VOLUME = 9105 CF

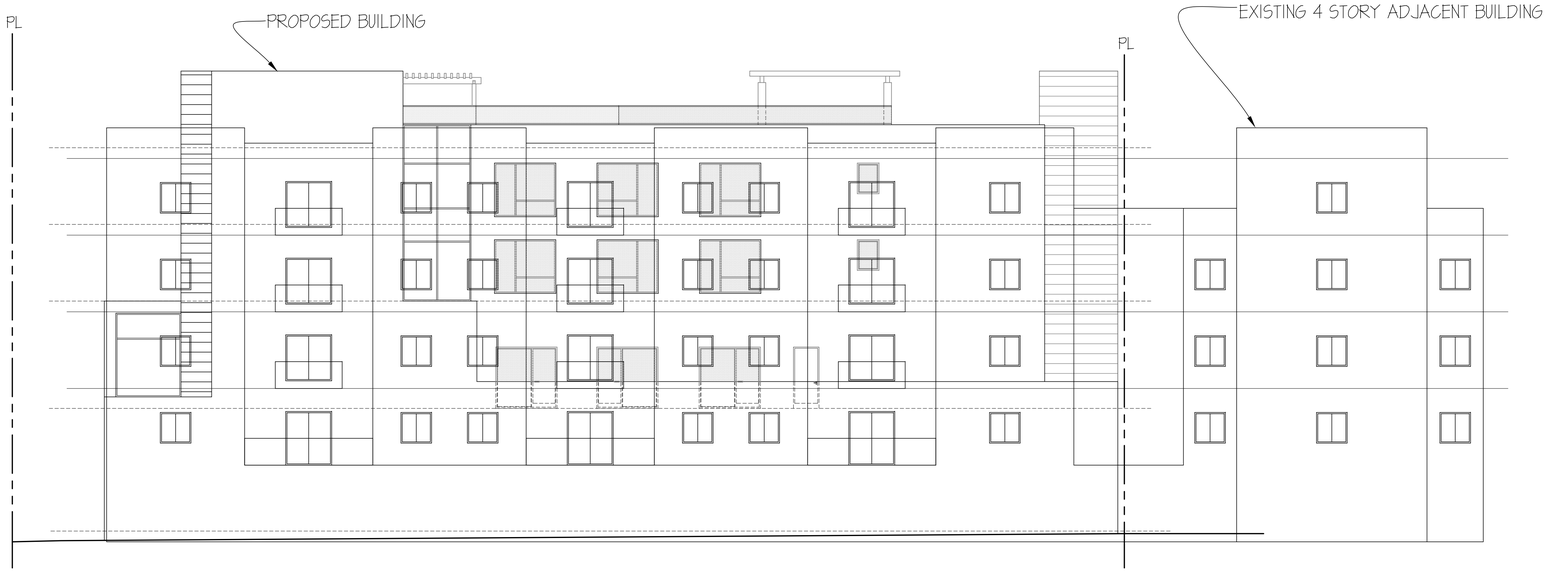
5 HAROLD WAY VOLUMETRIC DIAGRAM
SCALE: N/A



MINIMUM REQUIRED SETBACK VOLUME = 14,860 CF
PROPOSED REQUIRED SETBACK VOLUME = 22,830 CF

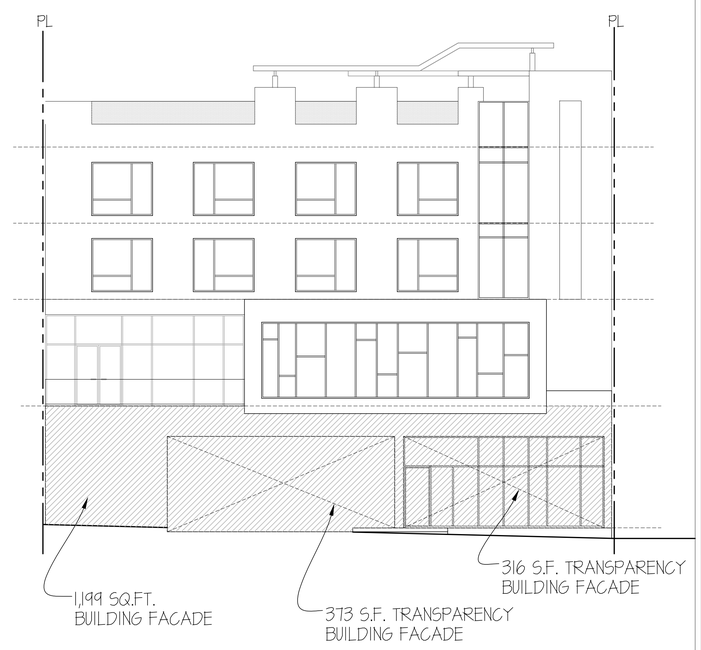
REDISTRIBUTION OF BUILDING MASS/VOLUME EQUIVALENT TO THE TOTAL REQUIRED SETBACKS AT THE FRONT FACADE.

4 WESTERN VOLUMETRIC DIAGRAM
SCALE: N/A



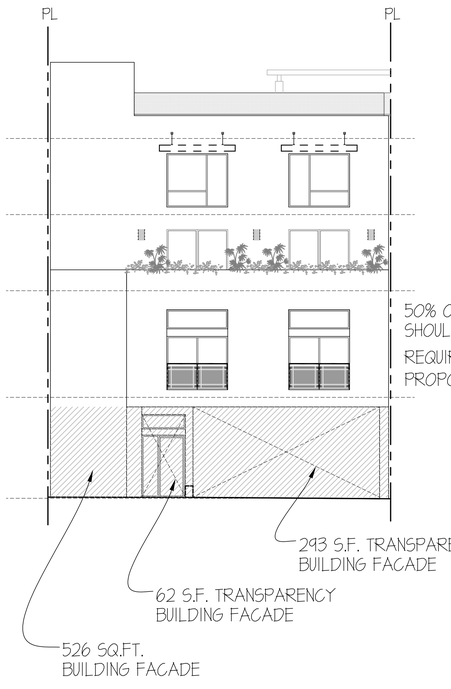
3 EXISTING AND PROPOSED WINDOW OVERLAP
SCALE: 1/8"=1'-0"

25% TRANSPARENCY DIAGRAM



50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT
REQUIRED: 1,199 x .50 = 599.5 S.F.
PROPOSED: 689 S.F. TRANSPARENCY

2 TRANSPARANCY DIAGRAM ON WESTERN AVE.
SCALE: N/A



50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT
REQUIRED: 526 x .50 = 263 S.F.
PROPOSED: 355 S.F. TRANSPARENCY

1 TRANSPARANCY DIAGRAM ON HAROLD WAY
SCALE: N/A

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Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

TRANSPARENCY AND FORM DIAGRAM

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

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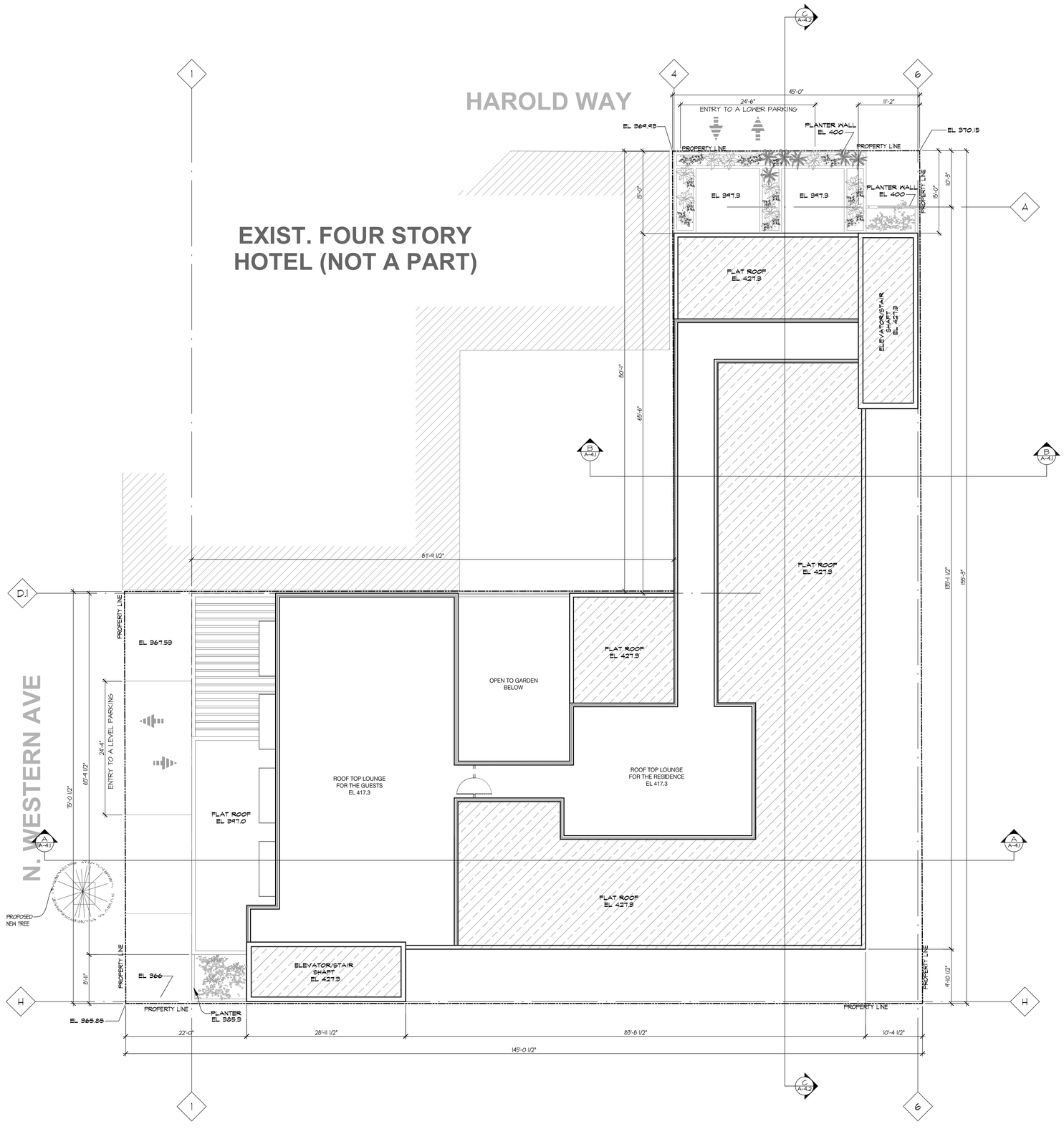

1 SITE PLAN
SCALE: 1/8"=1'-0"

N

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Owner:
PHIL PATEL

1538 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SITE
PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19

- SHEET NO

A-1.1

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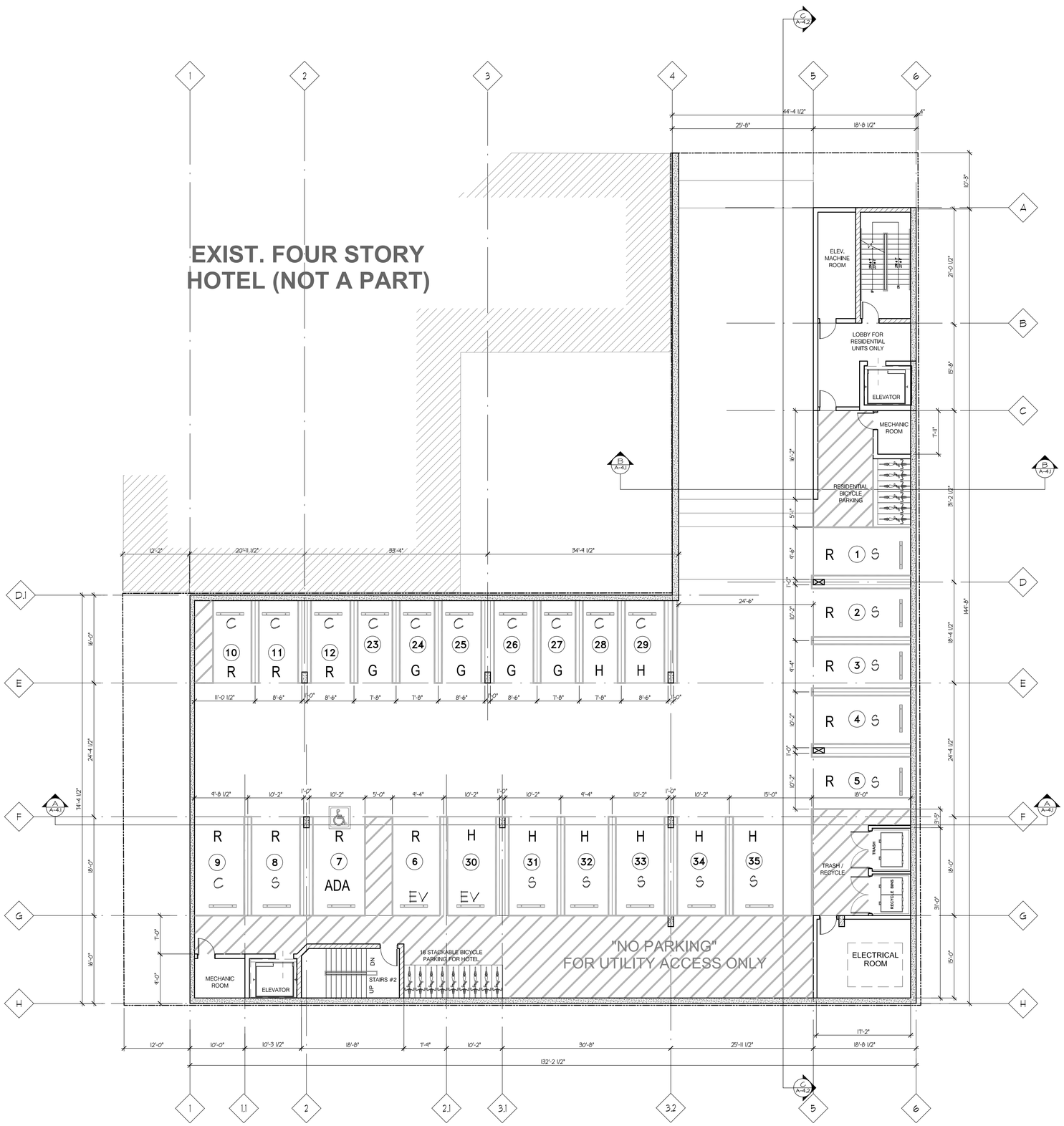

LEGEND

R	RESIDENTIAL PARKING AREA
H	HOTEL PARKING AREA
G	GUEST PARKING AREA
EV	ELECTRIC CHARGED VEHICLE
ADA	ADA PARKING

1 BASEMENT GARAGE PLAN
SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Phone: (818) 244-5130
Fax: (818) 551-1613
Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

BASEMENT GARAGE PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO

A-2.0

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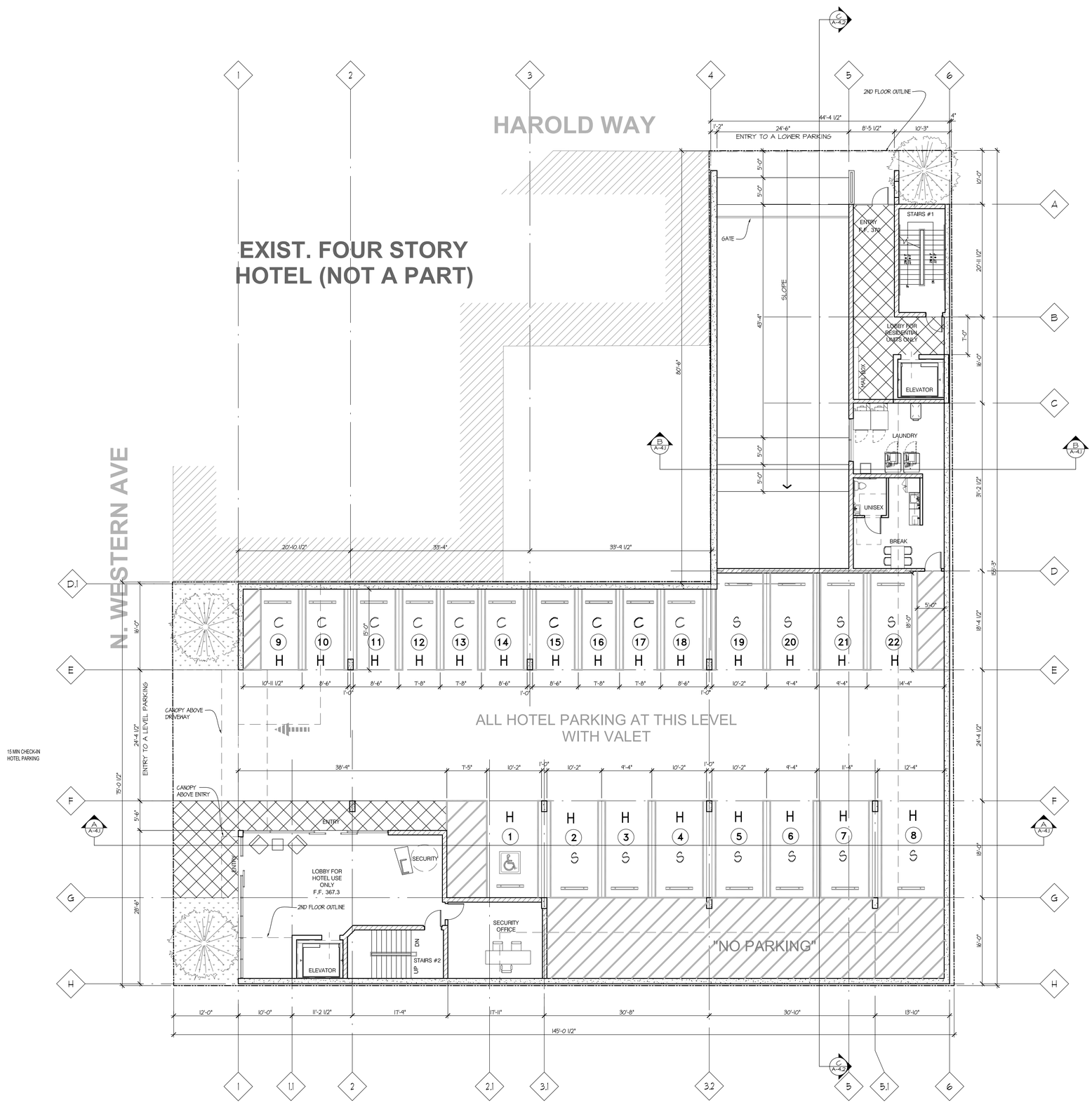

1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FIRST FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO

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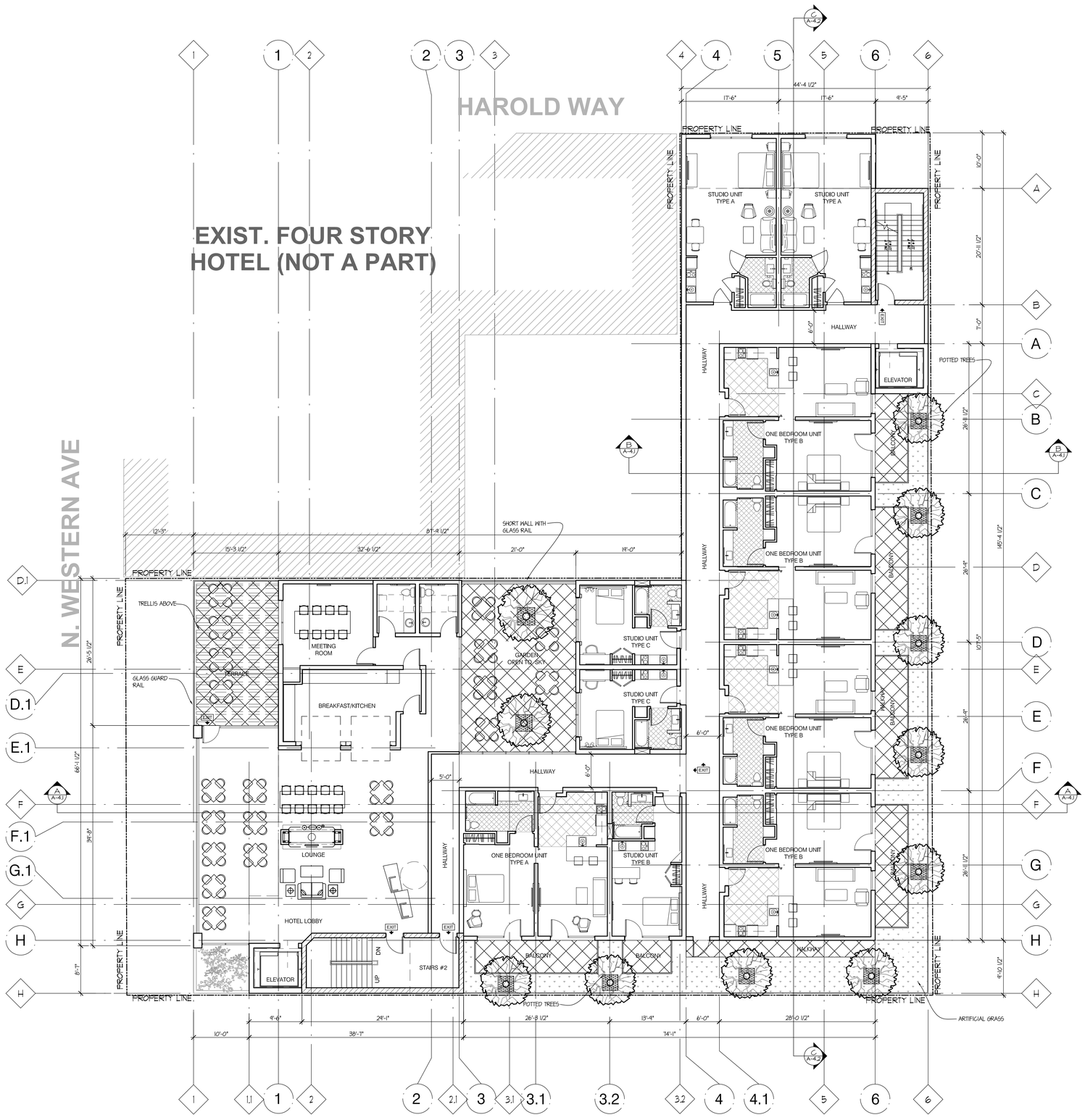

1 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECOND FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
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- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

A-2.2

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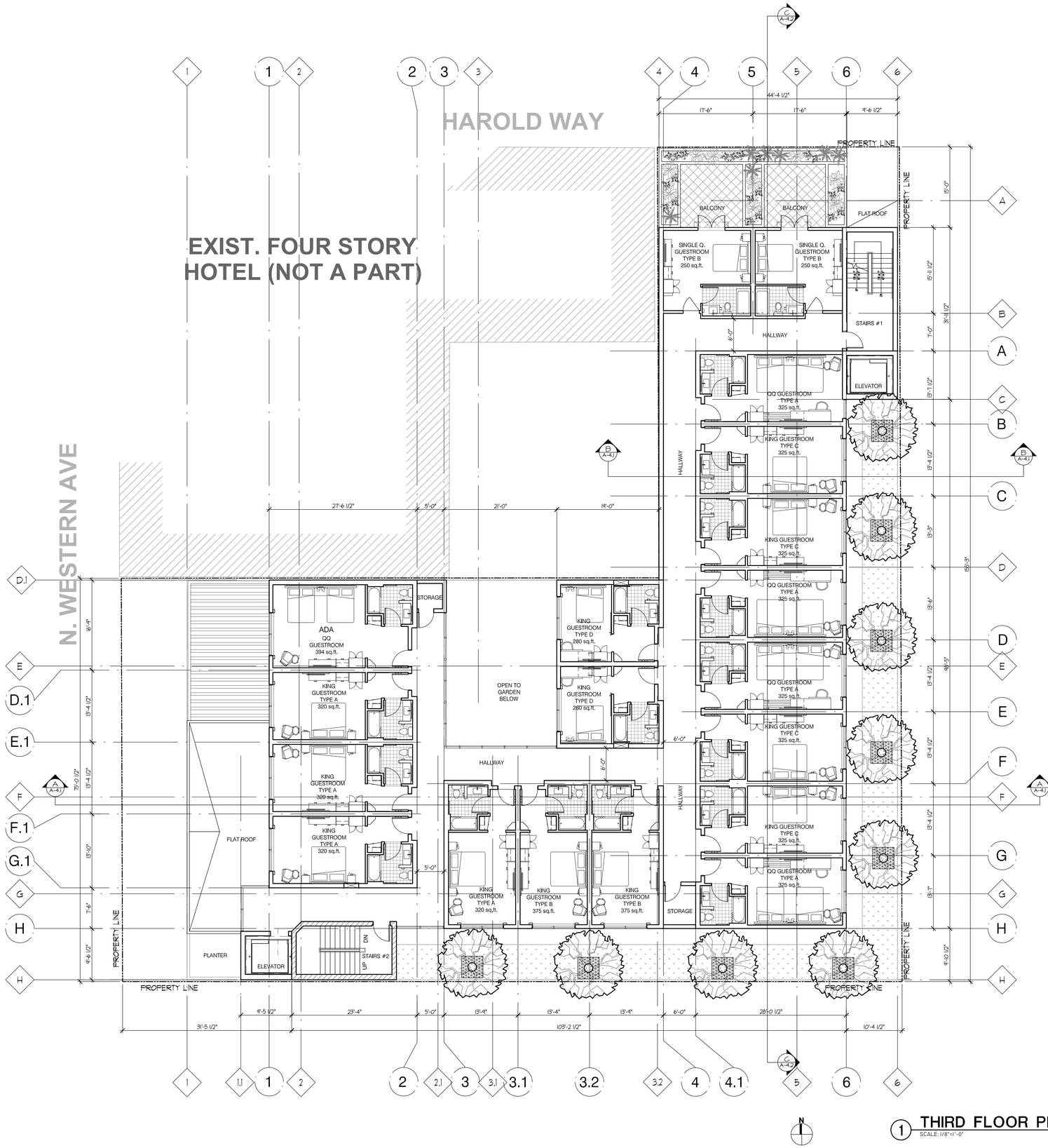

1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

THIRD FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

A-2.3

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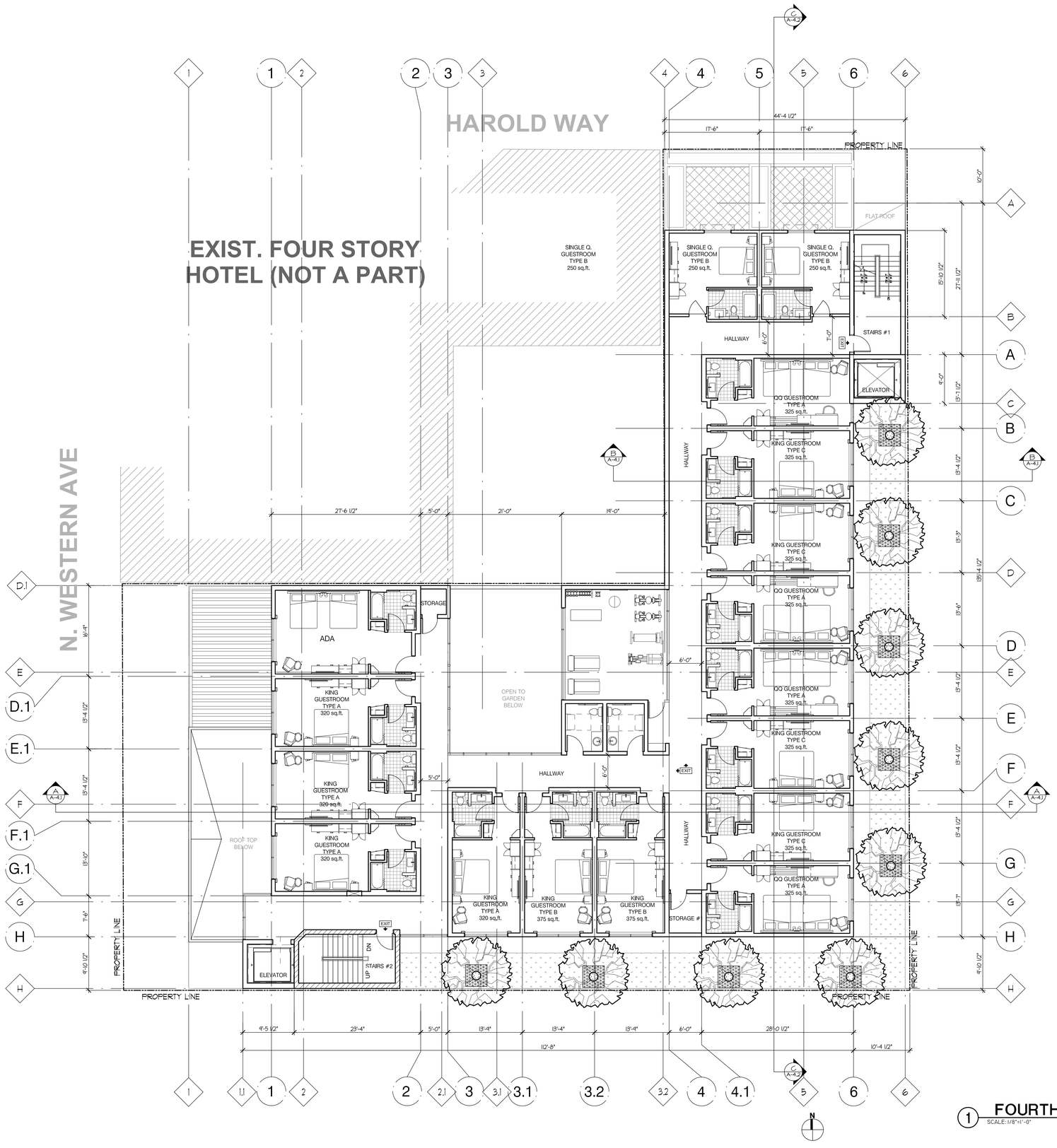

1 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FOURTH FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19

- SHEET NO

A-2.4

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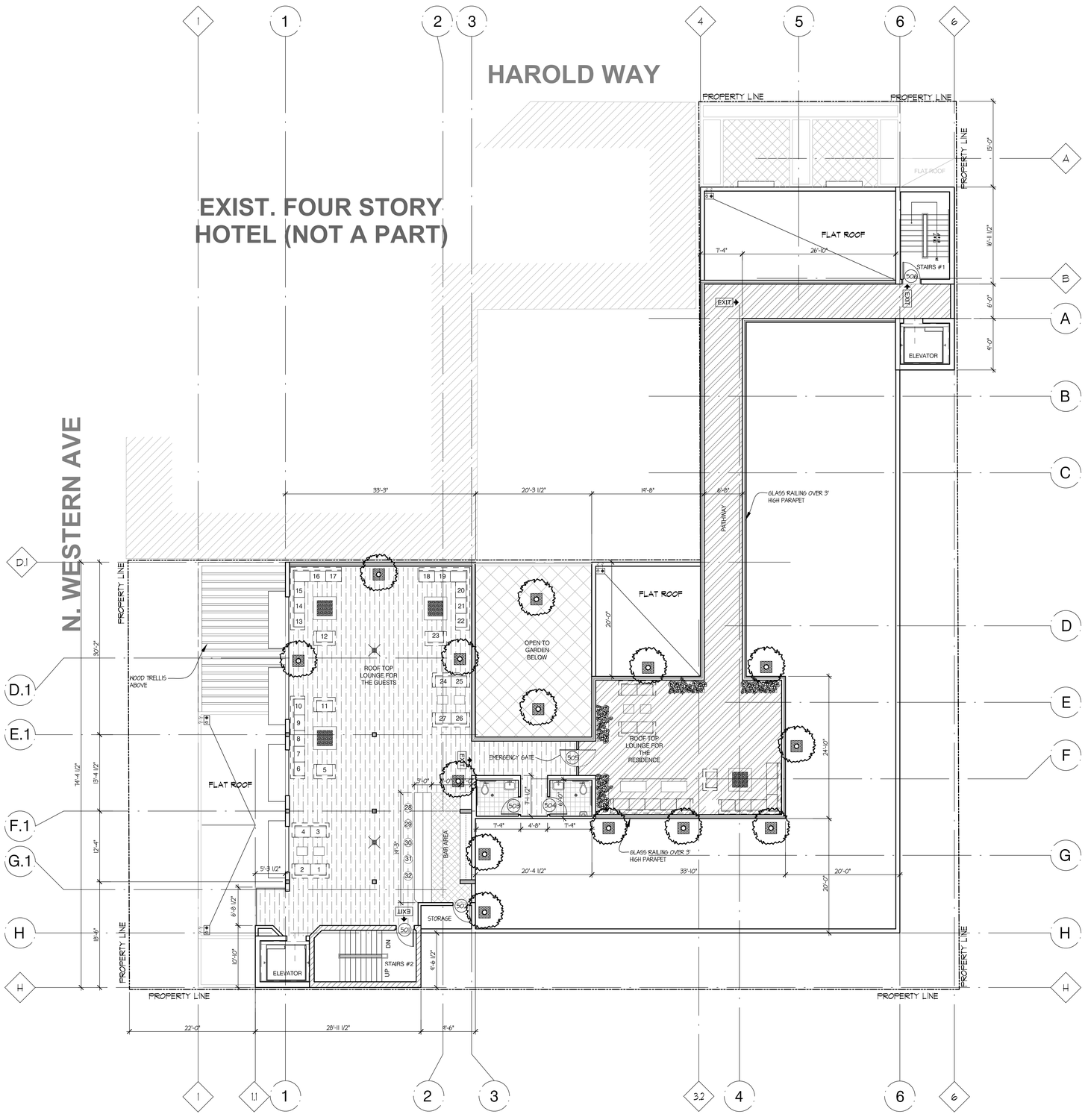

N

1 ROOF DECK PLAN
SCALE: 1/8"=1'-0"

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Email: aramar@att.net

Owner:
PHIL PATEL

Project Name:
SUPER 8 MOTEL

Project Address:
1538 N. WESTERN AVE.

Scale:

ROOF DECK PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE

- SHEET NO

A-2.5

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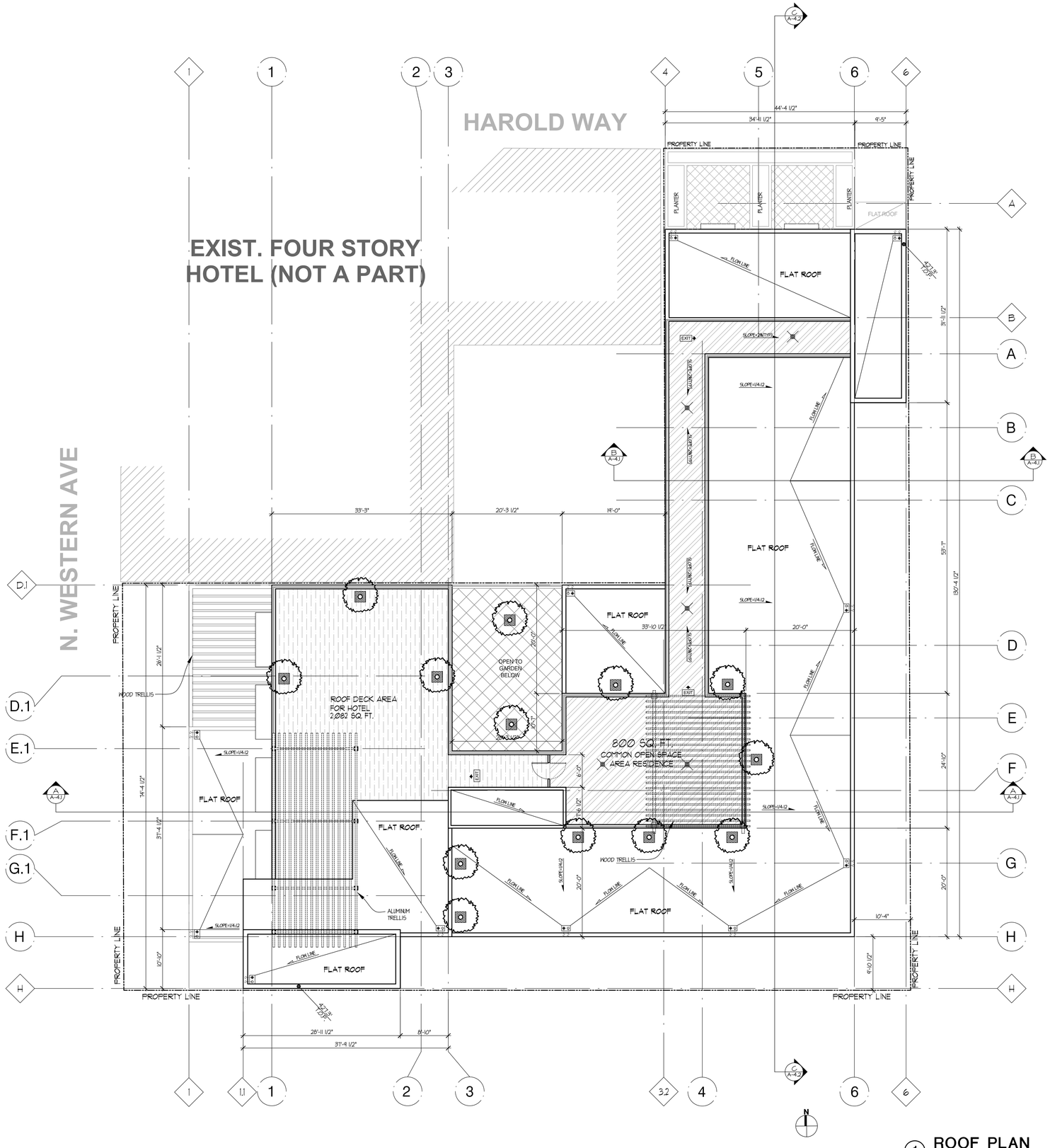

1 ROOF PLAN
SCALE: 1/8"=1'-0"

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ROOF PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE

- SHEET NO

A-2.6

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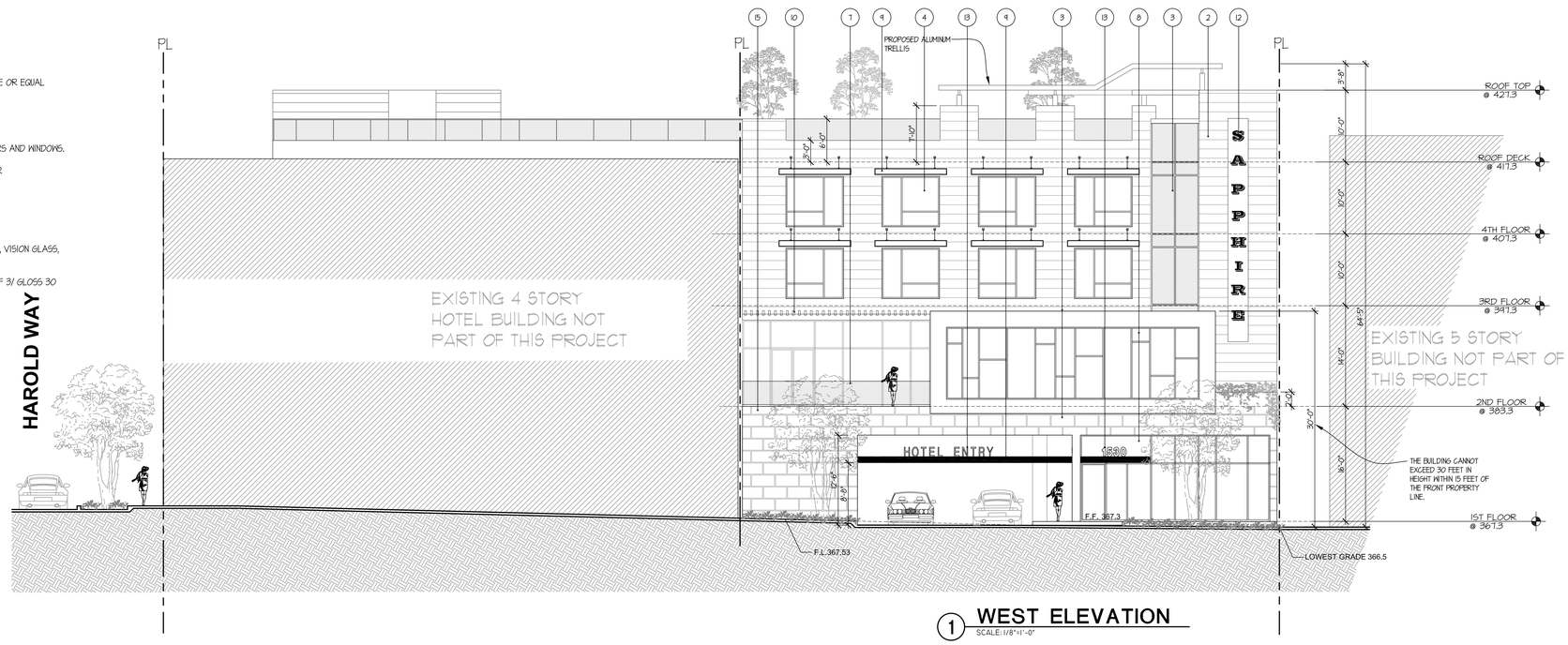
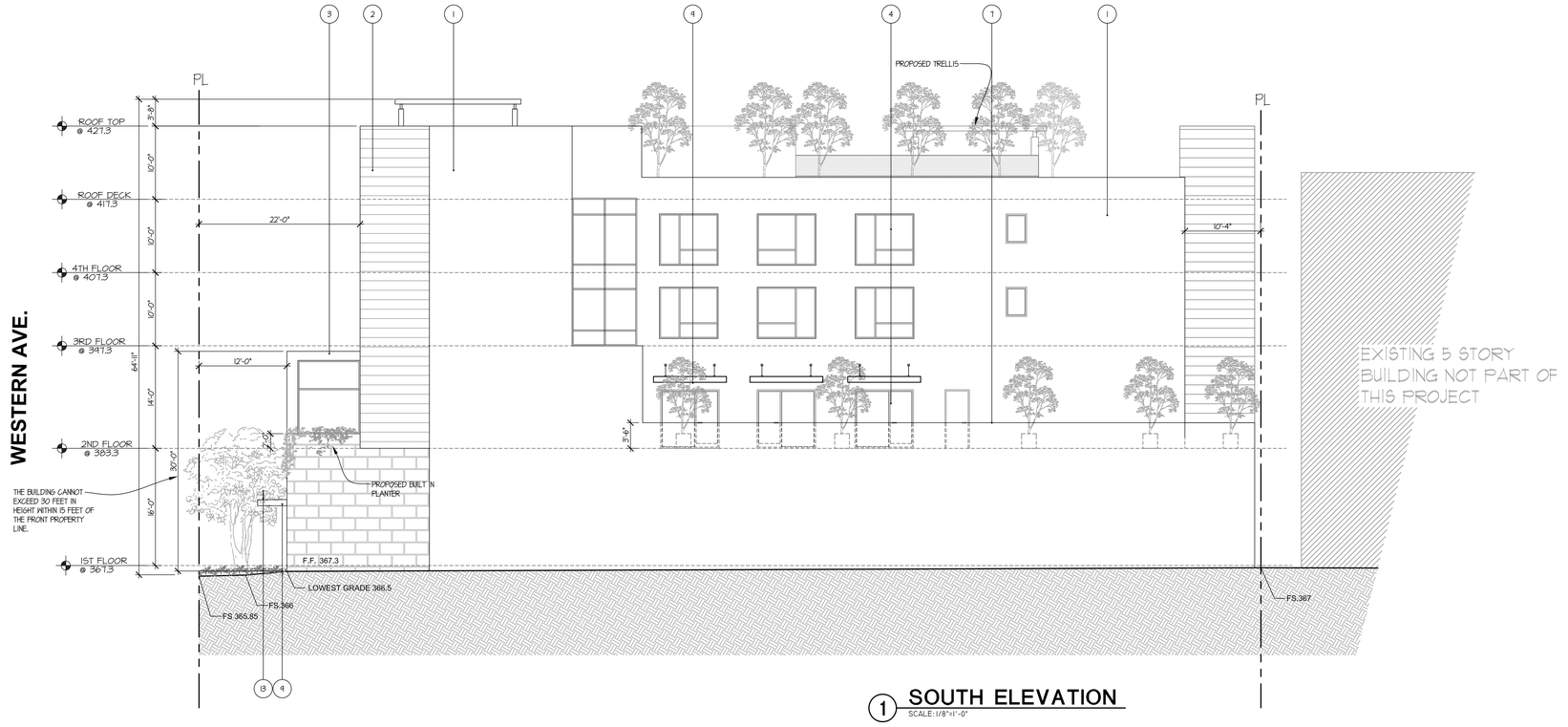
EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-3.1

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
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10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
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13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL

1 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-3.1a

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
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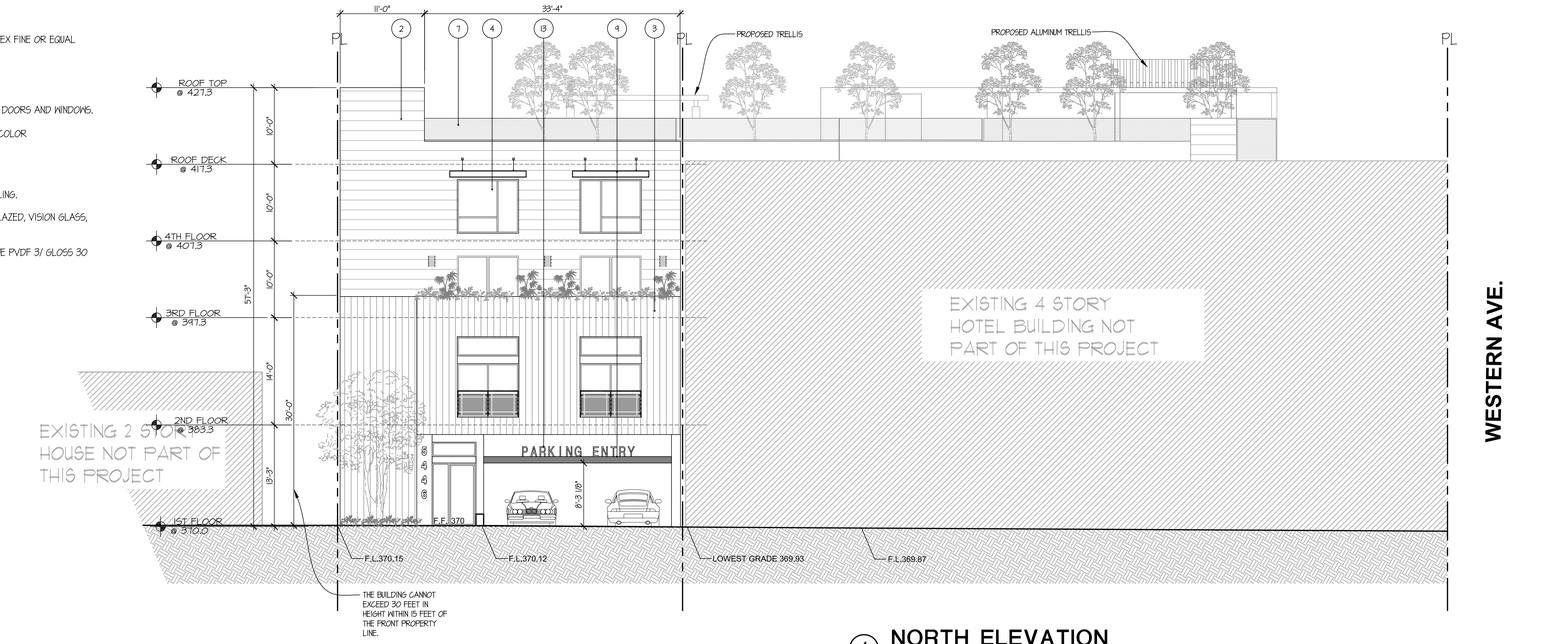
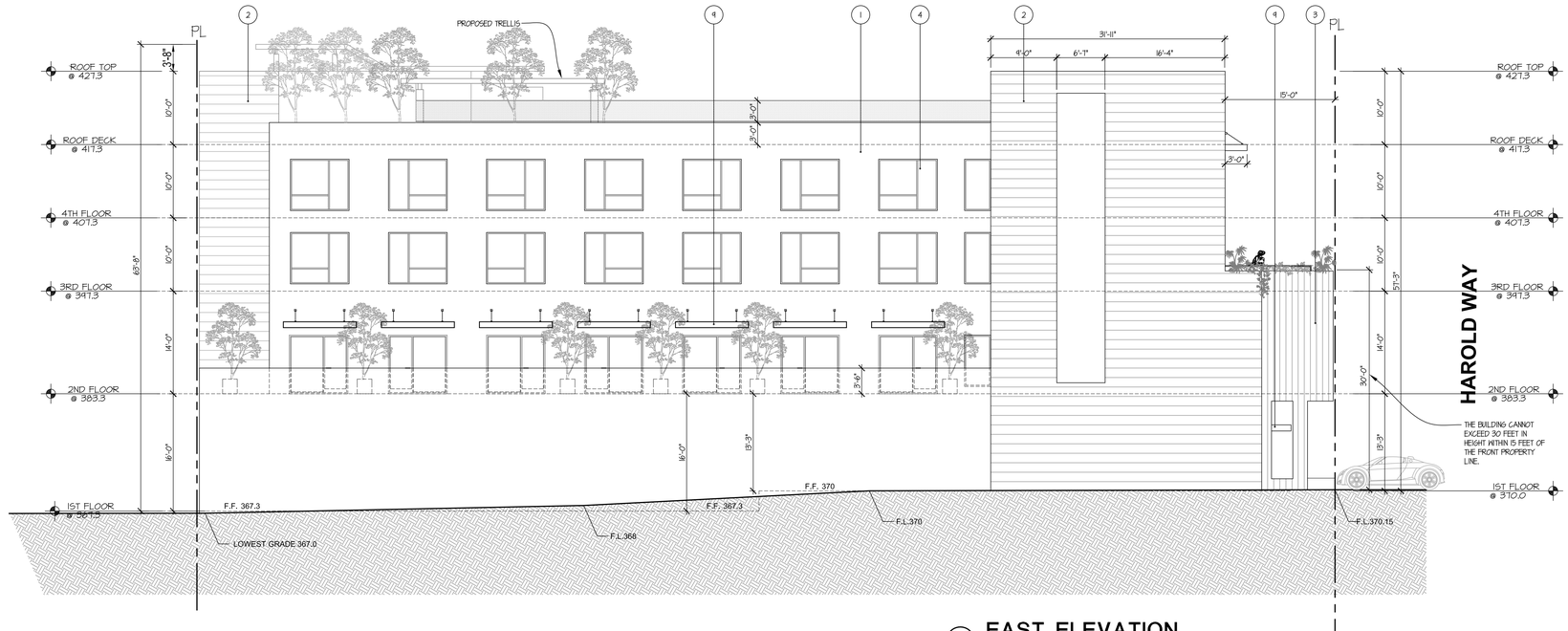
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "TRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

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Owner:
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Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-3.2

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
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9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL
16. BRUSHED ALUMINUM PANEL

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 EAST ELEVATION
SCALE: 1/8"=1'-0"

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Fax: (818) 551-1613
Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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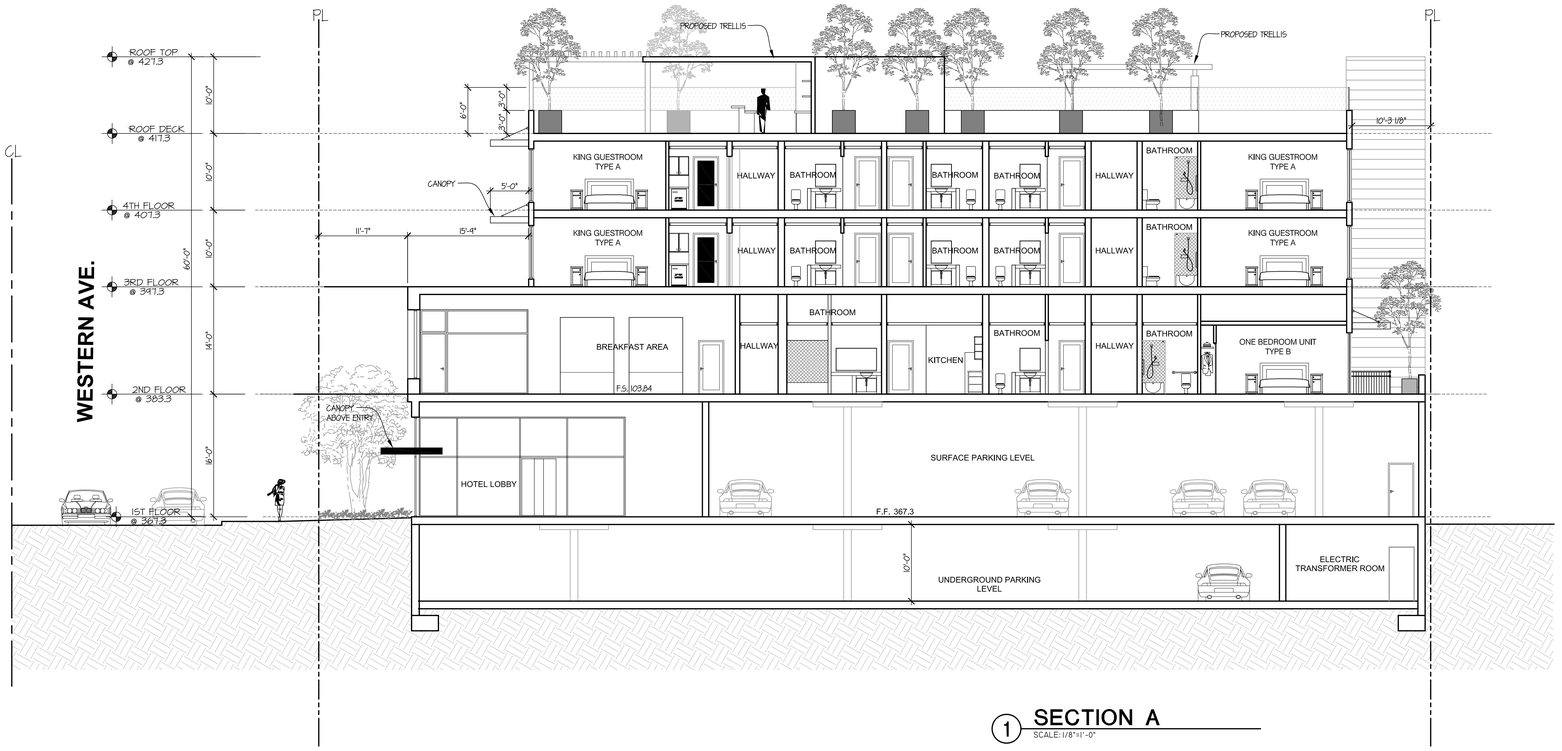
A-3.2a



1 SECTION A
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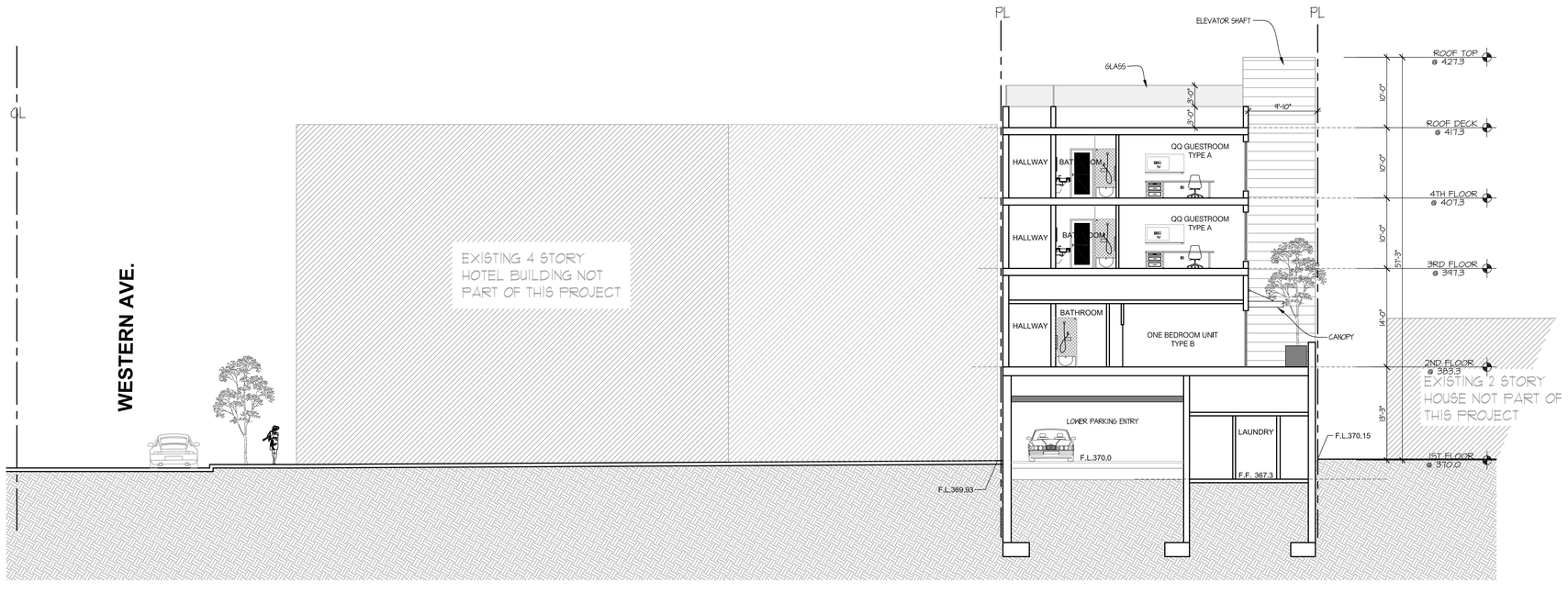

2 SECTION B
SCALE: 1/8"=1'-0"

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Scale:

SECTIONS A AND B

Scale: 1/8"=1'-0"

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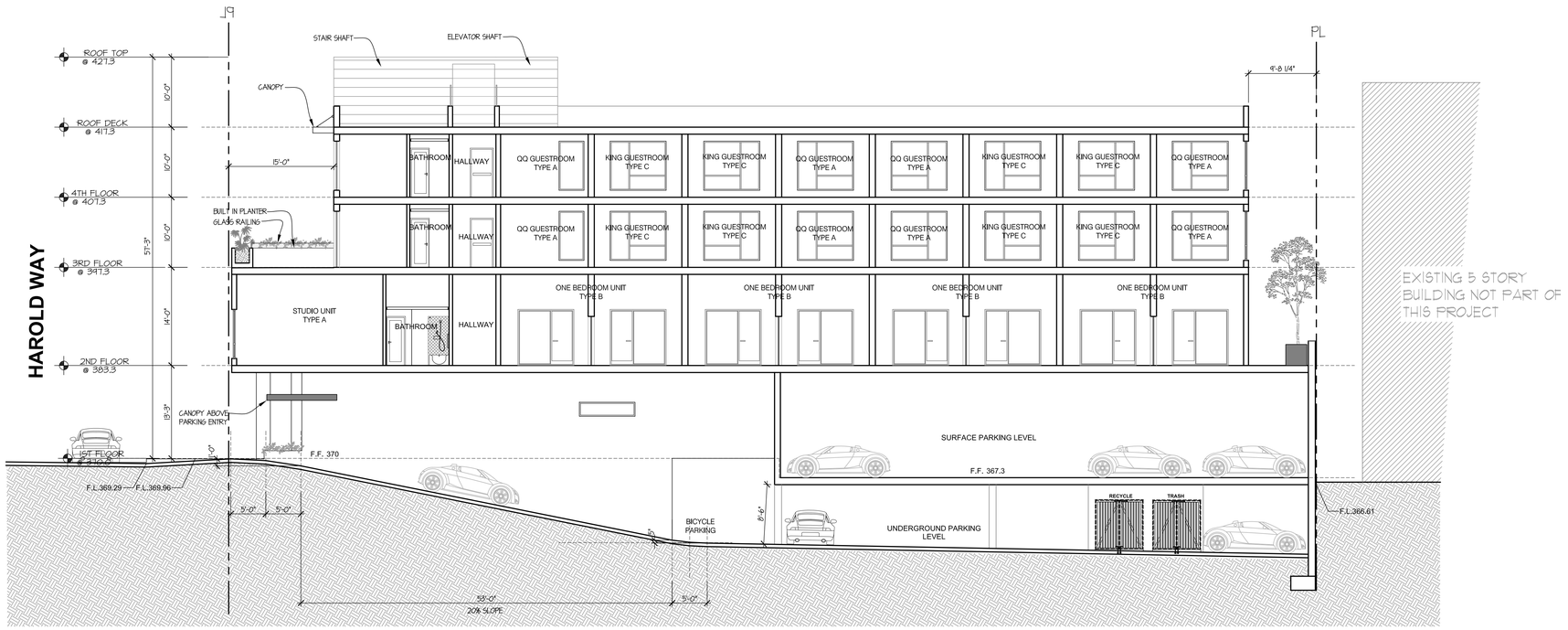
A-4.1



1 **SECTION C**
SCALE: 1/8"=1'-0"

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECTION "C"

Scale: 1/8"=1'-0"

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- APPROVED
- REVISION
- REVISION
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- PRINT DATE

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A-4.2

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1 FIRST FLOOR LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE POINTS

PROJECT SQUARE FOOTAGE: APPROX 14,478 sf
REQUIRED POINTS: 15

CONTINUOUSLY PLANTED PKWY - 1pt/linear foot	16
STRAIGHT LINE ACCESS TO BUILDING ENTRY	5
USE OF LA CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	26

AREA SUMMARY

ALL PROJECTS - TOTAL LOT AREA = APPROX. 14,478 SF

TOTAL LANDSCAPE (NOT INCLUDING PARKWAY) = 1,627 SF

COMMON OPEN SPACE AREA (ON ROOF) = 750 SF
REQUIRED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)
PROVIDED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)

1 TREE / 4 RESIDENTIAL UNITS = 4 UNITS / 10 UNITS = 3
REPLACEMENT TREES REQUIRED = 5
TREES PROVIDED = 31

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Acer Palmatum 'Sango Kaku' / Coral Bark Japanese Maple	3	15 gal	M	multi-trunk, 3rd flr
	Gingko biloba / Maidenhair tree	12	24" Box	M	2nd flr planters
		3	36" Box	M	1st flr/ground
	Koelreuteria bipinnata / Chinese Flame tree	14	24" Box	M	
	Street tree per City of Los Angeles	1	24" Box	n/a	
	SHRUBS				
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	68	1g	L	
	Dianella tasmanica / Tasman Flax Lily @ 18" o.c.	118	1g	M	2nd flr planters
	Dietes grandiflora 'Sunstripe' / Yellow Striped Fortnight Lily	40	1g	L	
	Phormium 'Pink Mist' / Pink New Zealand Flax @ 30" o.c.	21	5g	M	
	GROUND COVER				
	Carex praegracilis / California field sedge 112 sf @ 9" o.c. = 196 plants		flat	M	
	Heuchera hybrids / Coral Bells 101 sf @ 12" o.c. = 101 plants		1g	M	Variety TBD 3rd flr planters
	Senecio serpens 'Blue Chalksticks' / Blue chalksticks, 164 sf @ 9" o.c. = 287 plants		flat	L	
	Artificial Turf	1040 sf			Jack Smith @ SGS Turf (562) 400-1549

GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea millefolium Carex praegracilis Chondropetalum tectorum Festuca glauca Phormium dwarf var. 'Jack Spratt' Sesleria autumnalis Sesleria caerulea	686 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

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COURT
LAND
STUDIO
ARCHITECTURE

COURTLAND STUDIO, LLC
505 E Colorado Blvd. Mezz C
Pasadena CA 91101
P: 818-788-9382
F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/28/19

FIRST FLOOR
LANDSCAPE
PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION 02-28-19 Add street tree
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 11-5-18
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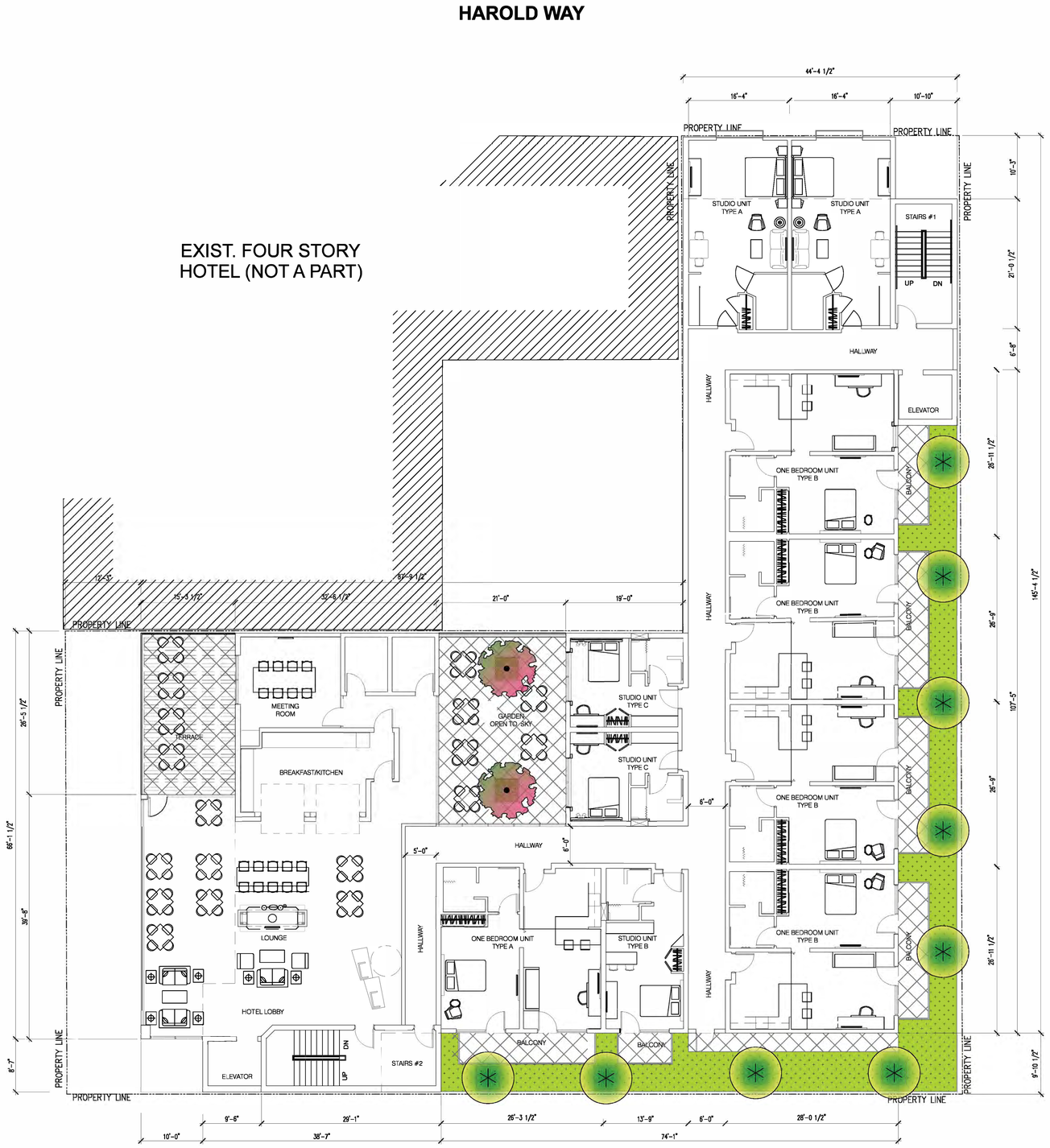


1 SECOND FLOOR LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS

TREES

ACER PALMATUM 'SANGO KAKU' / CORAL BARK JAPANESE MAPLE

GINGKO BILOBA / MAIDENHAIR TREE

KOELREUTERIA BIPINNATA / CHINESE FLAME TREE

SHRUBS

ASPARAGUS DENSIFLORUS ' MYERS' / MYERS ASPARAGUS

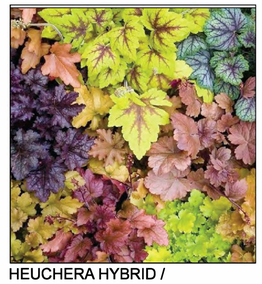
DIANELLA TASMANICA / TASMAN FLAX LILY

DIETES GRANDIFLORA 'SUNSTRIPE' / YELLOW STRIPED FORTNIGHT LILY

PHORMIUM 'PINK MIST' / PINK NEW ZEALAND FLAX

GROUNDCOVERS

CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE



HEUCHERA HYBRID / CORAL BELLS (VAR. TBD)

SENECIO SERPENS 'BLUE CHALKSTICKS' / BLUE CHALKSTICKS

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Project Name:
SAPPHIRE

Project Address:
1524–1530 N. WESTERN AVE.

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F: 818-788-3217
Licensed Landscape Architect #6620
Renewal Date 3/26/19

2nd FLOOR LANDSCAPE PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
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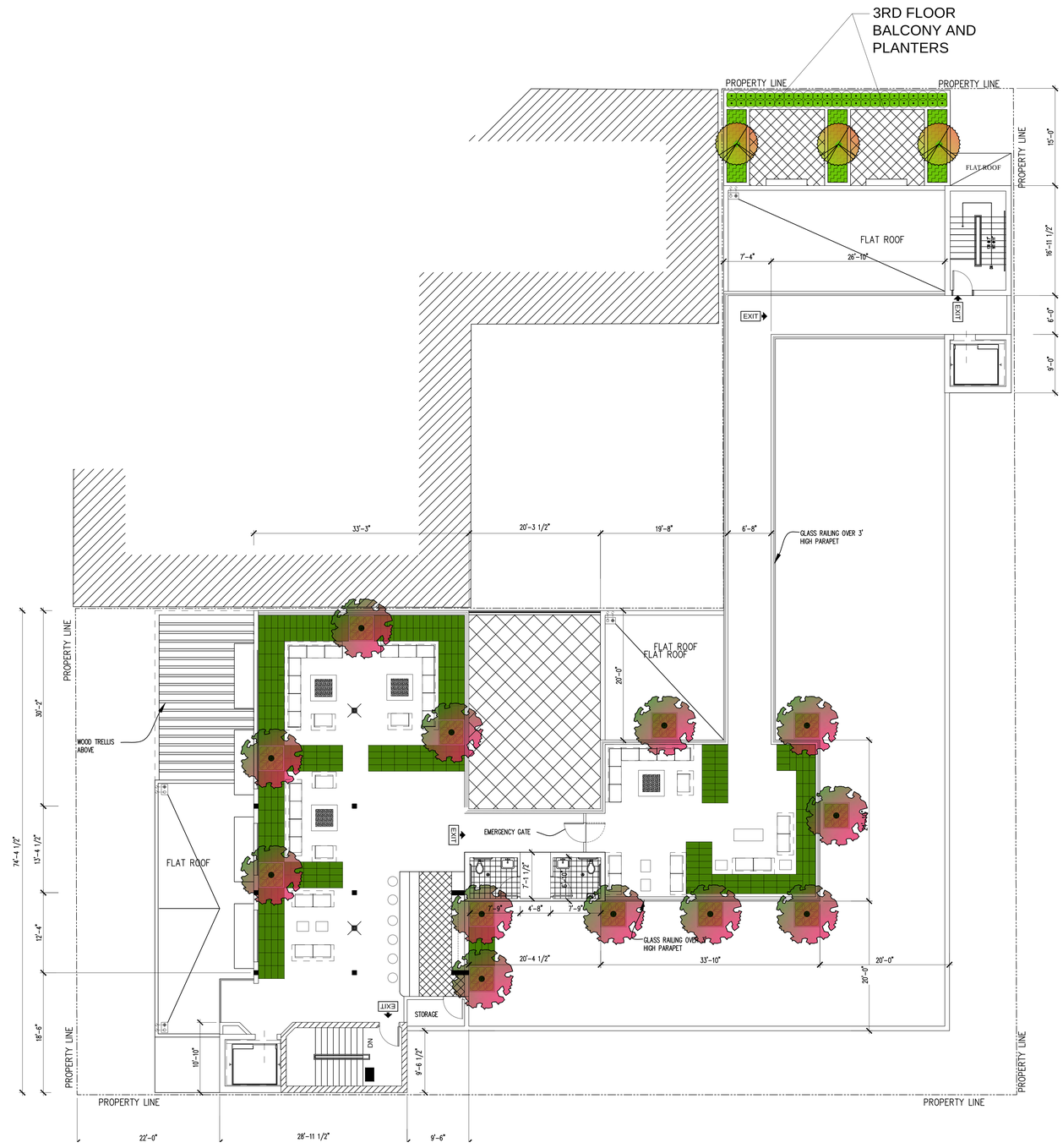

1 ROOF LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS

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F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/26/19

ROOF LANDSCAPE PLAN

Scale: 1/8"=1'-0"

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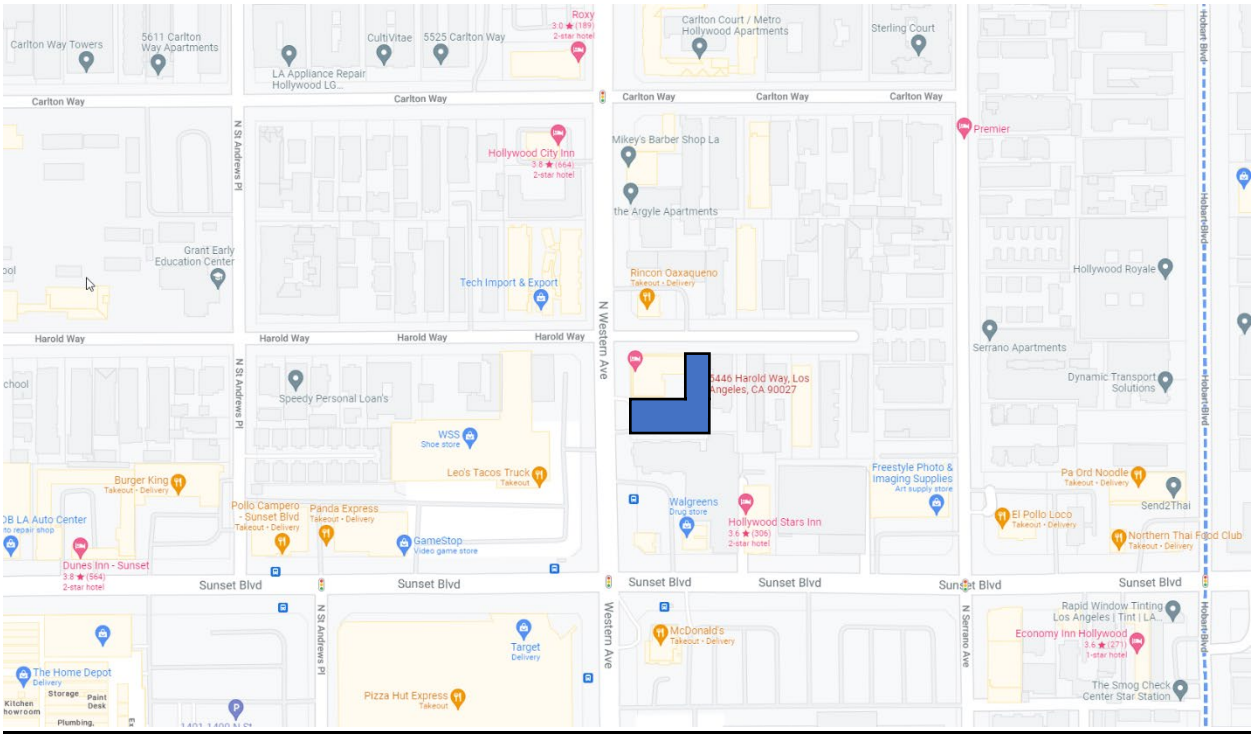
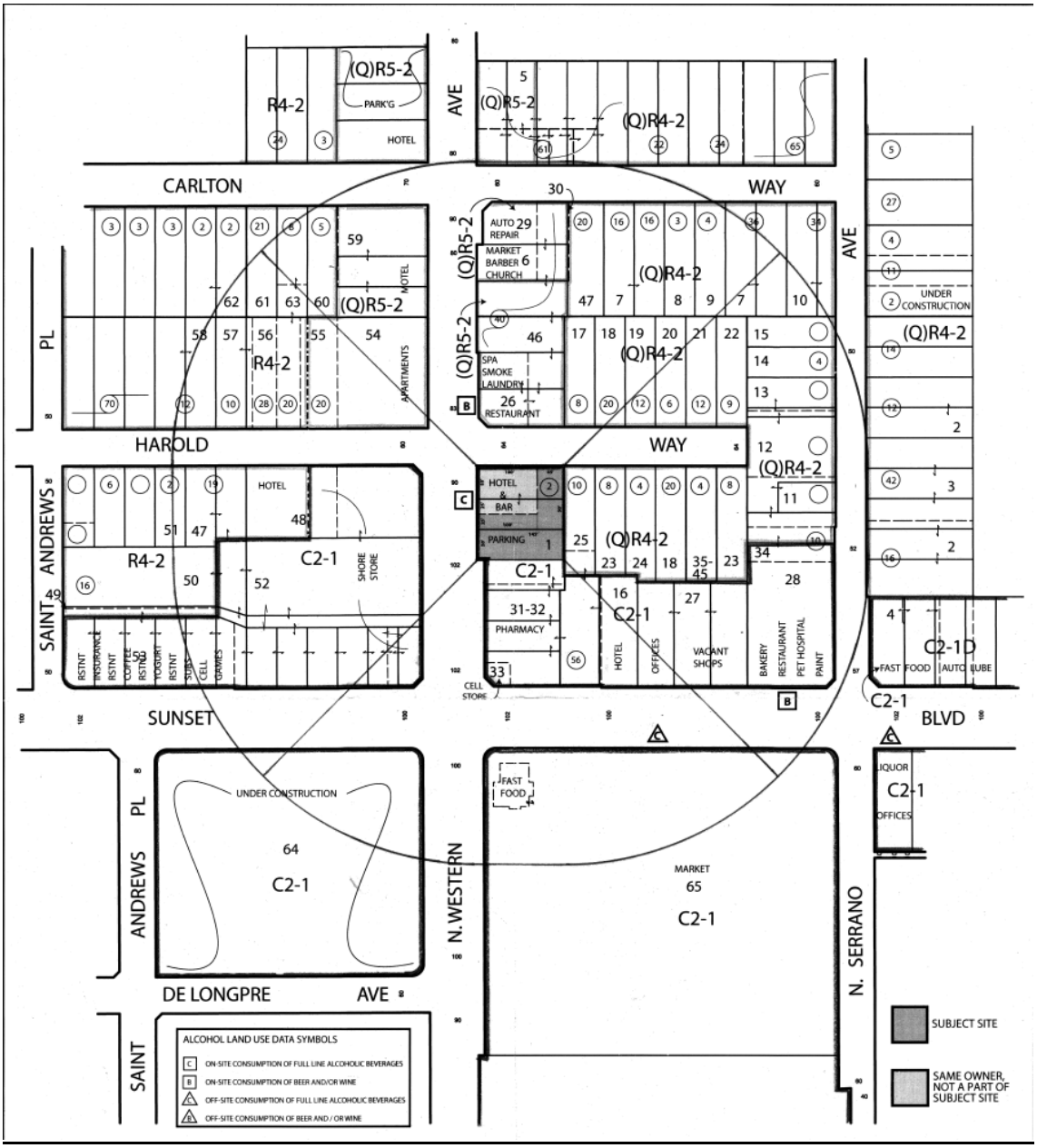
EXHIBIT B

Maps

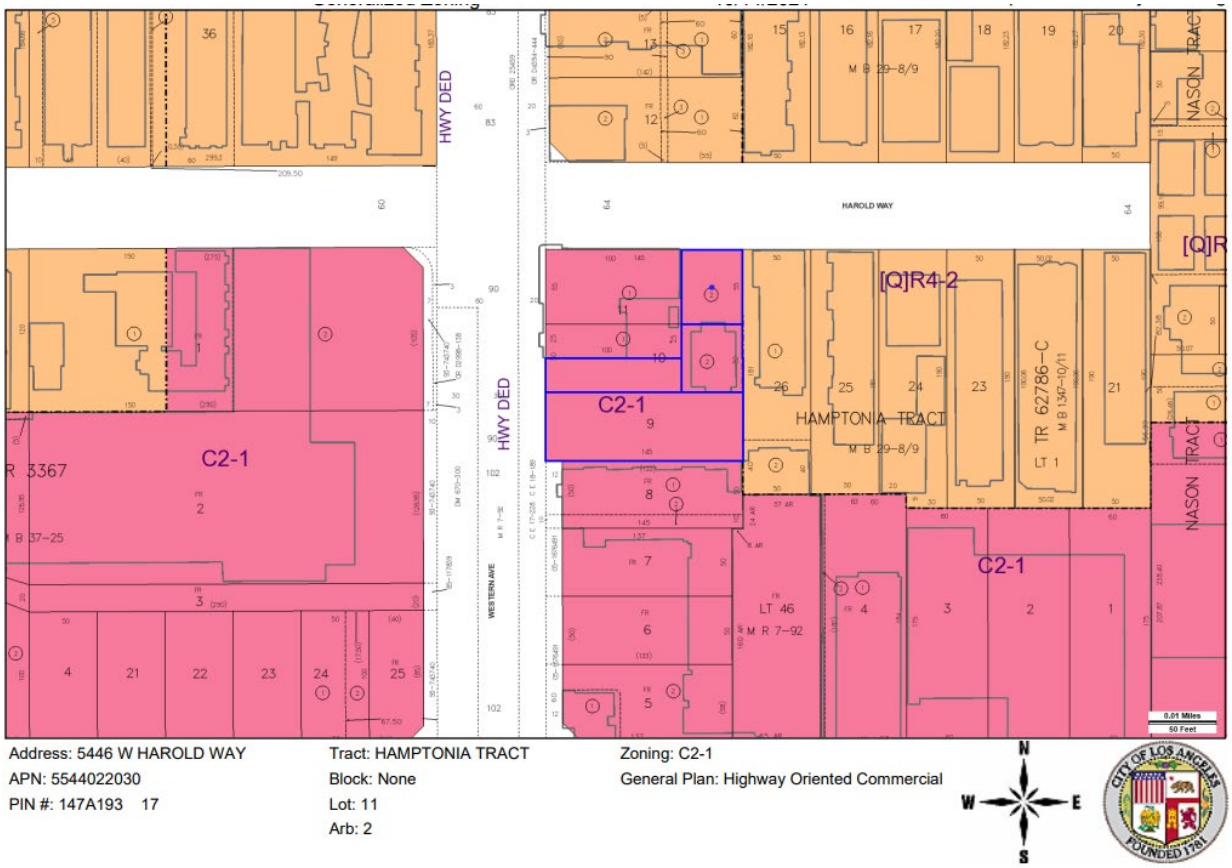
Vicinity Map



Radius Map


CARLTON
WAY
HAROLD
WAY
SUNSET
BLVD
DE LONGPRE
AVE
ANDREWS PL
SAINT ANDREWS
N. WESTERN
N. SERRANO
AVE
(Q)R5-2
(Q)R4-2
R4-2
C2-1
C2-1D
PARK'G
HOTEL
MOTEL
APARTMENTS
AUTO REPAIR
MARKET
BARBER
CHURCH
SPA
SMOKE
LAUNDRY
RESTAURANT
HOTEL & BAR
PARKING
PHARMACY
CELL STORE
SHORE STORE
UNDER CONSTRUCTION
FAST FOOD
LIQUOR
OFFICES
MARKET
ALCOHOL LAND USE DATA SYMBOLS
ON-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
ON-SITE CONSUMPTION OF BEER AND/OR WINE
OFF-SITE CONSUMPTION OF FULL LINE ALCOHOLIC BEVERAGES
OFF-SITE CONSUMPTION OF BEER AND / OR WINE
SUBJECT SITE
SAME OWNER, NOT A PART OF SUBJECT SITE

ZIMAS Map



Address: 5446 W HAROLD WAY
APN: 5544022030
PIN #: 147A193 17

Tract: HAMPTONIA TRACT
Block: None
Lot: 11
Arb: 2

Zoning: C2-1
General Plan: Highway Oriented Commercial

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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PRESIDENT

CAROLINE CHOE
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CALIFORNIA

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DEPUTY DIRECTOR

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

Sapphire Hotel Project

Case Number: ENV-2019-4339-MND

Project Location: 1524-1530 North Western Avenue and 5446 West Harold Way, Los Angeles, California, 90027

Community Plan Area: Hollywood

Council District: 13 **–** O'Farrell

Project Description: The Sapphire Hotel Project ("proposed Project" or "Project") proposes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The project will include 47 overall parking spaces with a maximum of 12 residential parking spaces (including two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio (FAR) of 1.8:1. There are two (2) street trees along Western Avenue that would remain in place during construction. There are four (4) existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope. The project would include 4,705 cubic yards of cut and export. The project would cut approximately ten (10) feet below the existing grade in order to accommodate the subterranean parking level.

The applicant is requesting the following approvals from the City: (1) a Conditional Use Permit to allow a hotel within 500 feet from an R Zone; (2) a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption; (3) a Project Permit Compliance for the demolition of an existing duplex and surface parking lot, and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level, within Subarea C (Community Center) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan; (4) a Specific Plan Exception to allow commercial uses above the ground-floor; and (5) a Specific Plan Exception to allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot. The applicant would also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities which may include, but are not limited to, the following: excavation, shoring, grading, foundation, haul route, and removal and replacement of street trees for the project site.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Rincon Consultants, Inc.

APPLICANT:

Phil Patel

August 2021

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study document evaluates potential environmental effects resulting from construction and operation of the proposed Sapphire Hotel Project ("proposed Project" or "Project"). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Mitigated Negative Declaration are intended as informational documents and are ultimately required to be adopted by the decision makers prior to Project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed Projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a Project's approval even if significant environmental effects are anticipated.

An application for the proposed Project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the Project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a Project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

> Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**SAPPHIRE HOTEL PROJECT**
ENVIRONMENTAL CASE NO.	**ENV-2019-4339-MND**
RELATED CASES	APCC-2019-4338-SPE-CU-CUB-SPP

PROJECT LOCATION	**1524-1530 North Western Avenue and 5446 West Harold Way**
COMMUNITY PLAN AREA	HOLLYWOOD
GENERAL PLAN DESIGNATION	HIGHWAY ORIENTED COMMERCIAL
ZONING	C2-1
COUNCIL DISTRICT	13 – O'FARRELL

LEAD AGENCY	**City of Los Angeles**
STAFF CONTACT	JASON HERNÁNDEZ
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APPLICANT	PHIL PATEL
ADDRESS	1536 NORTH WESTERN AVENUE
PHONE NUMBER	323-788-1807

PROJECT DESCRIPTION

The Sapphire Hotel Project ("proposed Project" or "Project") proposes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The project will include 47 overall parking spaces with a maximum of 12 residential parking spaces designated for the proposed apartments (including two guest spaces), 35 hotel parking spaces, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a FAR of 1.8:1. The project would include 4,705 cubic yards of cut and export. The project would cut approximately ten (10) feet below the existing grade in order to accommodate the subterranean parking level.

(For additional detail, see "Section 3. PROJECT DESCRIPTION").

ENVIRONMENTAL SETTING

The Project site encompasses 0.33 acre (approximately 14,478 square feet) and is identified with Assessor Parcel Numbers (APNs) 5544-022-028, -029, and -030. The Project site is located within the Hollywood Community Plan and Subarea C of the Vermont/Western SNAP. The site is zoned C2-1, designated for Highway Oriented Commercial land uses and is currently developed with a surface parking lot on the portion of the site fronting North Western Avenue and a duplex on the portion of the site fronting West Harold Way.

The surrounding area is characterized by level and sloped topography and improved streets. Properties to the north, west, and south are located within Subarea C of the Vermont/Western SNAP. The property on the southeast corner of West Harold Way and North Western Avenue, to the north and west of the Project site, is a Super 8 Motel with 54 guest rooms and a cocktail bar. To the south is a 56-unit apartment building and corner shopping center containing a Walgreens pharmacy and a Verizon Wireless Retail Store. West of the site, across North Western Avenue, is a WSS Shoe Store that occupies the entire block from West Harold Way to Sunset Boulevard. The property to the east of the Project site is developed with a two-story, 10-unit apartment building and located within Subarea A (Neighborhood Conservation) of the Vermont/Western SNAP.

(For additional detail, see "Section 3. PROJECT DESCRIPTION").

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g., permits, financing approval, or participation agreement)

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☐ Biological Resources	☐ Land Use/Planning	☐ Tribal Cultural Resources
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Energy	☒ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Jason Hernández	City Planning Associate
PRINTED NAME	**TITLE**
SIGNATURE	August 19, 2021
	DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration (CEQA Guidelines §15063 [c][3][D]). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impact to less than significant.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Sapphire Hotel Project ("proposed Project" or "Project") proposes the demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story, mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The project will include 47 overall parking spaces with a maximum of 12 residential parking spaces designated for the proposed apartments (including two guest spaces), 35 hotel parking spaces, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio (FAR) of 1.8:1. The project would include 4,705 cubic yards of cut and export. The project would cut approximately ten (10) feet below the existing grade in order to accommodate the subterranean parking level.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project site is located at 1524-1530 North Western Avenue and 5446 West Harold Way in the Hollywood Community Plan Area in the City of Los Angeles and Subarea C of the Vermont/Western SNAP. The Project site is identified with Assessor Parcel Numbers (APNs) 5544-022-028, -029, and -030. The subject property consists of four (4) rectangular shaped lots that create a "L" shaped Project site. The Project site has approximately 75 feet of frontage along the easterly side of Western Avenue and approximately 45 feet of frontage along the southerly side of Harold Way. The Project site is located within approximately 100 feet of the Western/Sunset bus stop for LA Metro Lines 2, 175 and 302 and LADOT Hollywood Clockwise Line and within approximately 0.2 mile of the Western/Hollywood bus stop for LA Metro Lines 207, 757, 180, 282, and 780 and the Metro Red Line at the Hollywood/Western Metro Station. Figure 1 shows the location of the Project site in the region, and Figure 2 shows the site in the local vicinity.

3.2.2 Existing Conditions

The Project site encompasses 0.33 acre (approximately 14,478 square feet) and is currently developed with a surface parking lot on the North Western Avenue frontage and a duplex on the West Harold Way frontage built in 1916. The duplex is currently subject to the Rent Stabilization Ordinance (RSO). The Project site is relatively flat and includes ruderal vegetation and ornamental landscaping. Photos of the existing conditions at the Project site are shown in Figure 3, and photos of the surrounding area are shown in Figure 4.

The Project site is located in the Hollywood Community Plan Area with a land use designation of Highway Oriented Commercial (Figure 5). Highway Oriented Commercial allows corresponding zones of C1, C2, RAS3, RAS4 and P. The site is zoned C2-1. The property is located 1.32 kilometers from Hollywood Fault Zone. The site is not within a designated hillside, airport hazard, coastal zone, farmland, fire hazard severity zone, hazardous waste site, Methane Buffer Zone, Bureau of Engineering's (BOE) Special

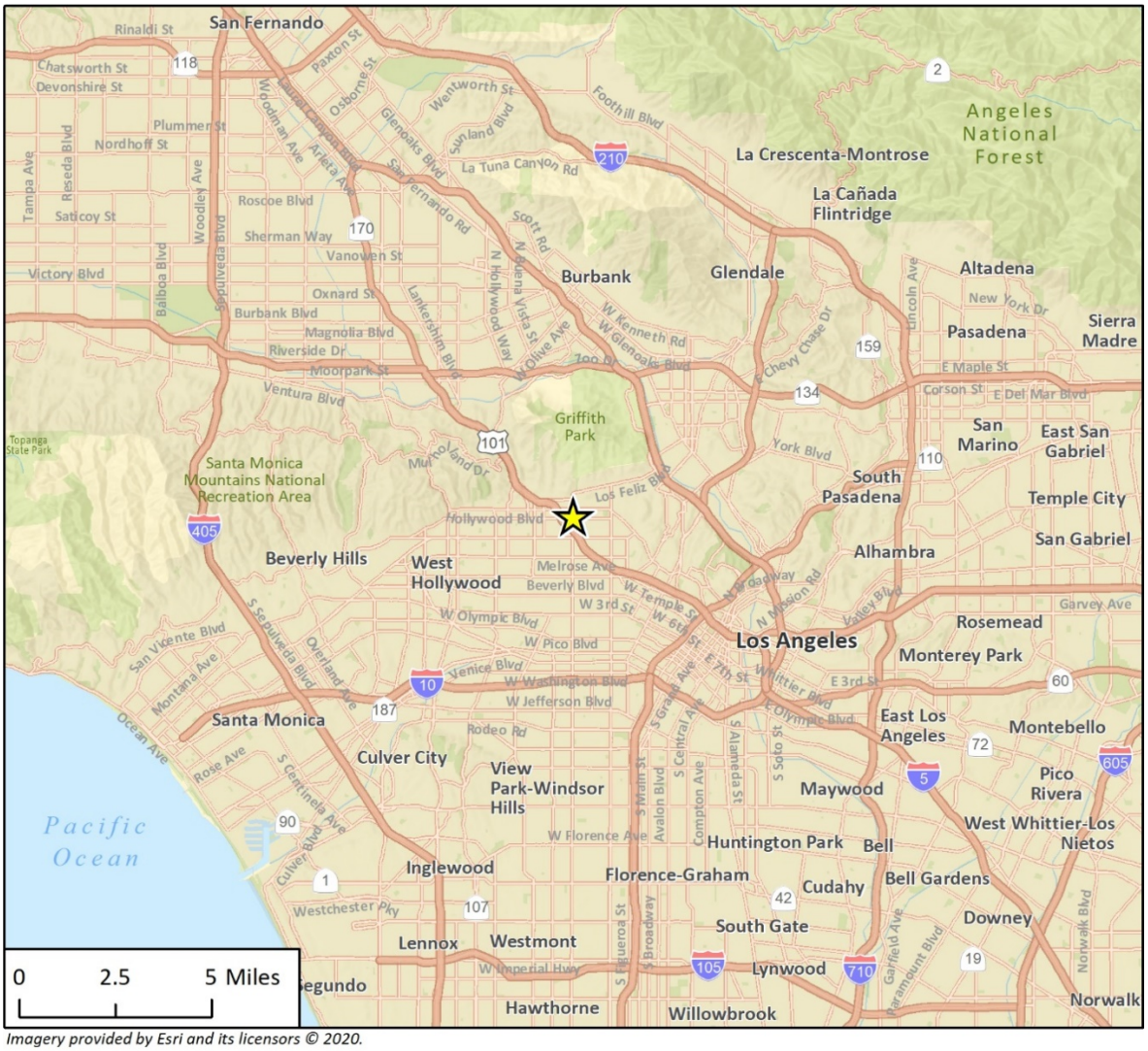
Grading Area, landslide, liquefaction, fault rupture, or tsunami inundation zone. There are two (2) street trees that will be removed as part of the project scope.

3.2.3 Surrounding Land Uses

The site is located within the Hollywood Community Plan Area, approximately 0.26 miles to the east of the 101 Freeway. The Project site is located approximately 720 feet from the Hollywood/Western Metro Red Line Station. Beverly Boulevard is designated as an Avenue II with a designated right-of-way width of 86 feet and designated roadway width of 56 feet. Heliotrope Drive is designated as a Local Street – Standard with a designated right-of-way width of 60 feet and designated roadway width of 36 feet. Berendo Street is designated as a Local Street – Standard with a designated right-of-way width of 60 feet and designated roadway width of 36 feet.

The surrounding area is characterized by level topography and improved streets. The property on the southeast corner of West Harold Way and North Western Avenue, to the north and west of the Project site, is a Super 8 Motel with 54 guest rooms and a cocktail bar. To the south is a 56-unit apartment building and corner shopping center containing a Walgreens pharmacy and a Verizon Wireless Retail Store. East of the site is a two-story 10-unit apartment building. West of the site, across North Western Avenue, is a WSS Shoe Store that occupies the entire block from West Harold Way to Sunset Boulevard. Photos of surrounding land uses are shown in Figure 4.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

Project Location

N

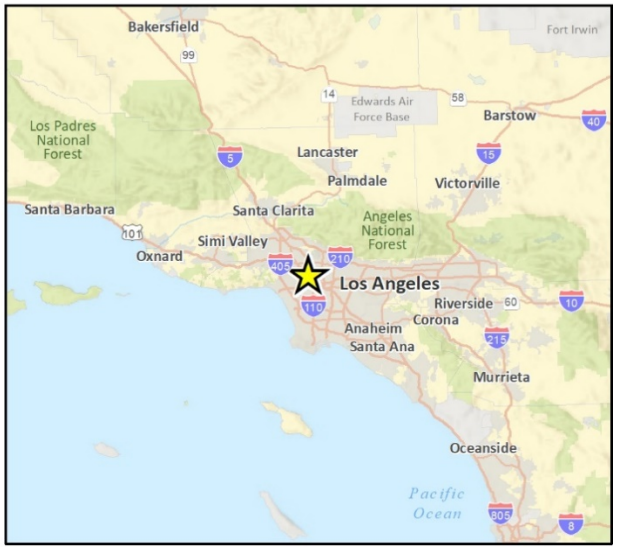


Figure 2 Project Site Location

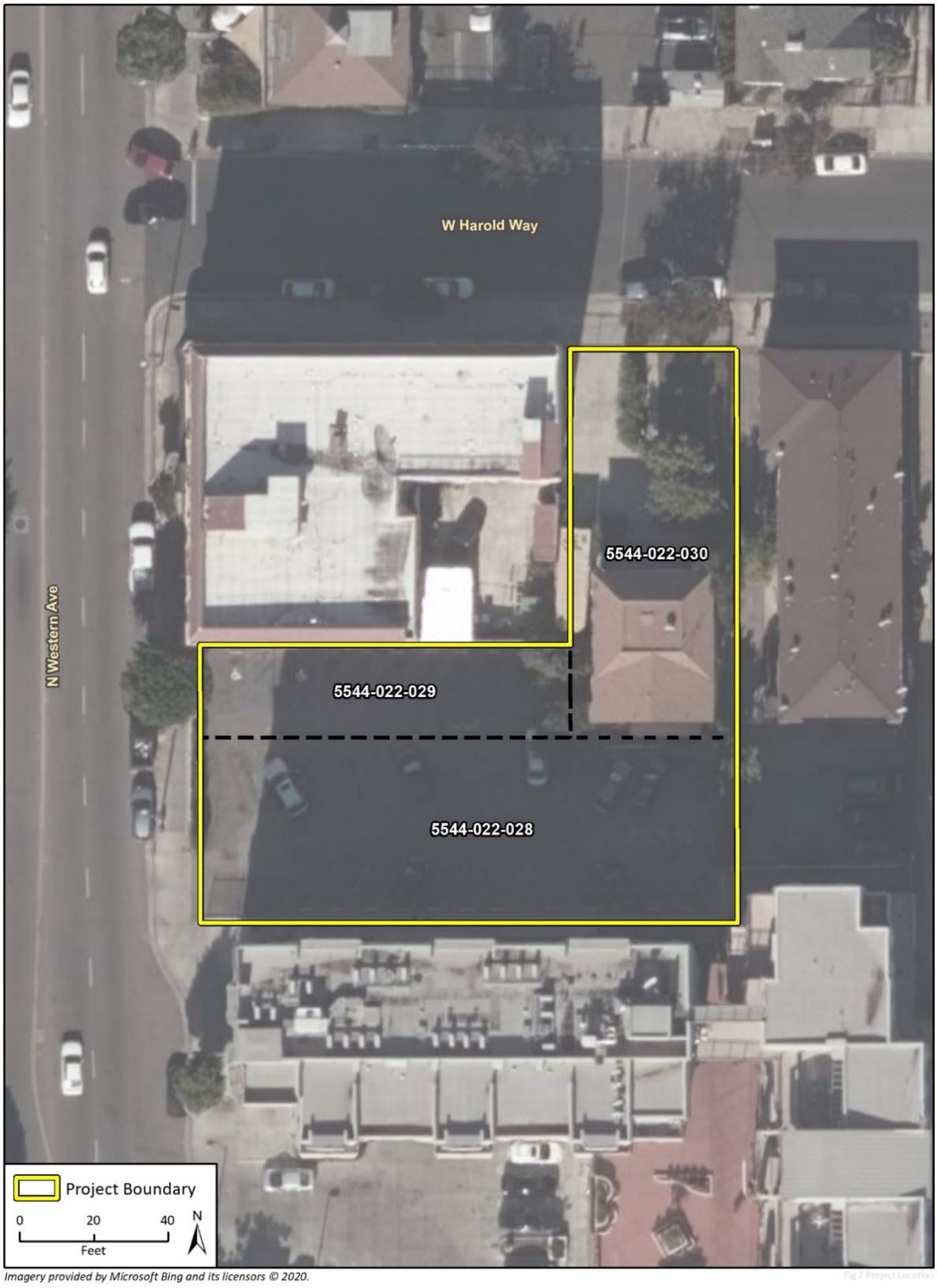


Figure 3 Existing Site Photographs

Photograph 1. View of the existing parking lot fronting North Western Avenue, looking to the east. The existing duplex on the site is shown in the background on the left. Multi-family residences are located south of the Project site, shown on the right side of the photo.

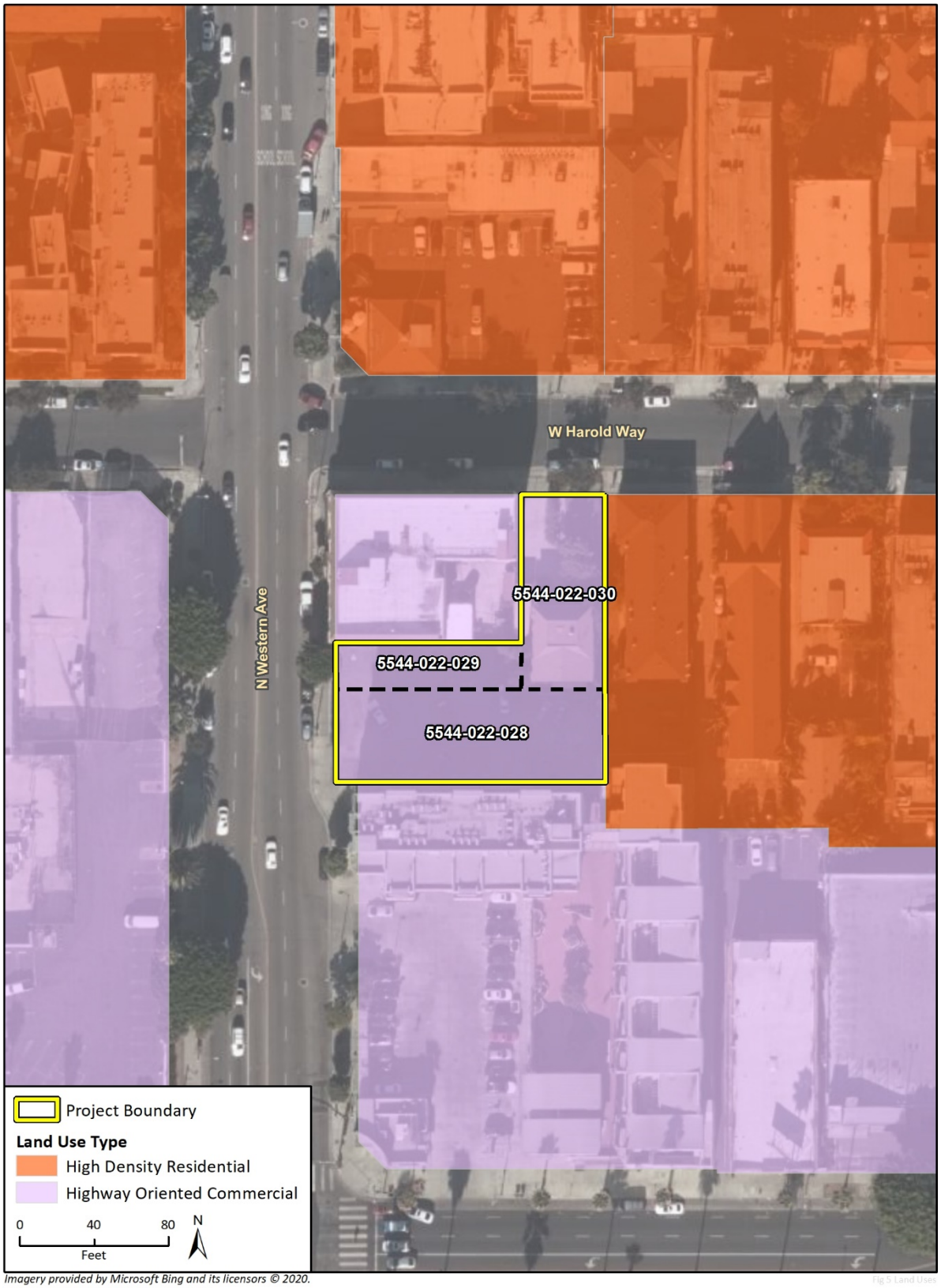
Photograph 2. View of the front of the existing duplex on the site, located at 5446 West Harold Way, looking to the south. The building would be demolished as part of the Project.

Figure 4 Photographs of Surrounding Uses

Photograph 3. View of the intersection of West Harold Way and North Western Avenue, looking to the north/northeast. Commercial uses include restaurants, a smoke shop, and supermarket.

Photograph 4. View of the intersection of West Harold Way and North Western Avenue, looking to the west. The WSS shoe store west of the Project site is located on the left side of the photo, and multi-family residential apartments fronting North Western Avenue are shown in the right side of the photo.

Figure 5 General Plan Land Use Designations



Imagery provided by Microsoft Bing and its licensors © 2020.
Additional data provided by LA City, 2019.

3.2.4 Cumulative Development Projects

In addition to the specific impacts of individual Projects, CEQA requires consideration of potential cumulative impacts of the proposed Project. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed Project and other nearby projects. Table 1 provides a list of other development projects in the general vicinity of the proposed Project.

TABLE 1 CUMULATIVE DEVELOPMENT PROJECTS

Project No.	Address	Land Use	Case Number	Application Status
1	1349 North Hobart Boulevard	Demolition of 9 residential units and construction of 29 residential units	ENV-2019-791-EAF	Not complete
2	5506 West Hollywood Boulevard	4,356-sf restaurant and 3,716-sf commercial kitchen with a market	ENV-2018-892-EAF	Not complete
3	5420 West Sunset Boulevard	735 residential units and 95,820 sf of commercial uses	ENV-2017-1084-EIR	Not complete
4	1552 North Western Avenue	Change of use from a market to a trade school	ENV-2017-2782-CE	Not complete
5	5525 West Sunset Boulevard	Demolition of existing commercial building and construction of 412 residential units and 36,000 sf of commercial uses	CPC-2019-4639-CU-DB-SPE-SPP-SPR-DD-MCUP	Not complete
6	5520 West Sunset Boulevard	194,749-sf retail shopping center	CPC-2015-74-GPA-SP-CUB-SPP-SPR	Complete
7	1300 North Western Avenue	475-sf expansion of an existing 2,100-sf convenience store for off-site beer and wine sales	ENV-2019-1143-CE	Not complete
8	5627 West Fernwood Avenue	Demolition of existing commercial building and construction of 59 very low income affordable residential units and one market rate manager's residential unit	ENV-2017-4873-CE	Complete
9	1525 North Hobart Boulevard	21 residential units	ENV-2017-1836-CE	Complete
10	1370 North St. Andrews Place	Demolition of existing building and construction of 35,000 sf addition to existing community house and change of use to office and restaurant	ENV-2016-1531-MND	Complete
11	5600 West Hollywood Boulevard	32 residential units and 1,279 sf of commercial space	ENV-2016-2808-CE	Complete
12	1375 North St. Andrews Place	Demolition of school and daycare center and construction of 185 residential units	ENV-2015-4630-EIR	Complete
sf = square feet				

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The proposed Project involves the construction of a "L" shaped four-story mixed-use building, consisting of a 36-room boutique hotel and 10 apartment units. To accommodate the proposed 60-foot mixed-use building, the Project would require demolition of a duplex (approximately 2,280 sf) at 5446 West Harold Way. Vehicular parking would be provided in a two-story parking garage with one subterranean level and one at-grade level with a total of 47 spaces. The subterranean parking level would contain 25 vehicular parking stalls and 24 bicycle stalls, an elevator run, and support areas (ex. mechanical, storage, trash, electrical). The subterranean parking level would have accessibility to the ground-floor apartment lobby and residential elevator. The ground floor of the building would contain 22 vehicular parking stalls, separate apartment and hotel lobbies, a security/manager's office, and a break and laundry room. Of the total 47 parking spaces, 12 spaces would be for residential use (including two guest spaces), and 35 spaces would be for hotel use. The second floor would contain 10 apartment units, a hotel breakfast/kitchen area, conference room, a second hotel lobby, and an outdoor garden space with seating. The apartment units would not be connected to the hotel amenities and would function separately from the hotel use. The third floor would contain 19 hotel rooms, and the fourth floor would contain 17 hotel rooms and a gym. An outdoor deck and common space area would be provided on the roof of the building. An overview of the Project layout is provided in Table 2, and the proposed site and floor plans are included in Appendix A.

TABLE 2 PROJECT SUMMARY

Overview	Unit
Gross Site Area	14,478 sf (0.33 acre)
Gross Building Area	26,080 sf
Height[1]	60 ft
Density[2]	30.3 units/acre
Floor Area Ratio (FAR) Hotel Residential	 0.6 1.2
Unit Type/Use	
Hotel Rooms	36 rooms - 17,380 sf
Apartments Studios 1 Bedroom	8,700 sf 5 units 5 units
Parking	
Vehicle Hotel Residential	47 stalls (25 subterranean and 22 ground floor) 35 stalls 12 stalls
Bicycle	24 stalls

Residential Open Space	
Required	1,000 sf
Proposed	1,343 sf

sf = square feet; ft = feet, du = dwelling unit
[1] Proposed height calculation includes rooftop equipment, elevator/stair shaft, and rooftop trellis.
[2] Density calculation based on number of proposed residential units.

3.3.2 Design and Architecture

The proposed mixed-use building would be constructed in a "L" shaped design with two separate street frontages, due to the nature of the Project site. The proposed site plan is included in Appendix A. To reduce scale and massing, the façades of the building on the North Western Avenue and West Harold Way would be constructed with a volumetric three-dimensional form design. Exterior architectural finishes would include, but are not limited to, cement plaster, brushed aluminum claddings, greyed cedar matt trespa, and dual glazed glass doors and windows with anodized aluminum frames. Elevation profiles depicting the building's design and architecture are shown in Figure 6 and Figure 7, and conceptual renderings of the building from the street level and aerials are shown in Figure 8 and Figure 9. The massing design was completed in compliance with the requirements of the Vermont/Western SNAP.

3.3.3 Open Space and Landscaping

The proposed Project would provide 1,343 sf of open space, consisting of 763 sf of roof deck area and 580 sf of private balconies. There are two (2) street trees, one evergreen pear (*Pyrus kawakami)* on West Harold Way and one Indian Laurel ficus (*Ficus nitida)* on North Western Avenue; both trees would remain in place during construction. There are four (4) existing trees on the site, which are all unprotected fruit trees that would be removed. Implementation of the Project would include 1,627 sf of landscaping and the planting of 32 on-site trees - three coral bark Japanese maples (*Acer Palmatum*), 15 maidenhair (*Gingko biloba*), and 14 Chinese flame (*Koelreuteria bipinnata*). Ornamental landscaping and shrub plantings would be provided on the ground floor near the entrances/exits, on the second floor along the eastern and southern edges of the building in planters/balconies, and on the roof deck. Landscape plans are provided in Appendix A.

3.3.4 Access, Circulation, and Parking

The Project would include construction of one new ingress/egress point off North Western Avenue to provide ground floor access to the hotel lobby and ground floor hotel parking. A secondary ingress/egress point off West Harold Way would be located at the existing curb ramp but would be excavated to provide subterranean access to the residential lobby and subterranean parking garage. The Project would provide 47 total parking stalls (22 standard, 21 compact, and two handicapped) in the two-level parking garage. Of this total, 12 spaces would be for residential use (including two guest spaces), and 35 spaces would be for hotel use. The subterranean level would provide 25 parking stalls and 24 bicycle stalls. The at-grade level would provide 22 parking stalls. The Project would allocate five percent of the total parking spaces for electric vehicle use/stations, consistent with the City of Los Angeles Green Building Code.

3.3.5 Anticipated Construction Schedule

Construction of the proposed Project is anticipated to occur over an approximately 18- to 24-month period that would begin following entitlement approval. All construction would occur Monday through Friday, consistent with Los Angeles Municipal Code (LAMC)

requirements. Construction phasing would include demolition of an existing two-story residence (2,280 sf), site preparation, grading, building construction, asphalt paving and architectural coating. Once completed, the parking garage would provide staging for construction equipment and parking for construction workers. The Project would require export of approximately 4,705 cubic yards of cut soil to accommodate the subterranean parking garage.

Figure 6 West and South Elevations of the Proposed Project

Source: Alajajian Marcoosi Architects Inc., 2019.

Figure 7 North and East Elevations of the Proposed Project

Source: Alajajian Marcoosi Architects Inc., 2019.

Figure 8 Conceptual Renderings of the Proposed Project from Street Level

① VIEW FROM WESTERN AVENUE

② VIEW FROM HAROLD WAY

Source: Alajajian Marcoosi Architects Inc., 2019.

Figure 9 Conceptual Renderings of the Proposed Project from Aerial View

① BIRD'S-EYE VIEW FROM WESTERN AVENUE

② BIRD'S-EYE VIEW FROM HAROLD WAY

Source: Alajajian Marcoosi Architects Inc., 2019.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requested permits and approvals for the Project. The Initial Study will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

1. Pursuant to **Los Angeles Municipal Code (LAMC) Section 12.24 24**, a Conditional Use Permit to allow a hotel within 500 feet from a R Zone.
2. Pursuant to **LAMC Section 12.24 1**, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption.
3. Pursuant to **LAMC Section 11.5.7 C**, a Project Permit Compliance for the demolition of an existing duplex and surface parking lot, and the construction, use, and maintenance of a new four-story, mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level
4. Pursuant to **LAMC Section 11.5.7 F**, a Specific Plan Exception for relief from the following Vermont/Western Station Neighborhood Plan ("SNAP") requirements:
    a. **SNAP Section 9.A.1: Commercial Uses**. To allow commercial uses above the ground-floor; and
    b. **SNAP Section 9.C: Transitional Height**. To allow the proposed building to exceed the Transitional Height limits for a project abutting a Subarea A lot.
5. The Applicant will request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition, temporary street closure, excavation, shoring, grading, haul route, foundation, and building.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating Project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center Project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." PRC §21099(a)(7) defines a "transit priority area" as an area within 0.5 mile of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC §21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC §21099(a)(1) defines an "employment center Project" as "a Project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. PRC §21099(a)(4) defines an "infill site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination.

The related City of Los Angeles Department of City Planning Zoning Information File ZI No. 2452 provides further instruction concerning the definition of transit priority Projects and states that "visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill Projects within TPAs pursuant to CEQA."[1]

PRC §21099 applies to the Project because the Project is a mixed-use residential Project on an infill site within 0.2 mile of the Hollywood/Western Metro Station, which serves the Metro Red Line. Therefore, the Project is exempt from aesthetic impacts. The analysis in this initial study is for informational purposes only and not for determining whether the Project will result in significant impacts to the environment. Any aesthetic impact analysis in this initial study is included to discuss what aesthetic impacts would occur from the Project if PRC §21099(d) was not in effect. As such, nothing in the aesthetic impact discussion in this initial study shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures.

[1] City of Los Angeles Department of City Planning, Zoning Information File ZI No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf. Accessed April 28, 2020.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Have a substantial adverse effect on a scenic vista?

No impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The Conservation Element of the City of Los Angeles General Plan describes scenic vistas as the panoramic public view access to natural features, including views of the ocean, striking natural terrain, or unique urban or historic features (City of Los Angeles 2001a). None of these elements are visible from or through the Project site, which is in an established urban community. The existing views in the Project site are defined primarily by the commercial and residential developments along North Western Avenue. Views through the site are currently blocked due to adjacent buildings, and views of the Santa Monica and Santa Susana Mountains to the west and north and the San Gabriel Mountains to the northeast are limited by topography and intervening multi-family residential and commercial developments surrounding the Project site. Therefore, as an infill project within one-half mile from a major transit stop, the project would not have an adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The proposed Project is located approximately

0.3 mile east of U.S. Highway 101 and approximately 2.5 miles west of Interstate 5. According to the California Department of Transportation (Caltrans) (2019), neither of these highways are designated as state scenic highways (Caltrans 2019). The City of Los Angeles identifies the segment of North Western Avenue between Franklin Avenue and Los Feliz, located approximately 0.5 mile north of the Project site, as a designated scenic highway in the Mobility Element of its General Plan (City of Los Angeles 2016). The Project site is not visible from this section of North Western Avenue due to existing intervening topography and urban development. In addition, there are no scenic or historic resources located on the site. The proposed Project would not substantially damage scenic resources within view of a scenic highway and, and in accordance with PRC §21099, no impact would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than significant impact. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the site and its surroundings. The proposed Project involves development of a mixed-use building on an infill site located in an established urban community. Implementation of the Project would change the visual character of the Project site by demolishing a duplex and surface parking lot and introducing a new four-story mixed-use residential and hotel building. As shown in Figure 4 and Figure 8, the Project site is surrounded by commercial and residential developments on all sides, and the Project would be constructed in an "L-shaped" design in between existing development. The Project site currently lacks scenic quality. The Project would introduce new landscaping and tree plantings to the site, which would enhance the scenic quality of the site as compared to existing conditions.

The proposed four-story, 60-foot building would be consistent with the 75-foot height limit for mixed use buildings imposed by the Vermont/Western SNAP Subarea C provisions under Section 9.B.2. As discussed in Section 3, *Project Description*, the applicant is requesting an exception to exceed the transitional height requirements from adjoining properties in Subarea "A" contained in LAMC Section 9.C of the Vermont/Western SNAP. The proposed building would be similar in height to developments in the surrounding area and is consistent with buildings fronting on Western Avenue. The adjacent property to the north and west is developed with a four-story motel, and immediately south of the site is a five-story apartment building. The adjacent property to the east is currently developed with a two-story apartment building; however, the proposed Project design includes a step back from the eastern property line with a landscape buffer to create an adequate transition and separation between the existing apartment building and the proposed mixed-use building. The proposed Project design also includes a step back with landscaping and trees at the second floor along the North Western Avenue frontage to reduce massing along this frontage.

Consistent with the Subarea C Development Standards in the Specific Plan, the Project would include transparent building elements such as windows and doors that occupy at least 50 percent of the exterior wall surface of the ground floor facades for the front and side elevations (i.e., the building's frontages on North Western Avenue and West Harold Way). The proposed Project would be required to comply with all other Area Plan development standards/requirements for Subarea C (including but not limited to signage, architectural colors and materials, building form, etc.), as well as any applicable C2-1 development standards contained in the LAMC. Although the construction of a four-story mixed-use building would modify the visual character of the site, it would not degrade the existing visual character or quality of the site and its immediate

surroundings. Furthermore, the proposed building would be consistent with the City's envisioned visual character and quality of the Project site.

In summary, for the reasons discussed above, the proposed Project would not adversely impact the visual character of the surrounding urban landscape and would be consistent with applicable Specific Plan, General Plan, and LAMC regulations and policies relating to visual character and quality. In accordance with PRC §21099, changes to the visual character and quality of the Project site and surrounding area would be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less than significant impact. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. The proposed Project would develop an infill site for hotel and residential use. The proposed Project would include indoor lighting in hotel rooms, residences, and indoor amenity areas as well as exterior lighting for security, private balconies, and outdoor common spaces, such as the roof deck. The proposed Project would also utilize reflective materials, such as glass surfaces, in its doors and windows, which could create glare during daylight hours. In addition, the proposed Project would generate new vehicle traffic to and from the Project site that would contribute light from vehicle headlamps and glare from vehicle surfaces and windows.

The Project site is in a fully urbanized area in the Hollywood CPA of Los Angeles, which currently experiences relatively high levels of nighttime lighting from passing vehicles. In addition, North Western Avenue and West Harold Way are illuminated by streetlights during nighttime hours. Parking would be provided in an enclosed parking garage, and headlights and glare from vehicles entering and exiting the site would be contained in the building. As a result, new sources of light and glare created by the Project would be minimal and would not adversely affect day or nighttime views in the area.

The proposed Project would be required to comply with the Development Standard for Subarea C of the Vermont/Western SNAP, which regulates on-site light shielding and direction, mounting heights, and colors. LAMC §93.017(b), which is part of the Electrical Code, prohibits any stationary exterior light source that causes direct glare to any exterior window or sliding glass door, any elevated habitable porch, deck, or balcony, or any ground surface intended for use, but not limited to recreation, barbeque, or lawn areas of any other residential property. In addition, the proposed Project would comply with California Green Building Standards Code (CALGreen) §5.106.8, which sets requirements for outdoor lighting to reduce light pollution, including allowable backlight, uplight and glare ratings on outdoor lights. In addition, the Project would be subject to the City's Green Building Code (LAMC Chapter IX, Article 9), which includes provisions for light and glare reduction (LAMC §99.05.106.8). In accordance with PRC §21099, impacts to day or nighttime views due to light or glare would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The Project site is located in an established urban community.

The site is surrounded by a Super 8 Motel to the north and west, residential and commercial uses to the south, residential uses to the east, and commercial uses to the west. The Project site is not mapped by the California Department of Conservation's (DOC) map of Los Angeles County Important Farmland (DOC 2016). The General Plan land use designation for the Project site is Highway Oriented Commercial, which corresponds to the C1 (Limited Commercial), C2 (Commercial), RAS3 (Residential/Accessory), RAS4 (Residential/Accessory), and P (Automobile Parking – Surface and Underground) zones. Additionally, the current zoning for the site is C2. Neither the land use designation nor the zoning for this site are related to agriculture. Furthermore, none of the adjacent properties are designated, zoned for, or in agricultural use. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The Project site is not zoned for agricultural use or under any Williamson Act contract. The Project site is zoned C2 (Commercial), and none of the adjacent properties are zoned for agricultural use. Furthermore, the Project site and adjacent properties are not in agricultural use or under a Williamson Act contract. Therefore, the proposed Project would not conflict with agricultural zoning or a Williamson Act contract or other conversion of farmland to non-agricultural use. No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. Neither the Project site nor adjacent properties contain forest resources or are used for timber production. Additionally, as described above, the Project site is zoned for commercial use and is not designated for forestry or agricultural use. Accordingly, the Project would not conflict with forest land or timberland zoning. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The Project site and the surrounding area is urbanized and entirely developed with residential and commercial uses. As described above, the Project site is zoned C2. Neither the Project site nor the surrounding properties contain forest land. Therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No impact. A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The proposed Project would redevelop a property that currently contains a residence and a parking lot with hotel and residential uses. The Project site and

adjacent properties do not contain agricultural uses or forest land. Therefore, the proposed Project would not result in changes to the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Air Quality Standards and Attainment

The Project area is within the South Coast Air Basin (SCAB) which is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties, in addition to the San Gorgonio Pass area in Riverside County. The SCAB is under the regulatory jurisdiction of the SCAQMD. The local air quality management agency is required to monitor air pollutant levels of ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), suspended particulate matter (PM), hydrogen sulfide, sulfates, and lead to ensure that National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are met and, if they are not met, to develop strategies to meet the standards. In an effort to monitor the various concentrations of air pollutants throughout the SCAB, the SCAQMD has divided the region into 38 source receptor areas (SRAs) in which over 30 monitoring stations operate. The Project is located within SRA 1, which covers central Los Angeles.

Depending on whether the NAAQS and CAAQS are met or exceeded, the SCAB is classified as being in “attainment,” “maintenance,” or “nonattainment” for air quality. The SCAB is in nonattainment for the federal standards for O_3 and particulate matter 2.5 microns or less in

diameter ($PM_{2.5}$) and the state standards for O_3, particulate matter 10 microns or less in diameter (PM_{10}), and $PM_{2.5}$. Within the SCAB, most areas are in attainment of the federal standard for lead, except for portions of Los Angeles County (SCAQMD 2017). The SCAB is designated unclassifiable or in attainment for all other federal and state standards. Health impacts associated with criteria pollutants for which the region is in non-attainment are described in Table 3, below.

TABLE 3 HEALTH EFFECTS ASSOCIATED WITH NON-ATTAINMENT CRITERIA POLLUTANTS

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function reductions and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function reductions in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Inhalable particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).
Fine particulate matter ($PM_{2.5}$)	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma.
Source: United States Environmental Protection Agency 2015	

Air Quality Management

Under State law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the SCAB is in nonattainment. The SCAQMD has adopted an air quality management plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards. The SCAQMD updates the AQMP every three years. Each iteration of the AQMP is an update of the previous plan and has a 20-year horizon. The latest AQMP, the 2016 AQMP, was adopted on March 3, 2017. The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP, including the approval of the new federal 8-hour O_3 standard of 0.070 parts per million (ppm) finalized in 2015.

The 2016 AQMP builds upon the approaches taken in the 2012 AQMP for the attainment of federal PM and O_3 standards and highlights the significant amount of reductions to be achieved. It emphasizes the need for interagency planning to identify additional strategies to achieve reductions within the timeframes allowed under the federal Clean Air Act, especially in the area of mobile sources. The 2016 AQMP also includes a discussion of emerging issues and opportunities, such as fugitive toxic particulate emissions, zero-emission mobile source control strategies, and the interacting dynamics among climate, energy, and air pollution. The 2016 AQMP also includes attainment demonstrations of the new federal 8-hour O_3 standard and vehicle miles travelled (VMT) emissions offsets, as per recent United States Environmental Protection Agency (USEPA) requirements (SCAQMD 2017).

Air Emission Thresholds

The SCAQMD provides numerical thresholds to analyze the significance of a Project's construction and operational emissions impacts on regional air quality. These thresholds, listed in Table 4, are designed such that a Project consistent with the thresholds would not have an individually or cumulatively significant impact to air quality in the SCAB.

TABLE 4 SCAQMD AIR QUALITY THRESHOLDS OF SIGNIFICANCE

	Mass Daily Thresholds (pounds/day)	
Pollutant	**Construction Thresholds**	**Operational Thresholds**
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550
Lead	3	3

NO_X: nitrogen oxides; VOC: volatile organic compounds; PM_{10}: particulate matter 10 microns or less in diameter; $PM_{2.5}$: particulate matter 2.5 microns or less in diameter; SO_X: sulfur oxides; CO: carbon monoxide

Source: SCAQMD 2019

In addition to the above thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the CEQA Air Quality Handbook. LSTs were devised in response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for nitrogen oxides (NO_X), CO, PM_{10}, and $PM_{2.5}$. LSTs represent the maximum emissions from a Project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or State ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each SRA, distance to the sensitive receptor, and Project size. LSTs only apply to emissions within a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway (SCAQMD 2008). According to the SCAQMD *Final Localized Significant Thresholds Methodology*, the use of LSTs is voluntary, to be implemented at the discretion of local agencies (SCAQMD 2008).

LSTs have been developed for emissions generated by construction sites up to five acres in size. The Project site is located in SRA 1 and is approximately 0.33 acre in size. The SCAQMD provides lookup tables for sites that measure up to one, two, or five acres. Pursuant to SCAQMD guidance, the one-acre LSTs were utilized for this analysis (SCAQMD 2008). LSTs are provided for receptors at a distance of 25 to 500 meters (82 to 1,640 feet) from the Project site boundary. The closest sensitive receptors to the Project site are the multi-family residences located immediately adjacent to the site to the south and the east; therefore, per SCAQMD guidance, LSTs for receptors at a distance of 25 meters were utilized (SCAQMD 2008). LSTs for construction on a 0.33-acre site in SRA 1 for a receptor at 25 meters are shown in Table 5.

TABLE 5 SCAQMD LSTS FOR CONSTRUCTION

Pollutant	Allowable Emissions from a 0.33-acre Site in SRA 1 for a Receptor at 25 Meters (pounds/day)
Gradual conversion of NO_x to NO_2	74
CO	680
PM_{10}	5
$PM_{2.5}$	3

SRA: Source Receptor Area; NO_X: nitrogen oxides; NO_2: nitrogen dioxide; CO: carbon monoxide; PM_{10}: particulate matter 10 microns or less in diameter; $PM_{2.5}$: particulate matter 2.5 microns or less in diameter

Source: SCAQMD 2009

a) Conflict with or obstruct implementation of the applicable air quality plan?

No impact. A Project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The 2016 AQMP relies on local general plans and the demographic forecasts contained in the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in its own projections for managing air quality in the SCAB.[2] As such, Projects that propose development that is consistent with the growth anticipated by SCAG's growth projections and/or the General Plan would not conflict with the SCAQMD AQMP. In the event that a Project would propose development that is less dense than anticipated by the growth projections, the Project would likewise be consistent with the AQMP.

The proposed Project involves development of a 36-room hotel with ten residential units on a Project site that currently contains a duplex. The proposed Project would result in a net increase of eight residential units on the Project site. According to data from the California Department of Finance (DOF), the current population of the City is approximately 4,040,079 persons, and the average household size is 2.83 persons (DOF 2019). Therefore, existing residential units on the Project site accommodate approximately six residents (2 units x 2.83 persons/unit). The ten residential units proposed under the Project would accommodate approximately 29 persons (10 units x 2.83 persons/unit), resulting in a net increase of approximately 23 residents on site (DOF 2019). The proposed hotel would not directly increase the City's population given that its purpose is to temporarily house visitors; therefore, it would not generate permanent residents. However, the hotel would provide approximately 12 new employment opportunities, according to applicant provided information. It is likely that not all employees would become new residents of Los Angeles (they may, for example, already live in the City or continue to live outside of the City after they are hired). However, this analysis conservatively assumes that all new employees would become new residents of the City. Therefore, the Project would result in the addition of approximately 35 new residents to the City (23 net new residents + 12 employees).

SCAG estimates the population of the City of Los Angeles is expected to increase to approximately 4,609,400 persons by 2040, which is an increase of approximately 14 percent or 569,321 persons (SCAG 2016). The proposed residential units and new employment

[2] On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal). However, the 2016 AQMP was adopted prior to this date and relies on the demographic and growth forecasts of the 2016-2040 RTP/SCS; therefore, these forecasts are utilized in the analysis of the project's consistency with the AQMP.

opportunities would increase the existing population by approximately 35 residents, which would be within SCAG's 2040 population forecast. With regard to employment, SCAG estimated the City's total employment opportunities to be approximately 1,858,972 jobs in 2017 and forecasts an increase to approximately 2,169,100 jobs in 2040 (SCAG 2016 and 2019). Thus, employment is expected to increase by approximately 17 percent or 310,128 jobs between 2017 and 2040 (SCAG 2016 and 2019). The addition of approximately 12 new employees would comprise less than 0.01 percent of this increase. The City of Los Angeles contains approximately 1,500,222 housing units (DOF 2019). SCAG estimates an increase of approximately 1,690,300 housing units by 2040, which is an increase of approximately 13 percent or 190,078 housing units (SCAG 2016). The net increase of eight housing units would represent less than 0.01 percent of the projected housing stock increase, which would not exceed SCAG's 2040 housing units forecast. Therefore, population, housing, and employment growth generated by the Project would be within the respective SCAG growth forecasts. As a result, population, housing, and employment growth generated by the Project would be within the respective SCAG growth forecasts upon which the AQMP relies. Thus, the Project would not conflict with the AQMP. No impact would occur.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less than significant impact. A significant impact would occur if the proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard. Criteria pollutants include O_3, CO, NO_2, PM_{10}, $PM_{2.5}$, SO_2, and lead. As discussed under *Air Quality Standards and Attainment*, the SCAB is a nonattainment area for the federal standards for O_3 and $PM_{2.5}$ and the state standards for O_3, PM_{10}, and $PM_{2.5}$. The Los Angeles County portion of the SCAB is also designated nonattainment for lead (SCAQMD 2017). The SCAB is designated unclassifiable or in attainment for all other federal and state standards. The proposed Project does not include any stationary sources of lead emissions. Therefore, implementation of the Project would not result in substantial emissions of lead and this pollutant is not discussed further in this analysis.

Consistent with CEQA Guidelines §15064(h)(3), SCAQMD's approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and State Clean Air Acts. If the mass regional emissions calculated for a Project exceed the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable NAAQS and CAAQS, emissions generated by the Project would be considered cumulatively considerable.

The California Emissions Estimator Model (CalEEMod) version 2016.3.2 was used to estimate air quality impacts from construction and operation of the proposed Project. Compliance with SCAQMD Rule 403, *Fugitive Dust Emissions,* and SCAQMD Rule 1113, *Architectural Coatings*, was included in the model as well as Project-specific features discussed under in Section 3, *Project Description*, and information provided by the applicant. SCAQMD Rule 403 required construction site watering at least twice daily (or implementation of an equivalent dust control measure) in order to control dust from disturbed soil. SCAQMD Rule 1113 requires the use of low-VOC paints.

Construction Emissions

Project construction would generate temporary air pollutant emissions during the approximately 18- to 24-month construction period. These emissions are associated with fugitive dust and

exhaust emissions from heavy construction vehicles, as well as ROGs released during the application of architectural coatings. Grading, excavation, hauling, and site preparation would involve the greatest use of heavy equipment and generation of fugitive dust.

Table 5 summarizes the estimated maximum daily emissions of pollutants during Project construction. As shown therein, construction emissions would not exceed SCAQMD regional thresholds or LSTs. Furthermore, the Project would be required to comply with SCAQMD Rules 403 and 1113 as outlined under Regulatory Compliance Measure (RCM) AQ-1 and RCM-AQ-2. Therefore, Project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard, and impacts would be less than significant.

TABLE 6 CONSTRUCTION EMISSIONS

	Estimated Maximum Daily Emissions (lbs/day)					
Construction Phase	**VOC**	**NO_x**	**CO**	**SO_x**	**PM_{10}**	**$PM_{2.5}$**
2020	1.1	14.8	9.5	< 0.1	1.4	0.8
2021	0.9	8.7	8.3	< 0.1	0.7	0.5
2022	2.1	9.1	10.0	< 0.1	0.8	0.5
Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Maximum On-site Emissions (lbs/day)	2.0	8.9	9.0	< 0.1	0.8	0.6
Local Significance Thresholds (LSTs) (on-site only)	N/A	74	680	N/A	5	3
Threshold Exceeded?	**N/A**	**No**	**No**	**N/A**	**No**	**No**

lbs/day: pounds per day; VOC: volatile organic compounds; NO_X: nitrogen oxides; CO: carbon monoxide; SO_X: sulfur oxides; PM_{10}: particulate matter 10 microns or less in diameter; $PM_{2.5}$: particulate matter 2.5 microns or less in diameter

See Appendix B for CalEEMod results.

Notes: Emissions presented are the highest of the winter and summer modeled emissions. Due to rounding, numbers may not add up precisely to the totals indicated. Emission data is pulled from "mitigated" results, which include regulatory compliance measures that would be implemented during Project construction, such as watering of soils during construction as required under SCAQMD Rule 403.

Operational Emissions

Long-term emissions associated with Project operation, as shown in Table 7, would include emissions from vehicle trips (mobile sources), natural gas and electricity use (energy sources), and landscape maintenance equipment, consumer products and architectural coating associated with on-site development (area sources). As indicated in Table 7, operational emissions would not exceed SCAQMD regional thresholds for any criteria pollutant. F. Therefore, Project operation would not result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or State ambient air quality standard, and impacts would be less than significant.

TABLE 7 OPERATIONAL EMISSIONS

Emission Source	Maximum Daily Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	0.6	< 0.1	0.8	< 0.1	< 0.1	< 0.1
Energy	< 0.1	0.1	0.1	< 0.1	< 0.1	< 0.1
Mobile	0.4	1.7	3.7	< 0.1	1.0	0.3
Project Emissions	**1.0**	**1.8**	**4.7**	**< 0.1**	**1.1**	**0.3**
Existing Emissions	0.6	0.1	1.4	< 0.1	0.2	0.2
Net Emissions (Project — Existing)	**0.4**	**1.7**	**3.3**	**< 0.1**	**0.9**	**0.1**
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

lbs/day: pounds per day; VOC: volatile organic compounds; NO_X: nitrogen oxides; CO: carbon monoxide; SOX: sulfur oxides; PM_{10}: particulate matter 10 microns or less in diameter; $PM_{2.5}$: particulate matter 2.5 microns or less in diameter

See Appendix B for CalEEMod results.

Notes: Emissions presented are the highest of the winter and summer modeled emissions. Due to rounding, numbers may not add up precisely to the totals indicated. Emission data is pulled from "mitigated" results, which include regulatory compliance measures.

Human Health Impacts

Although Project construction and operational emissions of VOC, $PM_{2.5}$, and PM_{10} would be less than significant, Project construction and operation would temporarily and incrementally increase emissions of these ozone precursors and particulate matter, which would incrementally increase ozone and fugitive dust concentrations in the SCAB and incrementally contribute to the region's existing nonattainment status for the federal standards for ozone and $PM_{2.5}$ and the State standards for ozone, PM_{10}, and $PM_{2.5}$. Nevertheless, these temporary and long-term impacts are not considered significant under the applicable SCAQMD thresholds. For informational purposes, the analysis below describes how the Project's incremental (and less than significant) impacts relate to human health.

The disconnect between the tonnage of pollutants emitted and the localized concentrations of ozone, $PM_{2.5}$, and PM_{10} is important because it is not necessarily the tonnage of pollutants emitted that causes human health effects; rather, it is the concentrations of ozone and PM that cause these effects. In addition, the correlation between air quality impacts and human health and health consequences cannot be technically perfect or based on scientific certainty. Therefore, a general description of the adverse health impacts resulting from the pollutants at issue is all that can be provided at this time. As discussed in Table 3, the health impacts of ozone include respiratory and eye irritation and possible changes in lung functions, and the health impacts of particulate matter include respiratory irritation, reduced lung function, aggravation of cardiovascular disease, and cancer (USEPA 2018). However, because emissions of these criteria pollutants during Project construction and operation would not exceed the SCAQMD's significance thresholds and the Project would incorporate the following RCMs, the Project's incremental contribution to these adverse health impacts would be less than significant.

Regulatory Compliance Measures

RCM-AQ-1: DEMOLITION/RELOCATION, GRADING, AND CONSTRUCTION ACTIVITIES - COMPLIANCE WITH SCAQMD RULE 403

The Project shall comply with all applicable standards of the Southern California Air Quality Management District (SCAQMD), including the following provisions of Rule 403:

- All unpaved demolition/relocation and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

RCM-AQ-2: ARCHITECTURAL COATINGS - COMPLIANCE WITH SCAQMD RULE 1113

The Project shall comply with SCAQMD Rule 1113, which limits the volatile organic compound (VOC) content of architectural coatings.

c) Expose sensitive receptors to substantial pollutant concentrations?

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities.

Local Carbon Monoxide Hotspots

Less than significant with mitigation incorporated. A CO hotspot is a localized concentration of CO that is above the state CO one-hour or eight-hour standards of 20.0 ppm and 9.0 ppm, respectively (California Air Resources Board [CARB] 2016). Localized CO hotspots generally occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic volumes are high and there is heavy congestion. The entire SCAB is a federal CO maintenance area and a state CO attainment area. CO concentrations have been reduced to low levels in the past 15 to 20 years such that most air quality monitoring stations in the SCAB no longer report CO levels. No stations within the vicinity of the Project site have monitored CO in the last four years. In 2012, the Los Angeles - North Main Street monitoring station detected an eight-hour maximum CO concentration of 1.91 ppm, which is substantially below the state and federal standard of 9.0 ppm (CARB 2020a).

As shown in Table 6, construction of the Project would generate maximum daily CO emissions of approximately 10 pounds, which is well below SCAQMD regional threshold of 550 pounds, and maximum daily on-site CO emissions of approximately 9nine pounds, which is well below the LST threshold of 680 pounds. Additionally, as shown in Table 7, Project operation would generate maximum daily CO emissions of approximately four pounds, which is well below SCAQMD regional threshold of 550 pounds. Both SCAQMD's regional thresholds and LSTs are designed to be protective of public health. Based on the low background level of CO in the Project area, ever-improving vehicle emissions standards for new cars in accordance with state and federal regulations, and the Project's low level of operational CO emissions, the Project would not create new hotspots or contribute substantially to existing hotspots. Localized air quality impacts related to CO hotspots would not occur.

Toxic Air Contaminants

Toxic air contaminants (TACs) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or serious illness or that may pose a present or potential hazard to human health. TACs include both organic and inorganic chemical substances that may be emitted from a variety of common sources, including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs are different than the criteria pollutants previously discussed because ambient air quality standards have not been established for TACs. TACs occurring at extremely low levels may still cause health effects, and it is typically difficult to identify levels of exposure that do not produce adverse health effects. TAC impacts are described by carcinogenic risk and by chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health.

Construction of the Project is expected to occur over an approximately 18- to 24-month period and would result in the generation of diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities as well as from on-road diesel equipment used to bring materials to and from the Project site. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Additionally, SCAQMD CEQA guidance does not require preparation of a health risk assessment for short-term construction emissions. Therefore, it is not necessary to evaluate long-term cancer impacts from construction activities that occur over a relatively short duration. In addition, there would be no residual emissions or corresponding individual cancer risk after Project construction is complete. Furthermore, with ongoing implementation of USEPA and CARB requirements for cleaner fuels; off-road diesel engine retrofits; and new, low-emission diesel engine types, DPM emissions from construction equipment would be substantially reduced. Therefore, Project construction would not expose sensitive receptors to substantial concentrations of TACs, and impacts would be less than significant.

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) provides recommendations regarding the siting of new sensitive land uses near potential sources of air toxic emissions (e.g., freeways, distribution centers, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing facilities). SCAQMD adopted similar recommendations in its *Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning* (2005). The Project proposes residential and hotel uses, neither of which are land uses that emit substantial TAC concentrations. Therefore, Project operation would not expose sensitive receptors to substantial concentrations of TACs, and no impact would occur.

Asbestos Containing Materials and Lead-Based Paint

As discussed in Section IX, *Hazards and Hazardous Materials*, the existing duplex on the Project site was constructed in 1916. Therefore, building materials containing asbestos (ACMs) and lead-based paint (LBP) may have been used in the construction of the existing building, which could pose hazards to receptors at adjacent land uses during the demolition stage of the Project if these materials become airborne. Therefore, impacts related to ACM and LBP would be potentially significant. Implementation of Mitigation Measure HAZ-1 would be required to test building materials for ACMs and LBP prior to demolition and provide for the proper handling and oversight of demolition activities involving ACMs and LBP. With implementation of mitigation, Project construction would not expose sensitive receptors to substantial concentrations of ACMs and LBP. Therefore, impacts would be less than significant with mitigation incorporated.

Significance Determination: Less than Significant with Mitigation Incorporated

Mitigation Measures: Refer to Mitigation Measure HAZ-1

Significance Determination after Mitigation: Less than Significant

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact. The potential for an odor impact is dependent on a number of variables including the nature of the odor source, distance between the receptor and odor source, and local meteorological conditions. During Project construction, potential odor sources would include diesel exhaust and fuels associated with construction equipment. Diesel exhaust odors may be noticeable during Project construction; however, construction activities would be temporary, occur only during daytime hours, and limited to the approximately 18- to 24-month construction period. Therefore, Project construction would result in less than significant odor impacts.

The SCAQMD's *CEQA Air Quality Handbook* (1993) identifies land uses associated with odor complaints to be agricultural uses, wastewater treatment plants, chemical and food processing plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project would not include any of these uses that are known to generate odors. In addition, the Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of air contaminants that would cause injury, detriment, nuisance, or annoyance to the public. Therefore, Project operation would result in no odor impact.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than significant impact. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. Special-status species are plants and animals that are: (1) listed, proposed for listing, or candidates for listing as Threatened or Endangered by the U.S. Fish and Wildlife Service

(USFWS) and National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (ESA); (2) listed or proposed for listing as Rare, Threatened, or Endangered by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); (3) animals recognized as Species of Special Concern (SSC) by the CDFW; (4) animals designated as Fully Protected by the California Fish and Game Code (CFGC); or (5) identified on lists 1 and 2 of the CDFW California Rare Plant Rank (CRPR) system. While migratory or other common nesting birds are not designated as special-status species, destruction of their eggs, nests, and nestlings is prohibited by the Migratory Bird Treaty Act (MBTA) and CFGC (§3503, §3503.5, §3511, and §3513).

The Project site is located in an urbanized area of the City. The Project site encompasses 0.33 acre and is currently developed with a duplex and parking lot that contain ruderal vegetation and ornamental landscaping. As such, the Project site lacks natural habitat. The surrounding properties have been developed with commercial and residential urban land uses as well as a major transportation corridor. Therefore, no federal- or state-listed endangered, threatened, rare, or otherwise sensitive flora or fauna are located on or adjacent to the Project site.

Nonetheless, there are four (4) fruit trees and two (2) street trees on the Project site that could potentially serve as nesting habitat for raptors and other bird species. The four fruit trees, which include one tropical fruit tree, one guava tree, one citrus tree, and one loquat, would be removed as part of the Project. The two street trees (one evergreen pear on West Harold Way and one Indian laurel ficus on North Western Avenue) would be left in place. Migratory or other common nesting birds, while not designated as special-status species, are protected by the CFGC and MBTA and may nest on site in the existing trees. Therefore, construction of the Project has the potential to directly (e.g., by destroying a nest) or indirectly (e.g., construction noise, dust, and other human disturbances that may cause a nest to fail) impact nesting birds protected under the CFGC and MBTA. However, because the Project would incorporate RCM-BIO-1, the Project's impacts would be less than significant.

Regulatory Compliance Measure

RCM-BIO-1: NESTING BIRDS

While common bird species are not designated special-status species, destruction of their eggs, nests, or nestlings is prohibited by the Migratory Bird Treaty Act and the California Fish and Game Code (§3503, §3503.5, §3511, and §3513). If site preparation/construction activities including vegetation clearing, vegetation trimming, grading or other ground disturbing activities are initiated during the nesting bird season (February 1 to August 31 for passerines, January 1 to August 31 for raptors), a preconstruction nesting bird survey shall be conducted by a qualified biologist to determine the presence/absence, location, and status of any active nests on site or within 100 feet of the site for nesting passerines or within 250 feet of the site for nesting raptors. In areas where site access is limited or prohibited (e.g., private property), the area shall be surveyed using binoculars. Nesting bird surveys shall be completed not more than 14 days before the start of construction activities.

If active nests are discovered on the Project site, a qualified biologist shall establish a species-specific avoidance buffer around the nest where no construction activity shall be allowed until a qualified biologist has determined that the nest is no longer active. Encroachment into the buffer can occur at the discretion of the qualified biologist with the City's consent.

The City shall be provided with a preconstruction nesting bird survey results report within 48 hours of completion of the survey, if required, prior to obtaining the City issued grading permit, or within two weeks if not required for permit issuance. The report shall include the date of the survey, the

date of the report, authors and affiliations, contact information, methods, study location, results, and discussion/recommendations. If nesting birds are found, a map shall be included with locations, buffers, and recommended measures to avoid impacts to the nests.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No impact. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance. Riparian habitats typically exist to a very limited extent along streams and flood channels where there is disturbance. The Project site currently consists of a duplex and a surface parking lot with ruderal and ornamental vegetation. As such, no sensitive natural communities are present on the Project site. The nearest body of water is the Hollywood Reservoir, approximately 2.8 miles northwest of the Project site (USFWS 2019); however, no water bodies or riparian habitats occur on the Project site or in the immediate vicinity. Furthermore, the proposed Project would not result in a substantial change in the urbanized nature of the Project site; therefore, the Project would not result in any indirect effects to surrounding urban and landscaped habitat as compared to existing conditions. Therefore, no impact would occur to riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. A significant impact would occur if federally protected wetlands would be modified or removed by a project. The Project site does not contain any surface water bodies or potentially jurisdictional wetlands or waters identified in the National Wetlands Inventory (USFWS 2019). No wetlands are located immediately adjacent to the Project site given that it is surrounded by residential, commercial, and industrial uses. The nearest water feature is the Hollywood Reservoir (designated as a lake habitat), located approximately 2.8 miles northwest of the Project site. The Project would not directly or indirectly have adverse effects on the Hollywood Reservoir or any other state and federally protected wetlands. Therefore, no impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact. A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. No native resident or migratory fish or wildlife species or native wildlife nursery sites exist on the Project site. Urban land uses surrounding the Project site restrict regional and local wildlife movement. Furthermore, the *California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California* (Caltrans & CDFW 2010) does not identify any mapped essential habitat connectivity areas or natural landscape blocks near the Project site. As a result, the Project site is not within an established or recognized native resident or migratory wildlife corridor. Therefore, due to the developed urban nature of the site and surrounding land uses, the Project would not interfere substantially with the movement of any native resident or migratory

fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact. A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The City of Los Angeles has a tree preservation policy that protects all valley oak (*Quercus lobata*), California live oak (*Quercus agrifolia*), other native oak species, southern California black walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), and California bay (*Umbellularia californica*) trees (Ordinance 177404, 2006). Scrub oak (*Quercus dumosa*) is excluded from this tree ordinance. None of these tree species have been identified on-site, and no other local biological resources policies or ordinances apply to the proposed Project. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). Both the MBTA and CFGC protect migratory birds that may use trees on or adjacent to the Project site for nesting and that may be disturbed during construction of the proposed project. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and no impacts would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. The Project Site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The Project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Information in this section regarding cultural resources includes data from the Phase I Historical Resource Assessment (HRA) prepared by Rincon Consultants, Inc. for the proposed Project (see Appendix C). The purpose of the report was to determine if the property at 5446 West Harold Way is eligible for federal, state, or local designation as a historical resource, which would therefore qualify it as a historical resource pursuant to CEQA. Assessment methods included archival research and an intensive-level survey of the Project site. The evaluation also utilized the methodology and framework currently being employed by the City of Los Angeles Department of City Planning's Office of Historic Resources (OHR) for its citywide historic resources survey, SurveyLA.

The property at 5446 West Harold Way is a two-story residential duplex exhibiting no discernible architectural style. Rectangular in plan, the building rises from a concrete foundation and is capped with a roof that is hipped in the front, gabled at the rear, and sheathed in asphalt shingles. Smooth stucco envelops the building's wood-frame structural system. The symmetrical, north-facing main façade is punctuated by a centrally-placed front entrance secured with a metal door. This entrance is accessed via a partial-width porch, which is sheltered by a hipped porch roof with evenly-spaced square wood supporting columns. At the rear of the building is a secondary entrance with a solid wood door and pent-roof shelter. The presence of an exterior staircase suggests there is a third entrance on the upper level of the west elevation, but this could not be confirmed due to limited access to the property. Windows are almost exclusively non-original horizontally sliding windows of various configurations. Variations in the texture of the stucco cladding suggest many window openings have been altered or replaced. Additional architectural detailing includes a cornice along the north and west elevations and a vertically-oriented four-pane window located centrally on the upper floor of the main elevation. Alterations include work associated with the aforementioned altered/replaced windows, metal porch rail, exterior staircase, and rear porch roof. A straight concrete walkway bisects a front yard landscaped with a lawn, hedgerow, and shrubs. The park strip in front of the property is planted with a mature tree. A metal rail fence encloses the yard, which is accessed by a swinging gate and a sliding vehicular gate. The property is in overall fair condition.

Background research revealed the subject property was been subject to previous historic resources survey and evaluation efforts. It was first recorded in Hollywood in 1986 as part of a survey completed for the Hollywood Community Redevelopment Agency (CRA). At that time, it

was assigned a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation). A subsequent survey of prepared for the CRA in 2010 recorded the subject property again and assigned it a status code of 6Z (found ineligible for NRHP, CRHR or local designation through survey evaluation).

The proposed Project includes the demolition of the two-story residential duplex and construction of a four-story mixed-use building on the site. For the purpose of this analysis, a significant impact would occur if physical changes to the existing cultural resources on site would result in the following conditions, listed in Appendix G of the CEQA Guidelines:

1) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5
3) Disturb any human remains, including those interred outside of formal cemeteries

A "substantial adverse change" in the significance of a historical resource is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." CEQA Guidelines §15064.5(b) states the significance of an historical resource is "materially impaired" when a Project does any of the following:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in an historical resources survey, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA

CEQA Guidelines §15064.5 also states the term "historical resources" shall include the following:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the CRHR (PRC §5024.1, Title 14 California Code of Regulations §4850 et. seq.).
2) A resource included in a local register of historical resources, as defined in PRC §5020.1(k) or identified as significant in an historical resource survey meeting the requirements of PRC §5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally,

a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (PRC §5024.1, Title 14 California Code of Regulations §4852) as follows:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Is associated with the lives of persons important in our past
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Has yielded, or may be likely to yield, information important in prehistory or history (CEQA Guidelines §15064.5)

Properties listed on the NRHP are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

No impact. A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. As discussed in the Phase I Historical Resource Assessment, the existing residence does not meet the eligibility requirements for listing on the NRHP or CRHR or as a City of Los Angeles Historic-Cultural Monument (Appendix C). As such, the property is not considered a historical resource for the purposes of CEQA. In 2020, the City of Los Angeles CRA published the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, which documents the results of a study conducted by Architectural Resources Group, GPA Consulting, and Historic Resources Group between 2018 and 2020. This effort surveyed the entire Hollywood Redevelopment Area Survey Area but only recorded resources constructed between 1850 and 1980 that had been identified as significant within the historic contexts developed for SurveyLA. Per the Historic Resources Survey Plan, the nearest designated historic resource, which consists of residential structures, is located over 400 feet to the east, at 1514 North St. Andrews Place (CRA 2020). The nearest identified potentially historic resource (residential structures) is located at 5432 West Harold Way (CRA 2020). Moreover, the OHR concurred with the Phase I HRA prepared by Rincon Consultants, Inc and concluded on October 1, 2020, that the Project site is not a historical resource for purposes of CEQA. Therefore, no impact to historical resources would occur as a result of the Project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less than significant. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if the proposed project would significantly affect archaeological resources that fall under either of these categories.

A search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center located at California State University, Fullerton was completed on June 12, 2020. The search was performed to identify previously recorded cultural resources, as

well as previously conducted cultural resources studies within the Project site and a 0.25-mile radius surrounding it. The records search included a review of the National Register of Historic Places, the California Register of Historical Resources, the Office of Historic Preservation Historic Properties Directory, the California Built Environment Resources Directory and the Archaeological Determinations of Eligibility list. Table 8 provides details of the 15 previously recorded cultural resources within a 0.25-mile radius of the Project site.

TABLE 8 PREVIOUSLY RECORDED RESOURCES WITHIN 0.25-MILE OF THE PROJECT SITE

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status
P-19-003300	CA-LAN-003300H	Historic Site	Historic-period refuse pit dating between 1902-1945 and located beneath Hollywood Boulevard	Turner, Robin and Victoria Avalos (2003)	Insufficient Information
P-19-167072	N/A	Historic Building	Hollywood Western Building, also known as the Mayer Building, constructed in 1928 and located at 5504 Hollywood Boulevard	Sitton, Tom (1976); McAvoy, Christy J. (1994); Srivastava, Samir (2009)	CRHR Status Code 2S2; HRI# 021011
P-19-167527	N/A	Historic Object	Cast iron street lights on Hollywood Boulevard dating to the 1920's	Miller, Denver and Christy Johnson (1979)	CRHR Status Code 6
P-19-167787	N/A	Historic Building – Element of a District	Dunning House constructed in 1905 and located at 5552 Carlton Avenue. Only remaining contributor to the Harold Way, Carlton Way and St. Andrews Place District (19-190048)	Unknown	CRHR Status Code 2S2; HRI# 21759; Los Angeles Historic Cultural Monument No. 441
P-19-167817	N/A	Historic Building	Two-story office building constructed in 1921 and located at 5540 Hollywood Boulevard	Miller, Denver and Christy Johnson (1979); Bourstein, Sharon (1986)	Insufficient Information
P-19-167818	N/A	Historic Building	California Bank, also known as the Precision Auto Building, constructed in 1930 and located at 5618-5628 Hollywood Boulevard	Bourstein, Sharon (1986)	Insufficient Information
P-19-167825	N/A	Historic Building	Grant Elementary School constructed between 1922 and 1925 and located at 1530 Wilton Place	Author Unknown (1995)	CRHR Status Code 2S2

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status
P-19-167855	N/A	Historic Building	Ten unit apartment complex constructed in 1924 and located at 1603 Hobart Boulevard	Johnson, Christy and Denver Miller (1979)	CRHR Status Code 3
P-19-173426	N/A	Historic Building	Hollywood Professional School constructed in 1925 and located at 5400 Hollywood Boulevard	Bourstein, Sharon (1986)	Insufficient Information
P-19-173429	N/A	Historic Building	Whitehall Manor constructed in 1927 and located at 5272 Hollywood Boulevard	Bourstein, Sharon (1986)	Insufficient Information
P-19-175191	N/A	Historic Building	Bricker Building, also known as the Sprint Telecommunications Facility LA35XC8191, constructed in 1924 and located at 1671 North Western Avenue	Crawford, Kathleen (2005)	CRHR Status Code 6Y; HRI# 097013
P-19-176338	N/A	Historic District	Serrano District constructed between 1919 and 1928 and located at 1500 and 1600 block of North Serrano Avenue	Miller, Denver and Christy Johnson (1979)	CRHR Status Code 2S2
P-19-186730	N/A	Historic Building	St. Francis Hotel, also known as the Gershwin Hotel, constructed circa 1913 and located at 5533 Hollywood Boulevard	Marvin, J. and K. Harper (2002)	HRI# 137691; recommended ineligible for listing in the NRHP
P-19-189999	N/A	Historic District	St. Andrews Bungalow Court consisting of 15 one-story bungalows constructed between 1919 and 1920 and located at 1514 to 1544 North St. Andrews Place	Grimes, Teresa (1997)	NRHP# 98000244; HRI# 112433

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status
P-19-190048	N/A	Historic District	Harold Way, Carlton Way and St. Andrews Place District located at the 1500 block of St. Andrews Place, 5700 and 5600 Block of Carlton Way and 5500 and 5600 block of Harold Way and constructed between 1906 and 1930	Miller, Denver and Christy Johnson (1979)	CRHR Status Code 3D

NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources; N/A = not applicable; HRI = Historic Resources Inventory

CRHR Status Codes:

- 2S2 = Individually determined eligible for NRHP through Section 106 process and listed in the CRHR
- 3 = Appears eligible for NRHP or CRHR
- 3D = Appears eligible for NRHP as a contributor to an NRHP-eligible multi-component resource through survey evaluation
- 6 = Not eligible for or removed from listing or designation
- 6Y = Determined ineligible for NRHP by consensus through Section 106 process; not evaluated for CRHR or local listing

Source: South Central Coastal Information Center 2020

One archaeological resource was identified within 0.25-mile of the Project site. This resource is a historic-period refuse pit (P-19-003300) that dates to the early 20th century. P-19-003300 is located approximately 905 feet (0.2 mile) to the north of the Project site and is capped by Hollywood Boulevard. No archaeological resources are located within the Project site.

The Project site is developed with a surface parking lot and residence; therefore, some past ground disturbance has occurred during construction of these land uses. However, the proposed Project would require excavation to a depth of approximately 10 feet. According to the CHRIS records search performed for the project as well as the Environmental Impact Report prepared for the Hollywood Community Plan Update, which includes the Project site, there are no known archaeological sites on the Project site (City of Los Angeles 2018a).

However, is possible that unanticipated archaeological resources may be encountered during ground disturbing activities associated with the project. As a result, the City would require the following condition of approval to address potential impacts to unknown archaeological resources, which would reduce impacts to a less-than-significant level.

Condition of Approval

ARCHAEOLOGICAL RESOURCES INADVERTENT DISCOVERY

In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings

as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than significant impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the Project site. The records search conducted for this study identified no cultural resources within the project area or vicinity that contained human remains. A significant impact would occur if previously interred human remains are disturbed during excavation of the Project site. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur in the Project site or vicinity, there is always a possibility that human remains could be encountered during project construction. If human remains are found, the State of California Health and Safety Code §7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC §5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner would be required to notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD must complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access. These regulations would also be required for the project as a condition of approval, as outlined below. As a result, with adherence to existing regulations, impacts to human remains would be less than significant.

Condition of Approval

HUMAN REMAINS INADVERTENT DISCOVERY

In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance actives, the following procedures shall be followed:

- Stop immediately and contact the County Coroner:

  1104 N. Mission Road Los Angeles, CA 90033

  323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or

  323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Electricity and Natural Gas

In 2018, California used 285,488 gigawatt-hours (GWh) of electricity, of which 31 percent was generated by (California Energy Commission [CEC] 2019a). California also consumed approximately 12,600 million U.S. therms (MMthm) of natural gas in 2018 (CEC 2018a). Electricity is currently supplied to the Project site by Los Angeles Department of Water and Power (LADWP), and natural gas is provided by Southern California Gas Company (SCG). These utility providers would continue to serve the site under the proposed Project. Table 9 and Table 10 show the electricity and natural gas consumption by sector and total for LADWP and SCG. In 2018, LADWP supplied approximately 8 percent of the total electricity demand in California, and SCG supplied approximately 41 percent of the total natural gas demand in California (CEC 2019a and 2018a). Based on electricity and natural gas use estimated by CalEEMod (see outputs in Appendix B), the existing duplex on-site currently consumes 9 megawatt-hours (MWh) of electricity and 282 therms per year.

TABLE 9 ELECTRICITY CONSUMPTION IN THE LADWP SERVICE AREA IN 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
18	10,936	923	1,815	248	8,106	118	22,163
Notes: All usage expressed in gigawatt-hours (GWh). Source: CEC 2018b							

TABLE 10 NATURAL GAS CONSUMPTION IN SCG SERVICE AREA IN 2018

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
78	913	75	1,714	229	2,147	5,156
Notes: All usage expressed in million therms (MMThm) Source: CEC 2018a						

Petroleum

In 2017, approximately 40 percent of the state's energy consumption was used for transportation activities (U.S. Energy Information Administration 2018). Californians presently consume over 19 billion gallons of motor vehicle fuels per year (gasoline and diesel) (CEC 2020). Although California's population and economy are expected to grow, gasoline demand is projected to decline as a result of both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (CEC 2020). Based on annual VMTs estimated by CalEEMod (see outputs in Appendix B), vehicle trips associated with the existing duplex currently consume 1,050 gallons of gasoline and 258 gallons of diesel per year.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

A significant impact would occur if the project would substantially increase demand for energy resources, which exceeds the available supply.

Construction Energy Demand

During Project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, and vehicles used to deliver materials to the site. The Project would require site preparation and grading, including hauling material off-site; pavement and asphalt installation; building construction; architectural coating; and landscaping and hardscaping.

The total consumption of gasoline and diesel fuel during Project construction was estimated using the assumptions and factors from CalEEMod used to estimate construction air emissions (see Appendix B). Table 11 presents the estimated construction phase energy consumption, indicating Project construction would consume approximately 6,896 gallons of gasoline and 43,131 gallons of diesel fuel over the Project construction period.

TABLE 11 ESTIMATED FUEL CONSUMPTION DURING CONSTRUCTION

	Fuel Consumption (Gallons)	
Source	**Gasoline**	**Diesel**
Construction Equipment & Hauling Trips	–	43,131
Construction Worker Vehicle Trips	6,896	–
See Appendix B for CalEEMod results and energy calculation sheets.		

Less than significant impact. The construction energy estimates represent a conservative assessment because the construction equipment used during each phase of construction was assumed to operate every day of construction. Energy use during construction would be temporary in nature, and construction equipment used would be typical of similar-sized construction Projects in the region. In addition, the Project would utilize construction contractors who demonstrate compliance with applicable CARB regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction activities would utilize fuel-efficient equipment consistent with state and federal regulations and would comply with state measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. In addition, per applicable regulatory requirements, the Project would comply with construction waste

management practices to divert construction and demolition debris. These practices would result in efficient use of energy necessary to construct the Project. Furthermore, in the interest of cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the Project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and construction-related energy impacts would be less than significant.

Operational Energy Demand

Vehicle Fuels

Gasoline consumption for the Project would be attributed to the trips generated from residents and hotel patrons during normal operations and building maintenance employees. The estimated number of average daily trips associated with the Project is used to determine the energy consumption associated with fuel use from the operation of the Project. Most of the fuel consumption would be from motor vehicles traveling to and from the Project site. According to the CalEEMod calculations, the Project would result in 469,332 annual VMT (Appendix B). Table 12 shows the estimated total annual fuel consumption of existing duplex and the Project (see Appendix B). As shown in therein, the proposed Project would result in a net increase in annual fuel consumption of approximately 19,587 gallons of gasoline and 4,815 gallons of diesel.

TABLE 12 ESTIMATED PROJECT ANNUAL TRANSPORTATION ENERGY CONSUMPTION

	Annual Fuel Consumption (Gallons)	
Source	**Gasoline**	**Diesel**
Proposed Project	20,637	5,073
Existing Uses	1,050	258
Net Increase in Fuel Consumption (Project – Existing)	**19,587**	**4,815**
See Appendix B for CalEEMod results and energy calculation sheets.		

The proposed Project would locate residential and hotel uses on-site in close proximity to existing commercial uses and would include 24 bicycle parking spaces, which would reduce trip distances and encourage the use of alternative modes of transportation such as biking and walking. The Project site is also located within 100 feet of the Sunset/Western Metro station for bus line 757 and within 0.2 mile of the Hollywood/Western Metro Red Line Station. These factors would minimize the potential of the Project to result in the wasteful or unnecessary consumption of vehicle fuels. Impacts would be less than significant.

Electricity and Natural Gas

Based on electricity and natural gas use estimated by CalEEMod (see outputs in Appendix B), the existing duplex currently consumes 9 MWh of electricity and 282 therms per year. Operation of the Project would increase area energy demand from greater electricity, natural gas, and gasoline consumption when compared to the operation of the existing duplex on the Project site. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, and water use, among other purposes. The proposed Project would consume approximately 294 MWh of electricity and 5,267 therms per year (Appendix B), which would represent a net increase in annual energy use of approximately 285 MWh and 4,985 therms.

The Project is located within the LADWP service area, which provided 22,163 GWh (22,163,000 MWh) of electricity in 2018 to its total service area; therefore, LADWP would have sufficient supplies for the Project (CEC 2018b). The Project's natural gas demand would be serviced by SCG, which provided 5,156 MMthm (5,156,000,000 therms) of natural gas in 2018 to its service area (CEC 2018a). The Project would comply with standards set in the Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) and California Building Code (CBC) Title 24, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation**.** The Los Angeles Green Building Code contains mandatory measures for residential and non-residential uses, particularly those related to energy efficiency (i.e., renewable energy, indoor and outdoor water use, and water reuse systems). California's Green Building Standards Code (CALGreen; Title 24, Part 11) requires implementation of energy efficient light fixtures and building materials into the design of new construction Projects. Furthermore, the 2019 Building Energy Efficiency Standards of the California Energy Code (CBC Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards. For example, according to the CEC, nonresidential buildings would use about 30 percent less energy due mainly to lighting upgrades (CEC 2018a). Therefore, the Project's conformance with the latest version of the Los Angeles Green Building Code, California's Green Building Standards Code, and California's Building Energy Efficiency Standards (RCM-ENG-1 and RCM-ENG-2), which include measures related to renewable energy, indoor and outdoor water use, water reuse systems, and energy efficient light fixtures, would minimize the potential for Project operation to result in the inefficiency, wasteful, and unnecessary consumption of electricity and natural gas. Impacts would be less than significant.

Regulatory Compliance Measures

RCM-ENG-1: COMPLIANCE WITH THE LOS ANGELES GREEN BUILDING CODE

The Project shall comply with all applicable mandatory provisions of the City of Los Angeles Green Building Code (LAMC Chapter IX, Article 9).

RCM-ENG-2: COMPLIANCE WITH THE CALIFORNIA BUILDING CODE

The Project shall comply with all applicable mandatory provisions of the California Green Building Standards Code (CBC Title 24, Part 11) and the 2019 Building Energy Efficiency Standards of the California Energy Code (CBC Title 24, Part 6).

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than significant impact. The City of Los Angeles adopted *Green LA: An Action Plan to Lead the Nation in Fighting Global Warming* (Green LA), in May 2007. Green LA set the goal of reducing the City's greenhouse gas (GHG) emissions to 35 percent below 1990 levels by 2030. The emphasis of Green LA is on municipal facilities and operations followed by programs to reduce emissions in the community. To facilitate implementation of Green LA, the City adopted the Los Angeles Green Building Code. In addition, LADWP will continue to implement programs to emphasize water conservation and pursue procurements of alternative local water supplies, including recycled water and storm water capture, which would reduce energy consumed by treating and transporting water to the Project site. Furthermore, the City implemented the Recovering Energy, Natural Resources and Economic Benefit from Waste for Los Angeles (RENEW LA) plan to meet solid waste reduction goals by expanding recycling to multifamily

dwellings, commercial establishments, and restaurants (City of Los Angeles 2006). Under the RENEW LA plan, the City is also developing facilities to convert solid waste to energy without incineration. These measures would serve to reduce overall more efficiently use energy in the City. Green LA is being implemented through Climate LA, which provides detailed information about each action item discussed in the Green LA framework. Action items range from harnessing wind power for electricity production and energy efficiency retrofits in City buildings to converting the City's fleet vehicles to cleaner and more efficient models and reducing water consumption.

On April 8, 2015, Los Angeles released the Sustainable City pLAn, which covers a multitude of environmental, social, and economic sustainability issues related to GHG emissions reductions, either specifically or by association. In 2019, the City of Los Angeles prepared the 2019 Green New Deal, which provided an expanded vision of the pLAn, focusing on securing clean air and water and a stable climate, improving community resilience, expanding access to healthy food and open space, and promoting environmental justice for all. Through the Green New Deal, the City would reduce an additional 30 percent in GHG emissions above and beyond the 2015 pLAn and ensures that the City stays within its carbon budget between 2020 and 2050 (City of Los Angeles 2020). In addition, as demonstrated further in Section VIII, *Greenhouse Gas Emissions*, the proposed Project is consistent with applicable strategies for reducing GHG emissions generated by vehicle fuel consumption from the SCAG 2020-2045 RTP/SCS. Incorporation of Project design features (i.e., proximity to transit and job centers) along with regulatory compliance would ensure that the Project does not conflict with renewable energy and energy efficiency plans adopted by the City. As such, the Project would not conflict with or obstruct a plan for renewable energy or energy efficiency, and impacts would be less than significant.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

The project will include 4,705 cubic yards of cut and export. The project will cut approximately ten (10) feet below the existing grade in order to accommodate the subterranean parking level.

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

No impact. The Project site is located in a seismically-active area of southern California; however, according to the California Geological Survey (CGS), the Project site is not located in an Alquist-Priolo Fault Zone, a liquefaction zone, or an earthquake-induced landslide zone. The nearest identified Alquist-Priolo Fault Zone, liquefaction zone, and earthquake-induced landslide zone are located 0.5 mile from the Project site, near the base of the Santa Monica Mountains (CGS 2014). There are no faults present on the Project site, and the closest faults to the Project site are the Hollywood Fault located approximately 0.8 mile to the north and west, and the Upper Elysian Park fault located approximately 0.8 mile to the east (United States Geological Survey 2017). Implementation of the Project would not exacerbate the existing risk of earthquake-induced landslides in the immediate vicinity because the Project would not directly result in a seismic event or destabilize soils prone to landslide. In addition, the Project site and the surrounding area are flat. Therefore, because the Project is not located in or near an Alquist-Priolo Fault Zone, a liquefaction zone, or an earthquake-induced landslide zone, the Project would not directly or indirectly cause potential adverse effects related to rupture of a known earthquake fault, liquefaction, or earthquake-induced landslides. No impacts related to fault rupture, liquefaction, and landslides would occur.

ii) Strong seismic ground shaking?

Less than significant impact. A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The Project site is located in the highly seismic southern California region, where several fault systems are considered to be active or potentially active. Nearby active faults include the Hollywood Fault located approximately 0.8 mile north and west of the Project site and the Upper Elysian Park fault located approximately 0.8 mile to the east (U.S. Geological Survey 2017). Either of these faults are capable of producing substantial ground shaking if a seismic event occurs along the fault. Similarly, a strong seismic event on any other fault system in southern California has the potential to create considerable levels of ground shaking throughout the City. Nevertheless, the Project site would not be subject to unusual levels of ground shaking.

Design and construction of the proposed Project would conform to the current seismic design provisions of the CBC. The 2016 CBC incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program, to mitigate losses from an earthquake and provide for the latest in earthquake safety[3]. While the Project would be susceptible to seismic activity given its location within a seismically-active area, implementation of the Project would not exacerbate the existing risk of

[3] At the time of the preparation of this document, the City of Los Angeles's adopted version of the California Building Code is year 2016.

ground shaking potential, and the Project would be required to minimize this risk to the extent feasible through the incorporation of applicable CBC standards. Therefore, because the Project would conform to the CBC standards, it would minimize the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking. Impacts related to seismic ground shaking would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Soil erosion or the loss of topsoil may occur when soils are disturbed but not secured or restored, such that wind or rain events may mobilize disturbed soils, resulting in their transport off the Project site. Ground-disturbing activities associated with Project implementation would result in the removal of some topsoil in order to excavate the subterranean parking garage and construct the mixed-use building. On-site grading and site preparation would comply with all applicable provisions of Chapter IX, Article 1 of LAMC, which addresses grading, excavations, and fills. In accordance with the LAMC, standard construction Best Management Practices (BMP's) would be implemented in order to avoid or minimize soil erosion associated with ground-disturbing activities. As discussed further in Section X, *Hydrology and Water Quality*, implementation of erosion control measures, stated in LAMC §64.72, as well as adherence to requirements provided in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities, would avoid or minimize potential adverse impacts associated with erosion and loss of topsoil. Therefore, impacts associated with soil erosion and loss of topsoil would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than significant impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. According to the California Seismic Hazard Map, the relatively flat Project site is not located within an earthquake-induced landslide hazard zone (CGS 2014). Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Collapse is an abrupt depression of the ground cover that is clearly visible to the naked eye, which is also principally caused by the extraction of subsurface liquids or mining of mineral resources. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Lateral spreading hazards may also be present in areas with liquefaction risks.

The proposed Project does not include installation of new groundwater wells, use of groundwater from existing wells, pumping of oil and gas, or mining. As discussed in *Threshold Ic* in Section I, *Aesthetics*, the Project site is not located in a liquefaction zone or in a hillside area. The Project would be required to implement standard construction practices that would ensure that the integrity of the Project site and proposed structures are maintained. Construction would be required to comply with the CBC and LAMC, which include building foundation requirements appropriate to site conditions that are designed to ensure safe construction. Thus, with implementation of CBC requirements, the potential for landslide, lateral spreading, subsidence,

liquefaction, or collapse would be low, and impacts related to unstable soils would be less than significant.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than significant impact. A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils generally consist of a high percentage of clays, which increase in volume when saturated and shrink when dried. Based on the U.S. Department of Agriculture (USDA) Soil Survey, the Project site is immediately underlain by Palmview-Tujunga gravelly complex, which are well-drained soils composed of fine to coarse sandy loam (USDA 2019). Due to the minimal clay content (typically less than 20 percent) of these soils, the potential for expansive soils to occur on-site is unlikely. Nonetheless, the proposed Project would also be designed and constructed to meet CBC requirements, which include provisions for expansion soils. As a result, the Project would not create substantial direct or indirect risks to life or property as a result of expansive soils, and impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. A significant impact would occur if the proposed project if adequate wastewater disposal is not available. The Project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the Project site and would not use septic tanks or alternative wastewater disposal systems. The proposed Project would not include the installation of new septic tanks or alternative wastewater disposal systems. In a letter dated August 8, 2019, the Bureau of Sanitation reviewed the sewer/storm drains serving the subject tracts and found no potential problems. As such, there would be no impact associated with soil capability for supporting the use of septic tanks or alternative wastewater disposal systems.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant. A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. According to the Environmental Impact Report prepared for the Hollywood Community Plan Update, which includes the Project site, there are no known vertebrate or vertebrate paleontological sites on or adjacent to the site (City of Los Angeles 2018a). The Project site is located in an area where surface sediments have unknown fossil potential for invertebrates, and the nearest vertebrate paleontological site is located approximately 0.75 mile to the southeast (City of Los Angeles 2018a).

The entire site has been previously disturbed from construction of the existing residence and surface parking lot and contains primarily impervious surfaces. Any paleontological resources that may be present beneath the surface have likely been damaged from the site's development history. However, it is possible that unanticipated paleontological resources may be encountered during ground disturbance due to the depth of proposed excavation in order to construct the subterranean parking garage. As such, the possibility of damaging previously undiscovered resources, although unlikely, would be potentially significant. However, the City would require the

following condition of approval, which would avoid and minimize project impacts related to inadvertent discoveries of paleontological resources such that impacts would be less than significant.

Condition of Approval

PALEONTOLOGICAL RESOURCES INADVERTENT DISCOVERY

In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Climate Change Background

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of GHGs that contribute to the "greenhouse effect," a natural occurrence that takes place in Earth's atmosphere to help regulate the temperature of the planet. The majority of radiation from the sun hits Earth's surface and warms it. The surface, in turn, radiates heat back towards the atmosphere in the form of infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions. However, anthropogenic activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat. Emissions resulting from human activities thereby contribute to an average increase in Earth's temperature.

Significance Thresholds

The majority of individual Projects do not generate sufficient GHG emissions to create significant Project-specific environment effects. However, the environmental effects of a Project's GHG emissions can contribute incrementally to cumulative environmental effects that are significant, contributing to climate change, even if an individual Project's environmental effects are limited (CEQA Guidelines §15064[h][1]). The issue of a Project's environmental effects and contribution towards climate change typically involves an analysis of whether or not a Project's contribution towards climate change is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual Project are significant when viewed in connection with the effects of past Projects, other current Projects, and probable future Projects (CEQA Guidelines, §15064[h][1]).

CEQA Guidelines §15064.4 recommends that lead agencies quantify GHG emissions of Projects and consider several other factors that may be used in the determination of significance of GHG emissions from a Project, including the extent to which the Project may increase or reduce GHG emissions; whether a Project exceeds an applicable significance threshold; and the extent to which the Project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines §15064.4 does not establish a threshold of significance. Lead agencies have the discretion to establish significance thresholds for their respective jurisdictions, and in establishing those thresholds, a lead agency may appropriately look to thresholds developed by other public agencies, or suggested by other experts, as long as any threshold chosen is supported by substantial evidence (see CEQA Guidelines §15064.7[c]). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines §15130[f]). As a note, the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact insignificant.

Per CEQA Guidelines §15064(h)(3), a Project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the Project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem in the geographic area of the Project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of GHG emissions." Therefore, a lead agency can make a finding of less than significant for GHG emissions if a Project complies with adopted programs, plans, policies and/or other regulatory strategies to reduce GHG emissions.

Recent City of Los Angeles Environmental Documents

The City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions and has not formally adopted a local plan for reducing GHG emissions. Neither SCAQMD, the California Office of Planning and Research, CARB, the California Air Pollution Control Officers Association (CAPCOA), nor any other state or applicable regional agency has adopted a numerical significance threshold for assessing GHG emissions that is applicable to the Project. Therefore, in recent environmental impact reports certified by the City of Los Angeles,

the City has evaluated the significance of Projects' potential impacts with regard to GHG emissions and climate change solely on consistency with plans and polices adopted for the purposes of reducing GHG emissions and mitigating the effects of climate change. The City has also quantified the Project's GHG emissions for informational purposes but does not compare the quantified GHG emissions to a numeric threshold (City of Los Angeles 2019a, 2019b, and 2019c).

In the absence of any adopted numeric threshold, the significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines §15064.4(b) by considering whether the Project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. For this Project, the most directly applicable adopted regulatory plans to reduce GHG emissions are the 2017 Scoping Plan, the 2020-2045 RTP/SCS, the City's LA Green Plan, and the Sustainable City pLAn.

Methodology

As discussed under *Significance Thresholds*, the significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines §15064.4(b) by considering whether the Project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. Construction and operational GHG emissions are quantified for informational purposes.

Calculations of CO_2, CH_4, and N_2O emissions are provided to estimate the proposed Project's potential GHG emissions. Calculations are based on the methodologies discussed in the CAPCOA CEQA and Climate Change white paper and guidance from CARB. GHG emissions associated with the proposed Project were calculated using the CalEEMod version 2016.3.2 (see Appendix B for CalEEMod results).

Construction Emissions

In accordance with SCAQMD's recommendation, GHG emissions from construction of the proposed Project were amortized over a 30-year period and added to annual operational emissions to determine the Project's total annual GHG emissions.

Energy Emissions

Electricity emissions are calculated by multiplying the energy use times the carbon intensity of the utility district per kilowatt hour (CAPCOA 2017). The Project would be served by LADWP. Therefore, LADWP's specific energy intensity factors (i.e., the amount of CO_2, CH_4, and N_2O per kilowatt-hour) are used in the calculations of GHG emissions. The energy intensity factors included in CalEEMod are based on 2007 data by default at which time LADWP had only achieved a six percent procurement of renewable energy (City of Los Angeles 2017). Per SB 100, the statewide Renewable Portfolio Standard (RPS) Program requires electricity providers to increase procurement from eligible renewable energy sources to 60 percent by 2030. To account for the continuing effects of the RPS, the energy intensity factors included in CalEEMod were reduced based on the percentage of renewables reported by LADWP. LADWP energy intensity factors that include this reduction are shown in Table 13.

TABLE 13 LADWP ENERGY INTENSITY FACTORS

	2007 (lbs/MWh)	2030 (lbs/MWh)[2]
Percent procurement	6%[1]	60%
Carbon dioxide (CO_2)	1,228	522.55
Methane (CH_4)	0.029	0.012
Nitrous oxide (N_2O)	0.006	0.003

lbs/MWh = pounds per megawatt-hour

[1] Source: City of Los Angeles 2017

[2] RPS goal established by SB 100

In California, Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Energy usage from non-residential usage was reduced by 30 percent to account for the requirements of 2019 Title 24 standards (CEC 2019b). In addition, CalEEMod was adjusted to account for the Project's inclusion of energy-efficient appliances.

Area Source Emissions

Area sources include GHG emissions that would occur from the use of landscaping equipment and fireplaces. In accordance with SCAQMD Rule 445, the proposed Project would not include wood-burning devices.

Solid Waste Emissions

The disposal of solid waste produces GHG emissions from the transportation of waste, anaerobic decomposition in landfills, and incineration. According to a California Department of Resources Recycling and Recovery (CalRecycle) report to the Legislature, as of 2013 California had achieved a statewide 50 percent diversion of solid waste from landfills through "reduce/recycle/compost" programs (CalRecycle 2015). However, the City of Los Angeles has achieved a solid waste diversion rate of 76 percent (Los Angeles Sanitation and Environment 2020). Therefore, CalEEMod was adjusted to account for the solid waste diversion rate in the City.

Water and Wastewater Emissions

Operational GHG emissions are generated due to the energy used to supply, convey, and treat water and wastewater. New development would be subject to CALGreen, which requires a 20 percent increase in indoor water use efficiency. However, CalEEMod does not incorporate water use reductions achieved CALGreen (Part 11 of Title 24). Thus, in order to account for compliance with CALGreen, a 20 percent reduction in indoor water use was included in the water consumption calculations. In addition, CalEEMod was adjusted to account for the Project's installation of high efficiency landscape irrigation systems and low-flow indoor fixtures. CalEEMod defaults include septic tanks and anaerobic wastewater treatment; however, wastewater generated by the Project would only be treated using aerobic systems. Therefore, CalEEMod was adjusted to reflect the existing wastewater treatment system in the City.

Mobile Source Emissions

The proposed Project would increase the residential and employment density in an area that is served by high-quality transit and is adjacent to nearby commercial uses and job centers. According to CARB, the Project site is 0.1 mile from the nearest central business district (CARB

2020b). In addition, the site is within approximately 100 feet of the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. Therefore, of the Project's increased density, destination accessibility, and transit accessibility were included in CalEEMod.

Project Without Reduction Features Scenario

The analysis in this section evaluates potential emissions under both the proposed Project and Project Without Reduction Features scenario. The Project Without Reduction Features scenario is used to establish a comparison with GHG emissions generated by the proposed Project. The Project Without Reduction Features scenario does not consider site-specific conditions or Project-specific features. As an example, a Project Without Reduction Features scenario would apply a base trip generation rate for the Project that does not consider site-specific benefits resulting from the Project site's close proximity to high quality public transportation and commercial areas along Hollywood and Sunset Boulevards.

The GHG emissions that would be generated by the Project under the Project Without Reduction Features scenario are quantified in light of relevant state regulations and mandates. Because this comparison is intended to mirror the concepts used in CARB's 2017 Scoping Plan, the GHG emissions for the Project Without Reduction Features scenario are evaluated based on the specific and defined circumstances that CARB relied on when it developed the Reference Scenario for the 2017 Scoping Plan. The Reference Scenario did not include the following statewide GHG reduction measures (CARB 2017):

- Renewable Portfolio Standard (RPS) targets established by SB 350 and SB 100
- Low Carbon Fuel Standard
- Mobile Source Strategy (Cleaner Technology and Fuels [CTF] Scenario)
- Short-Lived Climate Pollutant Strategy (SB 1383)
- California Sustainable Freight Action Plan
- Post-2020 Cap and Trade Program

GHG emissions generated by the Project Without Reduction Features scenario were estimated using CalEEMod with the model inputs adjusted to exclude the statewide GHG reduction measures described above. The analysis assumes the Project Without Reduction Features scenario would incorporate the same land uses and building square footage as the proposed Project.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Consistency with Applicable Plans and Policies

Assembly Bill 32 and 2017 Scoping Plan

There are numerous state plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall state plans and policies are Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, and its follow up, SB 32. The goal of AB 32 is

to reduce GHG emissions to 1990 levels by 2020, and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. CARB's 2017 Scoping Plan, which outlines a framework to achieve SB 32's 2030 target, emphasizes innovation, adoption of existing technology, and strategic investment to support its strategies for GHG emissions reductions. Statewide plans and regulations in support of these strategies, such as GHG emissions standards for vehicles (AB 1493), the Low Carbon Fuel Standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources, are being implemented at the statewide level; as such, compliance at a Project level would occur as implementation continues statewide.

SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

SB 375, signed in August 2008, directs each of the State's 18 major Metropolitan Planning Organizations (MPOs) to prepare an SCS that contains a growth strategy to meet the GHG emission targets for inclusion in the RTP. On September 3, 2020, SCAG's Regional Council formally adopted the 2020-2045 RTP/SCS (titled Connect SoCal) to comply with SB 375. The 2020-2045 RTP/SCS builds upon the progress made through implementation of the 2016-2040 RTP/SCS and includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. The SCS implementation strategies include focusing growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, and supporting implementation of sustainability policies. The SCS establishes a land use vision of center focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020).

Table 14 illustrates the Project's consistency with relevant goals and strategies embodied in Chapter 3, A Path to Greater Access, Mobility & Sustainability, of the 2020-2045 RTP/SCS (SCAG 2020). As shown therein in Table 14, the Project is consistent with the applicable strategies in the 2020-2045 RTP/SCS.

TABLE 14 PROJECT CONSISTENCY WITH APPLICABLE SCAG RTP/SCS GHG EMISSION REDUCTION STRATEGIES

Strategy/Action	Project Consistency
Focus Growth Near Destinations & Mobility Options • Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations • Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets • Plan for growth near transit investments and support implementation of first/last mile strategies z Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses • Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods • Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or	**Consistent.** The Project site is located in an HQTA and is approximately 100 feet from the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. The Project would also increase residential density within walking distance of existing commercial uses along Sunset Boulevard and Hollywood Boulevard and would include 6 bicycle parking spaces for residents and 18 bicycle parking spaces for hotel guests. Therefore, the Project would focus growth near destinations and mobility options.

Strategy/Action	Project Consistency
locating and orienting close to existing destinations) • Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g. shared parking or smart parking)	
Promote Diverse Housing Choices. 1. Preserve and rehabilitate affordable housing and prevent displacement 2. Identify funding opportunities for new workforce and affordable housing development 3. Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply 4. Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of GHGs	**Consistent.** The Project site currently contains a duplex that would be demolished to accommodate a mixed-use boutique hotel with 36 guest rooms and 10 residential apartment units, which would result in the loss of applicability of the RSO to the project site. Because the RSO would no longer apply, the proposed residential apartment units may not serve residents of the same income level as the existing duplex, and the Project would therefore result in the net loss of two affordable housing units. However, as discussed under *Threshold XIVa* in Section XIV, *Population and Housing*, the Project would provide a net increase in housing of eight units (10 proposed residential units – 2 existing residential units), which would accommodate approximately 23 additional residents (see discussion under *Threshold XIVa* in *Section XIV, Population and Housing*). Therefore, because the Project would only result in an incremental loss of two affordable housing units and would involve construction of new housing on the same site at a greater density than existing conditions, the Project would increase housing supply and would not result in significant displacement of existing people or housing. Furthermore, the proposed Project would be an infill development in close proximity to existing transit and destinations, which would support the reduction of GHG emissions as discussed above. Therefore, the Project would promote diverse housing choices.
Leverage Technology Innovations • Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space • Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments • Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation	**Consistent.** The Project would provide 24 bicycle parking spaces and two electric vehicle parking spaces. In addition, the Project would be required to comply with the Title 24 and Los Angeles Green Building Code standards for installing solar-ready infrastructure in the proposed mixed-use building. Therefore, the Project would leverage technology innovations.
Support Implementation of Sustainability Policies ▪ Pursue funding opportunities to support local sustainable development implementation projects that reduce GHG emissions ▪ Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations	**Consistent.** The design and implementation of the proposed Project would be consistent with Green LA and the Sustainable City pLAn ,as detailed in Table 15 and Table 16, and would be required to comply with CALGreen Building Standards and the Los Angeles Green Building Code, which include measures to reduce

Strategy/Action	Project Consistency
▪ Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space ▪ Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies ▪ Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region ▪ Continue to support long range planning efforts by local jurisdictions Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy	GHG emissions. Therefore, the Project would support implementation of sustainability policies.
Promote a Green Region • Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards • Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration • Integrate local food production into the regional landscape • Promote more resource efficient development focused on conservation, recycling and reclamation • Preserve, enhance and restore regional wildlife connectivity • Reduce consumption of resource areas, including agricultural land • Identify ways to improve access to public park space	**Consistent.** The Project would be an infill development in an urbanized area and would therefore not interfere with regional wildlife connectivity or convert agricultural land. In addition, the Project would be required to comply with the Title 24 and Los Angeles Green Building Code standards for installing solar-ready infrastructure in the proposed mixed-use building. Therefore, the Project would support development of a green region.
Source: SCAG 2020	

Green LA and Sustainable City pLAn

Table 15 and Table 16 summarize the Project's consistency with the Green LA and Sustainable City pLAn, respectively. As discussed therein, the Project would be consistent with the actions and measures contained in these local GHG reduction plans.

TABLE 15 PROJECT CONSISTENCY WITH APPLICABLE GREEN LA ACTIONS

Action	Project Consistency
Energy	
Present a comprehensive set of green building policies to guide and support private sector development.	**Consistent.** The Project would be designed and operated to meet the applicable requirements of CALGreen and the City's Green Building Code.
Water	
Meet all additional demand for water resulting from growth through water conservation and recycling.	**Consistent.** While this action primarily applies to the City and LADWP, the Project would incorporate water conservation features, such as low-flow fixtures, required pursuant to the 2019 California Plumbing Code, 2019 CALGreen, 2020 Los Angeles Plumbing Code, and 2020 Los Angeles Green Building Code. Furthermore, the 2016 CALGreen requirements require a 20 percent increase in indoor water use efficiency relative to previous building code requirements, which would continue to be enforced in the 2019 CALGreen requirements.
Reduce per capita water consumption by 20 percent.	**Consistent.** See discussion above.
Transportation	
Promote walking and biking to work, within neighborhoods, and to large events and venues.	**Consistent.** The Project involves increasing residential density in proximity to existing commercial development, including restaurants, grocery stores, and other retail uses. The Project would be within approximately 100 feet of the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. The Project would also include 24 bicycle parking spaces. Therefore, walking or bicycling would be viable modes of transportation to reach numerous destinations or public transit.
Land Use	
Promote high-density housing close to major transportation arteries.	**Consistent.** The Project is mixed-use hotel and residential development located in within an HQTA. The Project would increase density to approximately 30.3 dwelling units per acre compared to the existing 6.1 dwelling units per acre on the Project site in close proximity to existing residential and commercial development and along a major transportation artery (North Western Avenue). As discussed above, the Project would be within approximately 100 feet of the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. The Project site would be walkable, and pedestrian access to the existing transit would be available. Therefore, the Project would increase housing density close to a major transportation artery.
Waste	
Recycle 70 percent of trash by 2015.	**Consistent.** The City of Los Angeles has achieved a landfill diversion rate of 76 percent (Los Angeles Sanitation and Environment 2020). The Project would be subject to the requirements of the statewide commercial recycling program, which establishes a statewide goal of diverting at least 75 percent of solid waste from landfills by 2020. Compliance with existing City and state programs would achieve consistency with this measure.
Source: City of Los Angeles 2007	

TABLE 16 PROJECT CONSISTENCY WITH APPLICABLE SUSTAINABLE CITY PLAN MEASURES

Action	Project Consistency
Renewable Energy ▪ LADWP will supply 55% renewable energy by 2025; 80% by 2036; and 100% by 2045. ▪ Increase cumulative megawatts by 2025; 2035; and 2050 of: o Local solar to 900-1,500 MW; 1,500-1,800 MW; and 1,950 MW. o Energy storage capacity to 1,654-1,750 MW; 3,000 MW; and 4,000 MW. o Demand response (DR) programs to 234 MW (2025) and 600 MW (2035).	**Consistent.** The Project would be required to comply with the Title 24 and Los Angeles Green Building Code standards for installing solar-ready infrastructure in the proposed mixed-use building. In addition, the Project would be served by LADWP, which will continue increasing its renewables portfolio in accordance with the California Renewable Portfolio Standards requirements.
Local Water ▪ Source 70% of L.A.'s water locally and capture 150,000 acre-feet per year of stormwater by 2035. ▪ Recycle 100% of all wastewater for beneficial reuse by 2035. ▪ Build at least 10 new multi-benefit stormwater capture projects by 2025; 100 by 2035; and 200 by 2050. ▪ Reduce potable water use per capita by 22.5% by 2025; and 25% by 2035; and maintain or reduce 2035 per capita water use through 2050 ▪ Install or refurbish hydration stations at 200 sites, prioritizing municipally-owned buildings and public properties such as parks, by 2035.	**Consistent.** The Project would be required to comply with the City's water use restrictions on timing, area, frequency, and duration of specified allowable water usage. The Project would also be required to comply with the Title 24 standards for Water Efficiency and Conservation that are in effect at the time of development. These standards include actions such as separate water submeters for subsystems, prescriptive reduced flow rates for water and fixtures, wall-mounted urinals, and plumbing fixtures and fittings.
Clean and Healthy Buildings ▪ All new buildings will be net zero carbon by 2030; and 100% of buildings will be net zero carbon by 2050. ▪ Reduce building energy use per sf for all building types 22% by 2025; 34% by 2035; and 44% by 2050.	**Consistent**: The Project would be constructed in accordance with the Title 24 standards for Building Energy Efficiency that are in effect at the time of development. These standards include energy-saving actions such as insulation certified by the Department of Consumer Affairs, Bureau of Home Furnishing and Thermal Insulation to reduce energy necessary to regulate building temperature and natural gas without continuously burning pilot lights.
Mobility & Public Transit ▪ Increase the percentage of all trips made by walking, biking, micro-mobility/matched rides or transit to at least 35% by 2025; 50% by 2035; and maintain at least 50% by 2050. ▪ Reduce VMT per capita by at least 13% by 2025; 39% by 2035; and 45% by 2050. ▪ Ensure Los Angeles is prepared for Autonomous Vehicles (AV) by the 2028 Olympic and Paralympic Games.	**Consistent.** The Project involves increasing residential density in proximity to existing commercial and recreational development, including restaurants, grocery stores, and other retail uses. The Project would be within approximately 100 feet of the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. The Project would also include 24 bicycle parking spaces. Therefore, the Project would support increasing the percentage of trips made by walking, biking, and transit.

Action	Project Consistency
Zero Emissions Vehicles ▪ Increase the percentage of electric and zero emission vehicles in the city to 25% by 2025; 80% by 2035; and 100% by 2050. ▪ Electrify 100% of LA Metro and LADOT buses by 2030. ▪ Reduce port-related GHG emissions by 80% by 2050.	**Consistent**. In accordance with the Los Angeles Green Building Code, the Project would provide two electric vehicle parking spaces.
Waste and Resource Recovery ▪ Increase landfill diversion rate to 90% by 2025; 95% by 2035; and 100% by 2050 ▪ Reduce municipal solid waste generation per capita by at least 15% by 2030, including phasing out single-use plastics by 2028 ▪ Eliminate organic waste going to landfill by 2028 Increase proportion of waste products and recyclables productively reused and/or repurposed within Los Angeles County to at least 25% by 2025; and 50% by 2035.	**Consistent.** The City of Los Angeles has achieved a landfill diversion rate of 76 percent (Los Angeles Sanitation and Environment 2020). The Project would be subject to the requirements of the statewide commercial recycling program, which establishes a statewide goal of diverting at least 75 percent of solid waste from landfills by 2020. Compliance with existing City and state programs would achieve consistency with this measure.
Urban Ecosystems and Resilience ▪ Increase tree canopy in areas of greatest need by at least 50% by 2028. ▪ Complete or initiate restoration identified in the 'ARBOR' Plan by 2035. ▪ Create a fully connected LARiverWay public access system that includes 32 miles of bike paths and trails by 2028. ▪ Reduce urban/rural temperature differential by at least 1.7 degrees by 2025; and 3 degrees by 2035. ▪ Ensure proportion of Angelenos living within 1/2 mile of a park or open space is at least 65% by 2025; 75% by 2035; and 100% by 2050. ▪ Achieve and maintain 'no-net loss' of native biodiversity by 2035.	**Consistent.** The Project would be an infill development in an urbanized area and thus would not adversely impact native biodiversity. In addition, the Project would increase the number of trees on site from four to 32.
Source: City of Los Angeles 2020a	

Conclusion

Less than significant impact. In summary, the plan consistency analysis provided above demonstrates that the Project complies with or exceeds the requirements of policies, regulations and GHG reduction actions/strategies outlined in the 2017 Scoping Plan, the 2020-2045 RTP/SCS, the LA Green Plan, and the Sustainable City pLAn. Therefore, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases (*Threshold VIII.b*). Consistency with the above plans, policies, regulations and GHG reduction actions/strategies would reduce the Project's incremental contribution of GHG emissions such that the Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (*Threshold VIII.a*). Impacts under both *Threshold VIII.a* and *Threshold VIII.b* would be less than significant.

GHG Emissions Quantification

As discussed under *Methodology*, construction and operational GHG emissions associated with the Project are quantified for informational purposes only.

Baseline Emissions

The existing on-site duplex generates GHG emissions from energy consumption, vehicle trips, water use, and emissions from area sources, such as architectural coatings and landscaping

equipment use. Table 17 summarizes baseline GHG emissions associated with existing land uses, a duplex, on the Project site, as modeled using CalEEMod.

TABLE 17 BASELINE GHG EMISSIONS

Emission Source	Annual Emissions (MT of CO_2e)
Operational	
Area	0.7
Energy	3.6
Solid Waste	0.2
Water	0.8
Mobile	
CO_2 and CH_4	8.4
N_2O	0.6
Total	**14.3**

MT = metric tons; CO_2e = carbon dioxide equivalent
See Appendix B for CalEEMod worksheets.

Construction Emissions

Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches adequately address impacts from temporary construction activity. The CEQA and Climate Change white paper states that additional study is needed to make such an assessment or to develop separate thresholds for construction activity (CAPCOA 2008). Nevertheless, the SCAQMD has recommended amortizing construction-related emissions over a 30-year period in conjunction with the proposed Project's operational emissions. As shown in Table 18, construction of the Project would generate an estimated 403 MT of CO_2e, or 13 MT of CO_2e year when amortized over a 30-year period.

TABLE 18 ESTIMATED CONSTRUCTION GHG EMISSIONS

Year	Emissions (MT of CO_2e)
2020	85.0
2021	181.4
2022	136.9
Total	403.3
Total Amortized over 30 Years	**13.4**

MT = metric tons; CO_2e = carbon dioxide equivalent
See Appendix B for CalEEMod worksheets.

Combined Total Annual Emissions

Table 19 combines the construction, operational, and mobile GHG emissions associated with development of the proposed Project. As shown therein, the Project's emissions would be

approximately 298 MT of CO_2e, or a net increase of approximately 283 MT of CO_2e as compared to baseline conditions on the Project site.

TABLE 19 COMBINED ANNUAL GHG EMISSIONS

Emission Source	Annual Emissions (MT of CO_2e)
Construction	13.4
Operational	
Area	0.2
Energy	91.4
Solid Waste	5.9
Water	5.0
Mobile	
CO_2 and CH_4	174.7
N_2O	6.9
Total	**297.5**
Baseline GHG Emissions	(14.3)
Net Increase in GHG Emissions	**283.2**

MT = metric tons; CO_2e = carbon dioxide equivalent
( ) denotes a negative number.
See Appendix B for CalEEMod worksheets.

Comparison to Project Without Reduction Features Scenario

Less than significant impact. As noted under *Methodology*, GHG emissions from a Project Without Reduction Features scenario were quantified to demonstrate that compliance with applicable plans, policies, and regulations would reduce GHG emissions from the proposed Project. As discussed above, emissions resulting from a Project Without Reduction Features scenario represent the emissions that would be generated by the Project in the absence of certain GHG emission reduction measures, including RPS targets established by SB 100, improving vehicle emission factors, as well as mobile source emissions reductions associated with the Project's increase in density and proximity to transit services. The analysis in this section includes potential emissions under a Project Without Reduction features scenario and emissions generated by the proposed Project based on regulations and mandates expected to be in force by 2030 (the next milestone target year for GHG emission reductions per SB 32).

Table 20 compares GHG emissions from the proposed Project to GHG emissions from the Project Without Reduction Features scenario. As shown therein, net GHG emissions generated by the proposed Project would be approximately 283 MT of CO_2e per year, which is 51 percent less than those generated under the Project Without Reduction Features scenario. Therefore, this analysis demonstrates that compliance with State, regional and local GHG reduction plans would result in a reduction of the Project's incremental contribution of GHG emissions.

As discussed earlier, the Project's consistency with plans, policies, regulations and GHG reduction actions/strategies would reduce the Project's incremental contribution of GHG emissions such that the Project would not generate GHG emissions, either directly or indirectly,

that may have a significant impact on the environment (*Threshold VIII.a*). Impacts under both *Threshold VIII.a* and *Threshold VIII.b* would be less than significant.

TABLE 20 COMPARISON OF PROJECT-RELATED GHG EMISSIONS TO PROJECT WITHOUT REDUCTION FEATURES SCENARIO

Emission Source	Project Without Reduction Features Scenario (MT of CO_2e)	As Proposed Scenario (MT of CO_2e)	Decrease from Project Without Reduction Features Scenario (MT of CO_2e)	Change from Project Without Reduction Features Scenario
Construction[1]	13.4	13.4	0	0%
Operational				
Area	0.2	0.2	0	0%
Energy	121.0	91.4	(29.6)	(22%)
Solid Waste	5.9	5.9	0	0%
Water	9.5	5.0	(4.5)	(47%)
Mobile				
CO_2 and CH_4	434.6	174.7	(259.9)	(60%)
N_2O	8.4	6.9	(1.5)	(18%)
Total	**593.0**	**297.5**	**(295.5)**	**(50%)**
Baseline GHG Emissions	14.3	14.3	0	0%
Net Increase in GHG Emissions	**578.7**	**283.2**	**(295.5)**	**(51%)**

MT: metric tons; CO_2e: carbon dioxide equivalent

[1]Construction emissions were amortized over a 30-year period in accordance with SCAQMD recommendations.

Source: Calculations were made in CalEEMod. See Appendix B for full model output. Some numbers may not add up due to rounding.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would be implemented to avoid or reduce the potential for such conditions to

occur. Any use of potentially hazardous materials during construction of the proposed Project would comply with all local, state, and federal regulations regarding the handling of potentially hazardous materials. Furthermore, the transport, use, and storage of hazardous materials during the construction of the Project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Operation of the proposed Project would likely involve an incremental increase in the use of common household hazardous materials on the Project site, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, state, and local agencies related to storage, use, and disposal of hazardous materials. Therefore, given regulatory compliance with RCM-HAZ-1 and RCM-HAZ-2, impacts would be less than significant.

Regulatory Compliance Measures

RCM-HAZ-1: COMPLIANCE WITH FEDERAL HAZARDOUS MATERIALS REGULATIONS

The Project shall comply with all applicable mandatory provisions of the Hazardous Materials Transportation Act and the Resource Conservation and Recovery Act.

RCM-HAZ-2: COMPLIANCE WITH CALIFORNIA HAZARDOUS MATERIALS REGULATIONS

The Project shall comply with all applicable mandatory provisions of the California Hazardous Material Management Act and the California Code of Regulations Title 22.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than significant with mitigation incorporated. A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. As described under *Threshold IXa* in Section IX, *Hazards and Hazardous Materials*, construction of the proposed Project would involve the use of potentially hazardous materials, such as vehicle fuels and fluids, that could be released should an accidental leak or spill occur. However, standard construction BMPs for the use and handling of such materials would be implemented to avoid or reduce the potential for such conditions to occur. The transport, use, and storage of hazardous materials during the construction of the Project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22.

Given that the existing duplex on the Project site was constructed in 1916, building materials may contain ACMs and LBP may have been used for painted surfaces, which could pose hazards to receptors at adjacent land uses during the demolition stage of the Project if these materials become airborne. Therefore, impacts related to the released of hazardous materials would be potentially significant. With implementation of Mitigation Measure HAZ-1, operation of the proposed Project would not create a significant hazard to the public or the environment and would not emit hazardous emissions. With mitigation, potential impacts associated with upset or accident conditions would be less than significant.

Mitigation Measure

HAZ-1 Existing Toxic/Hazardous Materials (Asbestos and Lead)

Prior to the demolition of the existing duplex, all suspect ACMs shall be sampled and analyzed to confirm the absence of asbestos. In the event that any ACMs are discovered during demolition activities, the materials shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the building. If ACMs are found to be present, all asbestos removal operations shall be performed by a California Division of Occupational Safety and Health (Cal/OSHA)-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. All disturbances of ACMs, and/or abatement operations, shall be performed in accordance with the Cal/OSHA requirements set forth in 8 California Code of Regulations 1529. Asbestos abatement shall also be performed in accordance with SCAQMD requirements set forth in Rule 1403 as well as all other applicable state and federal rules and regulations.

Any suspect LBP shall be sampled prior to any demolition activities. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a licensed LBP abatement contractor that no LBP is present in the building. If identified, LBP located within building scheduled for renovation or demolition/relocation, or noted to be damaged, shall be abated by a licensed LBP abatement contractor, and disposed of according to all state and local regulations.

All construction work shall be subject to 29 Code of Federal Regulations Part 1926.62 *Lead Exposure in Construction Interim Final Rule*, which was adopted and incorporated into California's own standard 8 California Code of Regulations §1532.1.

Significance Determination: Less than Significant with Mitigation Incorporated

Mitigation Measures: Refer to Mitigation Measure HAZ-1

Significance Determination after Mitigation: Less than Significant

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. The nearest school to the Project site is Grant Elementary School, located approximately 0.3 mile northwest of the Project site. During construction of the proposed Project, hazardous and potentially hazardous materials would be utilized for the transport and operation of vehicles and machinery. As discussed under *Threshold IXa* in Section IX, *Hazards and Hazardous Materials*, the transport, use, and storage of hazardous materials during the construction of the Project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. As a result, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. No impact would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No impact. A significant impact would occur if the Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The following databases and listings compiled pursuant to Government Code §65962.5 were checked in March 2020 for known hazardous materials contamination at the Project site:

- USEPA
    - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)/Superfund Enterprise Management System (SEMS)/Envirofacts database search
- State Water Resources Control Board (SWRCB)
    - GeoTracker search for leaking underground storage tanks (LUST) and other cleanup sites
- Department of Toxic Substances Control (DTSC)
    - EnviroStor database for hazardous waste facilities or known contamination sites
    - Cortese List of Hazardous Waste and Substances Sites

The Project site is not included on any list of hazardous materials sited compiled pursuant to Government Code §65962.5. The SEMS database search did not produce any results associated with the Project site, indicating that the Project site is devoid of known hazards and contaminants (USEPA 2019). The Project site is not located on or directly adjacent to any known hazardous or contaminated sites that are actively being monitored. A search of the Geotracker database shows that the nearest listing to the site is a LUST Cleanup Site located within 0.19 mile of the Project site. This LUST Cleanup Site, referred to as USPS LA North Vehicle Maintenance, is located south of the Project site at 1375 North Western Avenue (SWRCB 2020). The status for this listing is “Completed – Case Closed as of 2/9/2000,” indicating that no hazards remain on-site (SWRCB 2020). Therefore, no impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No impact. A significant impact may occur if a project is located within a public airport land use plan area, or within two miles of a public airport, and subject to a safety hazard. The airport or airstrip nearest to the Project site is the Hollywood Burbank Airport, located approximately 8.6 miles north of the Project site. The Project site is not within the airport influence area as defined by the Los Angeles County Airport Land Use Commission (ALUC 2004). Therefore, no impact would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. In accordance

with the Safety Element of the City of Los Angeles General Plan (1996), emergency response and evacuation procedures would be developed by the City in coordination with the police and fire departments. The proposed Project would not require the development of additional streets or introduce new structures that would interfere with or obstruct an adopted emergency response plan or emergency evacuation plan. The Project site is located approximately 0.3 mile east of U.S. 101, which is designated by the Los Angeles County Public Works Department as a Freeway Disaster Route (County of Los Angeles 2008). Implementation of the Project would increase traffic to and from the Project site; however, the Project site is surrounded by major roadways, including North Western Avenue, which have sufficient capacity to provide access to and from the Project site. Moreover, the City of Los Angeles Department of Transportation (LADOT) Transportation Assessment Referral Form for this Project concluded that an Access, Safety, and Circulation Evaluation is not required for the Project because the Project would not generate a net increase of 250 or more daily vehicle trips (Appendix E). Therefore, no impact would occur.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No impact. A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The Project site is in an urban area of Los Angeles and is not located in a Fire Hazard Severity Zone or Very High Hazard Severity Zone for wildland fires (California Department of Forestry and Fire Protection [CALFIRE] 2007). The nearest Very High Hazard Severity Zone is located approximately 0.6 mile to the north. Due to the urban nature of the Project site and surrounding area and relative lack of vegetation, there is low potential for wildland fires to occur. Therefore, no impact related to wildland fires would occur.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB).

Construction

Less than significant impact. During Project construction, particularly during the grading phase, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. In addition, on-site watering activities to reduce airborne dust could contribute to pollutant loading in runoff. Pollutant discharges relating to the storage, handling, use and disposal of chemicals, adhesives, coatings, lubricants, and fuel could also occur. Since Project construction would disturb less than one acre of soil, the Project would not be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. However, the Project would be required to implement BMPs as part of the City's grading permit requirements. BMPs would include, but would not necessarily be limited to, erosion control, sediment control, non-stormwater management, and materials management BMPs (e.g., sandbags, storm drain inlets protection, stabilized construction entrance/exit, wind erosion control, and stockpile management) to minimize the discharge of pollutants in stormwater runoff during construction. In addition, Project construction activities would occur in accordance with City grading permit regulations (LAMC Chapter IX, Division 70), such as the preparation of an Erosion Control Plan, to reduce the effects of sedimentation and erosion (RCM-HWQ-1).

Project construction activities may have the potential to encounter groundwater during excavation for the subterranean parking garage, which could require dewatering. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location and discharged into the storm drain system to proceed with construction. Discharges from dewatering operations can contain high levels of fine sediments, which, if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, if dewatering is required, the treatment and disposal of the dewatered water would occur in accordance with the LARWQCB Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.

With the implementation of site-specific BMPs included as part of the Erosion Control Plan required to comply with the City grading permit regulations, the Project would significantly reduce or eliminate the discharge of potential pollutants from the stormwater runoff. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface water quality. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated. Impacts to water quality during construction of the Project would be less than significant.

Operation

Less than significant impact. Under the City's Low Impact Development (LID) Ordinance, post-construction stormwater runoff from new Projects must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs on-site for the volume of water produced by the greater of the 85th percentile storm event or the 0.75-inch storm event (i.e., first flush). Consistent with LID requirements to reduce the quantity and improve the quality of rainfall runoff that leaves the Project site, the Project would include the installation of capture and use and/or biofiltration system BMPs as established by the LID Manual. The installed BMP systems would be designed with an internal bypass overflow system to prevent upstream flooding during major storm events. As the majority of potential contaminants are anticipated to be contained within the

"first flush" storm event, major storms are not anticipated to cause an exceedance of regulatory standards.

As is typical of most urban existing uses and proposed developments, stormwater runoff from the Project site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease. The implementation of BMPs required by the City's LID Ordinance would target these pollutants that could potentially be carried in stormwater runoff. Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing site is predominantly impervious and consists of buildings, paved surface lots, and landscape areas. The Project would include the installation of a capture and use and/or biofiltration system, which would control stormwater runoff with no increase in runoff resulting from the Project. Therefore, with the incorporation of such LID BMPs, operation of the Project would not result in discharges that would violate any surface water quality standards or waste discharge requirements. Given regulatory compliance, impacts to water quality during operation of the Project would be less than significant.

Regulatory Compliance Measure

RCM-HWQ-1: COMPLIANCE WITH LAMC GRADING PERMIT REGULATIONS

The Project shall comply with all applicable mandatory provisions of the City grading permit regulations (LAMC Chapter IX, Division 70), including preparation of an Erosion Control Plan, to reduce the effects of sedimentation and erosion.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than significant impact. A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The Project site is located in the Hollywood Sub-basin of the Coastal Plain of the Los Angeles Groundwater Basin. The Hollywood Sub-basin is managed by the Water Replenishment District of Southern California, and the City of Beverly Hills is currently the only major pumper of groundwater in the Sub-basin (California Department of Water Resources 2004a). Groundwater from the Los Angeles Coastal Plan Groundwater Basin is not a substantial source of water for the region, and LADWP, who would provide water supply to the Project, does not utilize groundwater from the Sub-basin.

Due to limited local water resources, LADWP depends heavily on imported water purchased from the Metropolitan Water District. However, local groundwater supplies are an important piece of LADWP's water portfolio, providing between 12 and 23 percent of the total water supply (LADWP 2016). Because the southern California region is water-limited, groundwater resources are tightly managed to prevent over-extraction and depletion of groundwater supplies. The City of Los Angeles is entitled to extract approximately 109,809 acre-feet per year (AFY) from the San Fernando, Sylmar, Eagle Rock, Central, and West Coast Basins, of which, approximately 87,000 AFY, are from the San Fernando Basin. Water levels in the San Fernando Basin have been stable over about the past 20 years since adjudication of the basin. Hydrographs indicate variations in water levels of five to 40 feet in the western part of the basin, a variation of about 40 feet in the southern and northern parts of the basin, and a variation of about 80 feet in the eastern part of the basin (CWR 2004b). However, groundwater quality issues have prevented LADWP from extracting its entitled amounts. LADWP is investing in efforts to increase groundwater supplies through treatment, cleanup, and enhanced groundwater recharge systems.

Due to the highly-regulated nature of groundwater resources in southern California and the diverse water supply portfolio of LADWP, the proposed Project would not result in a substantial depletion of groundwater supplies.

Construction activities for the Project would include demolition of an existing duplex residence, site preparation and grading to level the site, and excavation to accommodate the subterranean parking garage. Temporary dewatering operations may be required if groundwater is encountered during excavation for the subterranean parking garage. If groundwater is encountered during construction, minor dewatering of groundwater seepage via gravel-filled trenches would be utilized in compliance all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations.

With regard to groundwater recharge, the site is currently developed with predominantly impervious surfaces and provides little groundwater recharge potential. The proposed Project would result in minor changes to the percentage of impervious surfaces on the Project site (currently approximately 90 percent of the Project site), which would remain mostly impermeable, aside from planter boxes, trees, and other landscaping. Thus, the groundwater recharge potential of the Project site would remain minimal. Because the Project would not substantially impact the amount of groundwater recharge occurring on-site and would not result in a lowering of the local groundwater table, this impact would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. Impede or redirect flood flows?

Less than significant impact. The Project site is in an established urban community in the Hollywood CPA. The proposed Project would redevelop the site with a four-story mixed-use building and subterranean parking garage. The proposed Project would not substantially alter the existing drainage patterns on the site because the site includes a residence and surface parking lot and currently contains mostly impervious surfaces. Implementation of the Project would not alter the course of a stream or river. The minor alterations in drainage patterns (changes to the distribution of impervious and pervious surfaces across the site) would be required comply with LAMC Chapter 6, Public Works and Property, Article 4.4, Stormwater and Urban Runoff Pollution Control, which includes regulations to prohibit discharge of pollutants into storm drains and receiving waters as well as stormwater pollution control measures for development planning and construction activities (LAMC §64.72; see RCM-HWQ-2). LAMC §64.72 includes LID requirements that would apply to construction and operation of the proposed Project, such as preparation of a LID plan to achieve full capture and treatment of stormwater runoff on-site for a design storm event or 24-hour runoff event, and minimization of impacts to natural drainage systems. The Project Site is not located within a 100-year or 500-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) or by the City of Los Angeles (FEMA 2008; City of Los Angeles 1996). Thus, the Project would not impede or redirect flood

flows. Project compliance with RCM-HWQ-2 would reduce potential impacts to a less than significant level.

Regulatory Compliance Measure

RCM-HWQ-2: COMPLIANCE WITH LAMC §64.72

The Project shall comply with LAMC §64.72, which includes regulations to prohibit discharge of pollutants into storm drains and receiving waters as well as stormwater pollution control measures for development planning and construction activities.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than significant impact. A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. As discussed above, the Project Site is not located within a 100-year flood hazard area. The Project site is located in Zone X of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Map # 06037C1610F, dated September 26, 2008) (FEMA 2008). Zone X is characterized as an area determined to be outside the 0.2 percent annual chance floodplain. As a result, the Project site would not be subject to inundation due to flooding hazards.

The Project site is located approximately 12 miles east of the Pacific Ocean and is not located in area subject to tsunami hazard. As a result, the Project site would not be subject to inundation due to tsunami hazards. The nearest body of water is the Hollywood Reservoir, located approximately 2.8 miles to the north, and the site is located outside of the dam's potential inundation hazard area (City of Los Angeles 1996). Because the Project site is not located in flood hazard, tsunami, or seiche zones, the Project would not risk release of pollutants due to Project inundation. Impacts would be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Surface Water

Less than significant impact. As required by the California Water Code, the LARWQCB has adopted a plan entitled *Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties* (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan. The Basin Plan is a resource for the LARWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Under §303(d) of the Clean Water Act, states are required to identify water bodies that do not meet their water quality standards. Biennially, the LARWQCB prepares a list of impaired waterbodies in the region, referred to as the 303(d) list. The 303(d) list outlines the impaired waterbody and the specific pollutant(s) for which it is impaired. All waterbodies on the 303(d) list

are subject to the development of a Total Maximum Daily Load (TMDL). The Project site is located within the Ballona Creek Watershed. The constituents of concern listed for Ballona Creek under California's Clean Water Act §303(d) List include Cadmium, Chlordane, Copper, Lead, Polychlorinated Biphenyls (PCBs), Silver, Zinc, and trash (USEPA 2016).

As discussed in *Threshold Xa*, in Section X, *Hydrology and Water Quality*, the Project would be required to comply with the City's LID regulations, which ensure that Projects address potential runoff in a manner that captures rainwater and removes pollutants while reducing the volume and intensity of storm water flows. Compliance with applicable state, regional, and City policies and regulations (e.g., General Construction Permit, MS4 permit, CWA, City stormwater ordinances) would reduce the Project's potential impacts related to surface water quality to less than significant levels.

Groundwater

No impact. On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. SGMA empowers local agencies to form Groundwater Sustainability Agencies (GSAs) to manage basins sustainably and requires those GSAs to adopt Groundwater Sustainability Plans (GSPs) for crucial groundwater basins in California.

The Project site is located in the Hollywood Sub-basin of the Los Angeles Coastal Plain Groundwater Basin, which is not a high or medium priority basin. As such, there is not a groundwater sustainability plan applicable to the Project. As discussed under *Threshold Xb* in Section X, *Hydrology and Water Quality*, temporary dewatering operations may be required if groundwater is encountered during excavation for the subterranean parking garage. If groundwater is encountered during construction, minor dewatering of groundwater seepage via gravel-filled trenches would be utilized in compliance all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. As such, the Project would not conflict with plans for sustainable groundwater management. No impact would occur.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Physically divide an established community?

Less than significant impact. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. The Project site is currently developed with an existing two-story duplex and surface parking lot. The Project site is located in the established urban community of the Hollywood CPA and is surrounded by residential and commercial uses in each direction. The proposed Project would involve demolishing a duplex for construction of a four-story, mixed-use building that would be nestled between existing structures (see Figure 6, Figure 7, and Figure 8). The proposed Project would be developed on an infill site and would not involve construction of any new infrastructure with the potential divide the surrounding area (such as a new road). There are no vacant or undeveloped areas around the Project Site, such that development of the Project could possibly divide an established community or result in a separation of uses or disruption of access between land uses around the Project site. As previously stated, implementation of the Project would result in further infill of an already developed community and on a site that is already built out with a two-story duplex. Therefore, the Project would not physically divide an established community, and no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project site and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The determination of consistency with applicable land use policies and ordinances is based upon a review of the planning and zoning documents that regulate land use or guide land use decisions pertaining to the site, including the City's General Plan and the Vermont/Western SNAP. A Project is considered consistent with the provisions and general policies of applicable City or regional land use plans and regulations if it is consistent with the overall intent of the plans and would not preclude the attainment of their primary goals. A conflict between a Project and an applicable plan is not necessarily a significant impact under CEQA unless the inconsistency would result in an adverse physical change to the environment that is a "significant environmental effect" as defined by CEQA Guidelines §15382.

As discussed below, the Project would be substantially consistent with all of the applicable plans, policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect

associated with development of the Project. Therefore, impacts related to land use and planning would be less than significant.

General Plan and Zoning

The City of Los Angeles General Plan and each of the elements were established to provide guidelines for the implementation of regulatory policy and provide a path for reasonable land use development. The General Plan defers to the LAMC for its specific implementation and application via code requirements. In this case, the proposed mixed-use building is seeking a Conditional Use Permit. The Hollywood Community Plan designates the subject site for Highway Oriented Commercial land uses with corresponding zones of C1, C2, P, RAS3 and RAS4 Zones. The proposed use of the land as a boutique hotel and residential apartments is consistent with permitted uses in the land use designation and corresponding zones.

Approval of the Conditional Use Permit requested by the applicant ensures that the use is established in a way that is compatible with the surrounding uses and supports elements of the City's General Plan. The Housing Element encourages the development of new dwelling units by facilitating new construction that addresses the particular needs of the City's households. Goals and Objectives of the General Plan also include encouraging community-based services in an effort to create small business growth and expand opportunities for residential development, particularly in designated Centers and Transit Oriented Districts and along Mixed-Use Boulevards. The granting of the requested Specific Plan exceptions, as discussed in the Section 3.4, *Requested Permits and Approvals*, would provide the opportunity to develop a boutique hotel with residential units and provide hotel guest rooms near transit at an affordable rate.

Framework Element

Adopted in December 1996 and readopted in August 2001, the City of Los Angeles General Plan Framework Element (General Plan Framework) establishes the conceptual basis for the City's General Plan (City of Los Angeles 2001b). The General Plan Framework sets forth a citywide comprehensive long-range growth strategy and defines citywide policies regarding land use, housing, urban form, neighborhood design, open space and conservation, economic development, transportation, infrastructure, and public services. General Plan Framework land use policies are further guided at the community level through community plans and specific plans. The General Plan Framework sets forth a conceptual relationship between land use and transportation and encourages new development to be developed near transit. The General Plan Framework also calls for commercial development along the City's arterial corridors to be intensified with new Projects that integrate commercial and residential uses.

The consistency of the Project with applicable objectives and policies in the General Plan Framework is presented in Table 21. As shown, the Project would be consistent with the applicable objectives in the General Plan Framework.

TABLE 21 PROJECT CONSISTENCY WITH APPLICABLE OBJECTIVES OF THE GENERAL PLAN FRAMEWORK

Objective	Project Consistency
Land Use Chapter	
Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.	**Consistent.** The Project would develop a mixed-use building with residential units and a boutique hotel, which would contribute to the diversity of land uses in the area and support the needs of the City's existing and future residents, businesses, and visitors.

Objective	Project Consistency
Objective 3.2: To provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, VMT, and air pollution.	**Consistent.** The Project site is located within a TPA and is within approximately 100 feet of the Western/Sunset bus stop and within approximately 0.2 mile of the Hollywood/Western Metro Station for the Metro Red Line and the Western/Hollywood bus stop. The Project would also include 24 bicycle parking spaces. As such, the Project would support the reduction of vehicle trips, VMT, and air pollution.
Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.	**Consistent.** The Project includes a mixed-use development with residential units and a boutique hotel consistent with existing land uses in the Vermont/Western SNAP, which includes a mix of commercial, residential, and office land uses. The Project would provide additional housing on a site that contains one residence. The Project would also help to revitalize an area located along a transit corridor.
Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.	**Consistent.** The Project site is located within a TPA and is within 0.25 mile of the Hollywood/Western Metro Red Line Station. The Sunset/Western Metro station for bus line 757 is located approximately 100 feet south of the site. The Project would not encroach on low-density neighborhoods.
Objective 3.17: Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.	**Consistent.** The Project includes a mixed-use building within close proximity to the Hollywood/Western Metro Red Line Station on an infill site, which would enhance pedestrian activity. Landscaping would be provided in planters along the street frontages on North Western Avenue and West Harold Way to provide a more pedestrian-friendly frontage.
Housing Chapter	
Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.	**Consistent.** The Project includes construction of a mixed-use development with residential units and a boutique hotel consistent with existing land uses in the Vermont/Western SNAP. The Project site is located within a TPA and is within 0.25 mile of the Hollywood/Western Metro Red Line Station. The Sunset/Western Metro station for bus line 757 is located approximately 100 feet south of the site. Therefore, the Project would be located in proximity to transit stations. As discussed in Section I, *Aesthetics*, the adjacent property to the east is currently developed with a two-story apartment building; however, the proposed Project design includes a step back from the eastern property line with a landscape buffer to create an adequate transition and separation between the existing apartment building and the proposed mixed-use building. The proposed Project design also includes a step back with landscaping and trees at the second floor along the North Western Avenue frontage to reduce massing along this frontage.
Urban Form and Neighborhood Design Chapter	
Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community, or the region.	**Consistent.** The Project would provide a mixed-use development with residential units and a boutique hotel consistent with existing land uses in the Vermont/Western SNAP. The Project site is located within a TPA and is within 0.25 mile of the Hollywood/Western Metro Red Line Station. The Sunset/Western Metro station operating bus line 757 is located approximately 100 feet south of the site. Therefore, the Project would be located along a corridor served by transit that functions as a center for the surrounding community.

Objective	Project Consistency
Economic Development Chapter	
Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.	**Consistent.** The Project includes a boutique hotel with residential uses which would serve to establish a balance of land uses that provides for both residential and commercial development.
Source: City of Los Angeles 2001b	

Vermont/Western Station Neighborhood Area Plan

Less than significant impact. The Project site is also located within the Vermont/Western SNAP, Subarea C. The Plan was created for the purposes of making the neighborhood more livable and economically viable and facilitating transit and pedestrian activity following the disruption of the 1990s due to riots and the Northridge earthquake. The plan encourages improvement of housing stock along transportation corridors, pedestrian-oriented design elements, and well-planned commercial and residential uses. As discussed in Section I, *Aesthetics*, the Project would be required to adhere to the Vermont/Western SNAP Development Standards and Design Guidelines governing scenic quality and land use development. Subarea C of the SNAP limits the Floor Area Ratio (FAR) for a mixed-use building to a maximum of 3 to 1 and the commercial component to 1.5 to 1. The Project proposes a total floor area of 26,080 square feet, resulting in a residential FAR of 0.06 to 1 and a commercial FAR of 1.2 to 1, for an overall FAR of 1.8:1.

The applicant has requested two (2) Specific Plan Exceptions to the Specific Plan to allow a commercial use (hotel) above the ground floor (including a rooftop lounge) in a mixed-use development and to allow the building height to exceed the transitional height requirements from lots in the Subarea "A" adjoining properties. As discussed in Section I, *Aesthetics*, the proposed Project design includes a step back from the eastern property line with a landscape buffer to create an adequate transition and separation between the existing apartment building and the proposed mixed-use building. The proposed Project design also includes a step back with landscaping and trees at the second floor along the North Western Avenue frontage to reduce massing along this frontage. In addition, due to its mixed-use nature, the Project would serve both temporary tourist and business visitors as well as permanent residents and would create a transition between commercial uses along North Western Ave. and residential uses along West Harold Way. Therefore, granting of the requested exceptions is consistent with the principles and goals of the Vermont/Western SNAP by providing housing and viable commercial hotel. The Project would also provide hotel guest rooms at affordable rates compared to other higher end hotels in the area and would create permanent job opportunities as well as opportunities to work and live in the same building.

Based on the consistency analysis provided above, the proposed Project would be consistent with the City General Plan and Framework Element, LAMC, and Vermont/Western SNAP. As a result, the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect conflict with any applicable land use plan, policy, or regulation. Impacts would be less than significant.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The Project site is located in a highly urbanized portion of the City and is not used for mineral resource extraction. No State-designated or locally designated mineral resource zones exist in the City. According to the Conservation Element of the City of Los Angeles General Plan, Mineral Resources, Exhibit A, the Project Site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use (City of Los Angeles 2001a). Thus, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of local importance or value to the region or to the residents of the State. No impact would occur and no mitigation measures are required.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. No mineral extraction operations currently occur on the Project site. Furthermore, the Project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are known to be present, or within a mineral producing area as classified by the California Geologic Survey (City of Los Angeles 2001a and 2001b; DOC 2012). The Project site is also not located within a City-designated oil field or oil drilling area (City of Los Angeles 1996; California Division of Oil, Gas and Geothermal Resources 2017). Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impact would occur, and no mitigation measures are required.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Noise Overview

The unit of measurement used to describe a noise level is the decibel (dB). However, the human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, a method called "A-weighting" is used to filter noise frequencies that are not audible to the human ear. A-weighting approximates the frequency response of the average young ear when listening to most ordinary everyday sounds. When people make relative judgments of the loudness or annoyance of a sound, their judgments correlate well with the "A-weighted" levels of those sounds. Therefore, the A-weighted noise scale is used for measurements and standards involving the human perception of noise. In this analysis, all noise levels are A-weighted, and "dBA" is understood to identify the A-weighted decibel.

Decibels are measured on a logarithmic scale that quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. A doubling of the energy of a noise source, such as a doubling of traffic volume, would increase the noise level by 3 dB; similarly, dividing the energy in half would result in a decrease of 3 dB (Crocker 2007).

Human perception of noise has no simple correlation with sound energy: the perception of sound is not linear in terms of dBA or in terms of sound energy. Two sources do not "sound twice as loud" as one source. It is widely accepted that the average healthy ear can barely perceive an increase (or decrease) of up to 3 dBA in noise levels (i.e., twice [or half] the sound energy); that a change of 5 dBA is readily perceptible (8 times the sound energy); and that an increase (or decrease) of 10 dBA sounds twice (or half) as loud (10.5 times the sound energy) (Crocker 2007).

The impact of noise is not a function of loudness alone. The time of day when noise occurs, and the duration of the noise are also important. In addition, most noise that lasts for more than a few seconds is variable in its intensity. Consequently, a variety of noise descriptors has been

developed. The noise descriptors used for this analysis are the one-hour equivalent noise level (L_{eq}) and the community noise equivalent level (CNEL).

- The L_{eq} is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period. Typically, the L_{eq} is equivalent to a one-hour period, even when measured for shorter durations because the average noise level of a 10- to 30-minute period would be the same as the average hourly noise level if the noise source is relatively steady. L_{max} is the highest root mean squared (RMS) sound pressure level within the sampling period, and L_{min} is the lowest RMS sound pressure level within the measuring period (Crocker 2007).
- The CNEL is a 24-hour equivalent sound level with an additional 5-dBA penalty for noise occurring during evening hours (between 7:00 p.m. and 10:00 p.m.) and an additional 10-dBA penalty for noise occurring during nighttime hours (between 10:00 p.m. and 7:00 a.m.) to account for the added sensitivity of humans to noise during these hours. Quiet suburban areas typically have a CNEL in the range of 40 to 50 dBA, while areas near arterial streets are in the 50 to 70+ CNEL range.

Sound changes in both level and frequency spectrum as it travels from the source to the receiver. The most obvious change is the decrease in sound level as the distance from the source increases. The way noise reduces with distance depends on factors such as the type of sources (e.g., point or line), the path the sound travels, site conditions, and obstructions. Noise levels from a point source (e.g., construction, industrial machinery, ventilation units) typically attenuate, or drop off, at a rate of 6 dBA per doubling of distance. Noise from a line source (e.g., roadway, pipeline, railroad) typically attenuates at a rate of 3 dBA per doubling of distance (Caltrans 2020).

Vibration

Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. Groundborne vibration of concern in environmental analysis consists of the oscillatory waves that move from a source through the ground to adjacent structures. The number of cycles per second of oscillation makes up the vibration frequency, described in terms of hertz (Hz). The frequency of a vibrating object describes how rapidly it oscillates. The normal frequency range of most groundborne vibration that can be felt by the human body is from a low of less than 1 Hz up to a high of about 200 Hz (Crocker 2007).

While people have varying sensitivities to vibrations at different frequencies, in general they are most sensitive to low-frequency vibration. Vibration in buildings, such as from nearby construction activities, may cause windows, items on shelves, and pictures on walls to rattle. Vibration of building components can also take the form of an audible low-frequency rumbling noise, referred to as groundborne noise. Groundborne noise may result in adverse effects, such as building damage, when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz). Vibration may also damage infrastructure when foundations or utilities, such as sewer and water pipes, physically connect the structure and the vibration source (FTA 2018). Although groundborne vibration is sometimes noticeable in outdoor environments, it is almost never annoying to people who are outdoors. The primary concern from vibration is that it can be intrusive and annoying to building occupants and vibration-sensitive land uses.

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. Particle velocity is the velocity at which the ground moves. The PPV and RMS velocity are normally described in inches per second (in/sec). PPV is defined as the greatest magnitude

of particle velocity associated with a vibration event. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings (Caltrans 2020).

Damage to structures can occurs when vibration levels range from 2 to 6 in/sec PPV. One half this minimum threshold, or 1 in/sec PPV, is considered a safe criterion that would protect modern structures (i.e., post-1975 construction in California) against structural damage (Caltrans 2020).

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. It takes some time for the human body to respond to vibration signals. In a sense, the human body responds to average vibration amplitude. The RMS of a signal is the average of the squared amplitude of the signal, typically calculated over a one-second period. As with airborne sound, the RMS velocity is often expressed in decibel notation as vibration decibels (VdB), which serves to compress the range of numbers required to describe vibration (FTA 2018).

Vibration significance ranges from approximately 50 VdB (the typical background vibration-velocity level) to 100 VdB, the general threshold where minor damage can occur in fragile buildings (FTA 2018). The general human response to different levels of groundborne vibration velocity levels is described in Table 22.

TABLE 22 HUMAN RESPONSE TO DIFFERENT LEVELS OF GROUNDBORNE VIBRATION

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable
85 VdB	Vibration acceptable only if there are an infrequent number of events per day

VdB = vibration decibels
Source: FTA 2018

Vibration energy spreads out as it travels through the ground, causing the vibration level to diminish with distance away from the source. Variability in the soil strata can also cause diffractions or channeling effects that affect the propagation of vibration over long distances (Caltrans 2020). When a building is exposed to vibration, a ground-to-foundation coupling loss (the loss that occurs when energy is transferred from one medium to another) will usually reduce the overall vibration level. However, under rare circumstances, the ground-to-foundation coupling may amplify the vibration level due to structural resonances of the floors and walls.

Sensitive Receivers

Noise exposure goals for land use types reflect the varying noise sensitivities associated with those uses. According to the City of Los Angeles Noise Element, the following land uses are considered noise-sensitive: single-family and multi-unit dwellings, long-term care facilities (including convalescent and retirement facilities), dormitories, motels, hotels, transient lodgings and other residential uses, houses of worship, hospitals, libraries, schools, auditoriums, concert halls, outdoor theaters, nature and wildlife preserves, and parks (City of Los Angeles 1999). The sensitive receivers nearest to the Project site include the Super 8 Motel immediately to the north and west, multi-family residences located adjacent to the south and east, and multi-family residences approximately 70 feet to the north. Figure 10 shows a map of the nearest sensitive receivers.

Figure 10 Sensitive Receiver Locations

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Ambient Noise Levels

The most common source of noise in the Project site vicinity is vehicular traffic on North Western Avenue and West Harold Way. Ambient noise levels are generally highest during the daytime and rush hour unless congestion substantially slows speeds. Existing ambient noise levels in the Hollywood CPA are summarized in Table 23.[4] As shown therein, ambient noise levels near the Project site range between approximately 59 and 77 dBA L_{eq}.

TABLE 23 NOISE LEVEL MONITORING RESULTS

Location[1]	General Plan Land Use Designation	Existing Land Use Description	dBA $L_{eq\ (15)}$[2]
1262 North Mariposa Avenue	Medium Residential	Multi-Family Residential	67.0
990 North Western Avenue	Neighborhood Office Commercial	Restaurant	70.3
6611 Selma Avenue	Public Facilities/Regional Center Commercial	School	60.4
6255 Sunset Boulevard	Regional Center Commercial	Mixed-Use	69.8
6051 Hollywood Boulevard	Highway Oriented/Regional Center Commercial	Strip Mall	69.9
950 Vine Street	Highway Oriented Commercial/Public Facilities	Strip Mall	69.7
5925 Santa Monica Boulevard	Commercial Manufacturing/Highway Oriented Commercial	Commercial	76.9
946 North Mariposa Avenue	Low Medium II Residential	Multi-Family Residential	58.9

dBA = A-weighted decibel; $L_{eq(15)}$ = average equivalent noise level over a 15-minute period.

[1] Noise measurement locations were selected based on proximity to the Project site and similar land uses.

[2] The equivalent noise level (L_{eq}) is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period (essentially, the average noise level). For this measurement, the L_{eq} was over a 15-minute period (L_{eq}[15]).

Note: Noise measurements were taken during daytime hours on November 9, 2016 and November 15, 2016 for the Hollywood CPA Update Environmental Impact Report.

Source: City of Los Angeles 2018a

Regulatory Setting

City of Los Angeles Noise Element

The goals, policies, and actions contained in the City of Los Angeles General Plan Noise Element focus on establishing and applying criteria for acceptable noise levels for different land uses in order to minimize the negative impacts of noise, especially at sensitive receivers. In addition,

4 Due to the Executive Order N-33-20, which was in effect at the time of this study, noise measurements were not taken at the project site because this activity does not fall under a critical infrastructure sector and therefore Rincon staff were not exempt from stay-at-home requirements.

consistent with state noise insulation standards (CBC Title 24), the City's Noise Element requires that interior noise not exceed 45 CNEL in any habitable room (City of Los Angeles 1999).

Los Angeles Municipal Code

The City implements and enforces construction and operational noise regulations through the LAMC. LAMC §112.05 limits noise from construction equipment located within 500 feet of a residential zone to 75 dBA between 7:00 a.m. and 10:00 p.m., as measured at 50 feet from the source, (i.e., construction site) unless compliance is technically infeasible. Technical infeasibility means that noise limitations cannot be met despite the use of mufflers, shields, sound barriers, and/or other noise reduction devices or techniques during the operation of construction equipment. LAMC §41.40 also restricts construction activity to the hours below:

- Monday through Friday between 7:00 a.m. and 9:00 p.m.
- Saturdays and National Holidays between 8:00 a.m. and 6:00 p.m.
- No construction on Sundays except for residents

LAMC §112.01 prohibits noise from radios, musical instruments, television sets, and other sound-amplifying devices from being audible at a distance in excess of 150 feet from the property line of the noise source within 500 feet of any residential zone or from exceeding the ambient noise level on the premises of any other occupied property. LAMC §112.02 prohibits the operation of air conditioning, refrigeration, heating, pumping, and filtering equipment associated with any residence or other structure from exceeding the ambient noise level of any other occupied property by more than 5 dBA. Consistent with the City's Noise Element (1999), LAMC §91.1207.14.2 requires that interior noise levels not exceed 45 CNEL in any habitable room.

LAMC §112.04 prohibits the operation of any lawn mower, backpack blower, lawn edger, riding tractor, or any other machinery equipment, or other mechanical or electrical device, or any hand tool which creates a loud, raucous or impulsive sound, within any residential zone or within 500 feet of a residence between 10:00 p.m. and 7:00 a.m.

LAMC §114.03 prohibits the loading or unloading of any vehicle, operation of any dollies, carts, forklifts, or other wheeled equipment, which causes any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building between 10:00 p.m. and 7:00 a.m.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A significant impact would occur if the project would generate a substantial temporary or permanent increased in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Construction Noise

Less than significant impact. Temporary noise levels produced by construction activity would be a function of the noise generated by construction equipment, the location and sensitivity of nearby land uses, and the timing and duration of noise-generating activities. Construction noise was estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) Version 1.1. RCNM predicts construction noise levels for a variety of construction

operations based on empirical data and the application of acoustical propagation formulas. RCNM provides reference noise levels for standard construction equipment, with an attenuation of 6 dBA per doubling of distance for stationary equipment.

Construction noise was modeled from the center of on-site construction activity to the property line of the nearest noise-sensitive receivers. The reminder of the immediate Project area consists of commercial uses, which are not considered noise-sensitive receivers and are not included in this analysis. Construction noise was modeled at a distance of 50 feet in accordance with LAMC §112.05, which evaluates construction noise at a distance of 50 feet.

The demolition, site preparation, and grading phases of construction tend to create the highest temporary noise levels because of the operation of heavy equipment, which commonly include backhoes, bulldozers, concrete saws, graders, cranes, rollers, pavers, and stationary equipment, such as compressors. For assessment purposes, the loudest phase has been used for this assessment (i.e., demolition and grading), and it has assumed that the three loudest mobile pieces of equipment and all stationary equipment would operate simultaneously (i.e., a dozer, an excavator, and a loader).[5] It is assumed that diesel engines would power all construction equipment. Construction noise levels at the nearest receivers are shown in Table 24.

TABLE 24 CONSTRUCTION NOISE LEVELS

Construction Equipment	Approximate Noise Level at 50 Feet (dBA L_{eq})
Backhoe Concrete Saw, Dozer	84
dBA = A-weighted decibel; $L_{eq($ = average equivalent noise level; RCNM = Roadway Construction Noise Model See Appendix D for RCNM data sheets and assumptions.	

Maximum hourly noise levels during Project construction, which would occur during the demolition and grading phases of construction, were calculated at approximately 84 dBA L_{eq} at the nearest noise-sensitive receivers. Per LAMC standards, construction noise would be significant if it exceeds a maximum hourly noise level of 75 dBA between 7:00 a.m. and 10:00 p.m. when measured at 50 feet from the source within 500 feet of a residential zone.[6] Based on the RCNM results, noise levels from most construction phases would exceed 75 dBA at 50 feet. Therefore, construction noise impacts would be potentially significant and implementation of Mitigation Measure NOI-1 would be required. Implementation of this Mitigation Measure would reduce maximum hourly noise levels (which would occur during demolition and grading) to 69 dBA L_{eq} by requiring the use of mufflers capable of reducing noise levels by 15 dBA (see Appendix D for RCNM calculations). In addition, the applicant would be required to comply with RCM-NOI-1 and RCM-NOI-2, which would reduce temporary construction noise impacts to below 75 dBA. Therefore, with implementation of Mitigation Measure NOI-1, RCM-NOI-1, and RCM-NOI-2, Project construction would not generate a substantial temporary increase in ambient noise levels in the vicinity of the Project site, and impacts would be less than significant with mitigation incorporated.

[5] Given the small size of the project site, it is unlikely that more than three pieces of construction equipment would operate simultaneously.

[6] Although multi-family residences immediately to the south are zoned C2-1 (Commercial), this analysis conservatively assumes that these uses are located in a residential zone.

Regulatory Compliance Measures

RCM-NOI-1: CONSTRUCTION HOURS

The proposed Project shall comply with LAMC §41.40, which restricts construction activities to the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and national holidays with no construction occurring on Sunday.

RCM-NOI-2: CONSTRUCTION SITE NOTICING

The proposed Project shall comply with the City's Building Regulations Ordinance No. 178.048, which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor or owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and the City's telephone number where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the City's Department of Building and Safety.

Mitigation Measure

NOI-1: Construction Noise Reduction Measures

The proposed Project shall comply with the City of Los Angeles General Plan Noise Element, the City of Los Angeles Noise Ordinance, and any subsequent ordinances that prohibit the emission or creation of noise beyond certain levels at adjacent uses. To achieve compliance with the LAMC 75 dBA noise standard, the Project shall implement the following specific noise-reducing practices during construction:

- Schedule construction activities to avoid operating several pieces of equipment simultaneously, which can cause high noise levels.
- Retrofit the following equipment with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: backhoes, concrete saws, dozers, graders, pavers, and rollers (see Appendix D for specifications and noise reduction calculations).
- Locate all construction areas for staging and warming up as far as possible from adjacent residential buildings and sensitive receptors.

Significance Determination: Less than Significant with Mitigation Incorporated

Mitigation Measures: Refer to Mitigation Measure NOI-1

Significance Determination after Mitigation: Less than Significant

On-Site Operational Noise

Less than significant impact. The primary on-site noise sources associated with Project operation would include noise from rooftop-mounted heating, ventilation, and air conditioning (HVAC) equipment, delivery trucks, trash hauling trucks, and typical noise associated with the proposed residential, hotel, and open space uses (i.e., conversations, music, light recreation, live music at rooftop lounge). The following discussion addresses each noise source separately.

Fixed Mechanical Equipment

The Project would include rooftop HVAC equipment. HVAC equipment is a continuous noise source, and noise levels can reach up to 70 dBA L_{eq} at a distance of 15 feet from the source.[7] Rooftop equipment would be located as close as 62 feet from the Project site's southern property line.[8] Assuming approximately one ton of HVAC systems would be required for every 600 sf of residential floor space, the Project would require approximately 44 tons of HVAC systems, or approximately 9 five-ton HVAC units.[9] To accommodate these on the roof, approximately one HVAC unit would be placed every 320 sf, or approximately every 14 linear feet on the rooftop.[10] Therefore, the southernmost portion of the proposed building, which is the closest part of the building to the adjacent property line, would accommodate approximately five HVAC units.[11] Assuming worst-case exposure of noise from up to five HVAC units at any point on the adjacent property, noise levels generated by HVAC equipment would be approximately 65 dBA at 60 feet.[12] As shown in Table 23, ambient noise levels along transportation arteries in the Hollywood CPA (i.e., Western Avenue, Sunset Boulevard, and Hollywood Boulevard) are approximately 70 dBA L_{eq}. When combined with ambient noise levels of 70 dBA L_{eq}, HVAC equipment would increase ambient noise levels to approximately 71 dBA L_{eq}. As a result, HVAC equipment noise would not increase the existing ambient noise level by more than 5 dBA in accordance with LAMC §112.02. Therefore, impacts related to HVAC equipment noise would be less than significant.

Delivery and Trash-Hauling Trucks

Other operational noise sources associated with on-site vehicle circulation, including delivery trucks and trash-hauling trucks. The average noise level for a single idling truck is generally 70 dBA at 25 feet (Charles M. Salter Associates, Inc. 2017). However, noise associated with commercial and trash-hauling trucks would be intermittent and are already a common occurrence in the surrounding urban area due to existing residential and commercial uses. Furthermore, the Project would be require to comply with LAMC §114.03 (see RCNM-NOI-4), which prohibits the loading or unloading of any vehicle, operation of any dollies, carts, forklifts, or other wheeled equipment, which cause any impulsive sound or raucous or unnecessary noise within 200 feet of any residential building between 10:00 p.m. and 7:00 a.m. Therefore, operational noise impacts associated with delivery and trash-hauling trucks would be less than significant.

Outdoor Use Areas

Outdoor uses associated with the proposed Project would include outdoor use areas at the second floor along the North Western Avenue and West Harold Way frontages and a roof top lounge. Conversations in the outdoor use areas would generate similar noise levels as existing residential and hotel uses adjacent to the site. Operational noise associated with use of rooftop lounge would include social conversations and live music events two to three times per week.

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7 Illingworth & Rodkin, Inc. 2009. Wal-Mart Expansion, Williamson Ranch Plaza (Antioch, California) Environmental Noise Assessment. http://www.ci.antioch.ca.us/CityGov/CommDev/PlanningDivision/docs/Walmart/DEIR-VOLII-APPENDICES-C-H/Appendix%20G%20Noise%20Assessment.pdf (accessed August 2019).

8 Diagonal distance between rooftop HVAC units and the property line, assuming a building height of 60 feet and a setback of 15 feet.

9 26,080 net residential sf divided by 600 sf per ton of HVAC system

10 2,882 sf of rooftop area divided by 9 HVAC units

11 70 feet divided by 14 feet per HVAC unit

12 All other HVAC units would be located at a greater distance from the adjacent residential property line and would therefore not generate substantial noise levels as compared to those located along the southernmost edge of the rooftop.

However, noise from social conversations, live music, or other sound-generating equipment would be an intermittent and temporary noise source and is within 1,00 feet of similar uses including a bar, cocktail lounge, and two restaurants. In addition, LAMC §112.01 (see RCNM-NOI-5), which prohibits noise from radios, musical instruments, television sets, and other sound-amplifying devices from being audible at a distance in excess of 150 feet from the property line of the noise source within 500 feet of any residential zone or from exceeding the ambient noise level on the premises of any other occupied property. Therefore, operational noise impacts associated with the proposed outdoor uses would be less than significant.

Summary

Overall, operation of the proposed Project would not generate sources of noise that are new to the existing urban area considering the existing residential and commercial uses. Therefore, on-site operational noise would not generate a substantial permanent increase in ambient noise levels in the vicinity of the Project site, and impacts would be less than significant.

Regulatory Compliance Measures

RCM-NOI-4: VEHICLES LOADING/UNLOADING - COMPLIANCE WITH LAMC SECTION 114.03

The Project shall comply with LAMC §114.03, which prohibits the loading or unloading of any vehicle, operation of any dollies, carts, forklifts, or other wheeled equipment, which causes any impulsive sound, raucous or unnecessary noise within 200 feet of any residential building between 10:00 p.m. and 7:00 a.m.

RCM-NOI-5: RADIOS, TELEVISION SETS, AND SIMILAR DEVICES - COMPLIANCE WITH LAMC SECTION 112.01

The Project shall comply with LAMC §112.01, which prohibits noise from radios, musical instruments, television sets, and other sound-amplifying devices from being audible at a distance in excess of 150 feet from the property line of the noise source within 500 feet of any residential zone or from exceeding the ambient noise level on the premises of any other occupied property.

Off-site Traffic Noise

Less than significant impact. The Project would generate vehicle trips and increase traffic on area roadways, particularly along West Harold Way and North Western Avenue. According to the Project's LADOT Referral Form, the proposed Project would generate approximately 224 net new daily trips.

A Project would result in a significant off-site traffic noise impact if it would cause the ambient noise level measured at the property line of affected uses to increase by 3 CNEL, which is a barely perceptible increase in noise levels. As discussed under *Noise Overview*, a doubling of traffic volumes would increase noise levels by approximately 3 dBA. The Project would generate approximately 224 net new daily trips. In order to double existing traffic volumes on West Harold Way or North Western Avenue, existing volumes would need to be equal to or less than 448 daily trips. Based on the nature of these roadways and their highly urban locations, it is very likely that existing traffic volumes are far greater than 448 daily trips (approximately 18 trips per hour over a 24-hour period).13 Therefore, the Project would not double existing traffic volumes on

13 Due to the Executive Order N-33-20, which was in effect at the time of this study, existing traffic counts were not taken at the project site because this activity does not fall under a critical infrastructure sector and therefore Rincon staff were not exempt from stay-at-home requirements.

surrounding roadways and would not increase ambient noise levels by more than 3 dBA. Therefore, off-site traffic noise impacts would be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less than significant impact. As a mixed-use hotel and residential Project, the proposed Project does not include substantial on-site vibration sources (e.g., heavy industrial equipment or operations) associated with operation. Therefore, construction activities have the greatest potential to generate groundborne vibration affecting nearby receivers. Construction of the proposed Project is expected to utilize vibratory equipment including bulldozers, concrete industrial saws, loaded trucks, and a vibratory roller. Table 25 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration (FTA 2018).

Table 25 Typical Vibration Levels during Construction Activities at 25 Feet

	Vibration Levels at 25 Feet	
Equipment	**PPV (in/sec)**	**L_v (VdB)**
Large Bulldozer	0.089	87
Loaded Truck	0.076	86
Concrete Industrial Saw[1]	0.035	79
Vibratory Roller	0.21	94

PPV = peak particle velocity; in/sec = inches per second; L_V = vibration velocity level; VdB = vibration decibels

[1] Vibration levels from a jackhammer used as a proxy for the concrete industrial saw.

Source: FTA 2018

The City has not adopted a significance threshold to assess vibration impacts during construction. Therefore, the American Association of State Highway and Transportation Officials (AASHTO) criteria are used to evaluate potential construction vibration impacts related to potential building damage. Based on AASHTO criteria, construction vibration impacts would be significant if vibration levels exceed 0.5 in/sec PPV for residential structures and 1.0 in/sec PPV for commercial and industrial structures (i.e., engineered structures), which are the limits at which minor architectural damage may occur to each type of building.

Since groundborne vibration could cause physical damage to structures, vibration levels were modeled based on the distance from the location of vibration-intensive construction activities (assumed to be at edge of the Project site) to the edge of the nearest off-site residential, industrial, and commercial structures. Table 26 shows estimated groundborne vibration levels at the nearest receivers.

TABLE 26 VIBRATION LEVELS DURING PROJECT CONSTRUCTION AT NEAREST RECEIVERS

Equipment	Vibration Levels (PPV, in/sec)	
	Super 8 Motel at 30 Feet	Multi-family Residences at 45 Feet
Large Bulldozer	0.073	0.047
Loaded Truck	0.062	0.040
Jackhammer	0.029	0.018
Vibratory Roller	0.172	0.110
Threshold	**1.0**	**0.5**
Threshold Exceeded?	**No**	**No**
PPV = peak particle velocity; in/sec = inches per second See Appendix D for vibration analysis worksheets.		

As shown in Table 26, groundborne vibration from typical construction equipment would not exceed the threshold of 0.5 in/sec PPV at existing residences or 1.0 in/sec PPV at the Super 8 Motel. Furthermore, the proposed Project would not include stationary sources of vibration, such as heavy equipment or press operations. Therefore, construction and operational vibration impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No impact. A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. As discussed in Section IX, *Hazards and Hazardous Materials*, the airport or airstrip nearest to the Project site is the Hollywood Burbank Airport, located approximately 8.6 miles north of the Project site. The Project site is not within the airport influence area as defined by the Los Angeles County Airport Land Use Commission (ALUC 2004). While the proposed Project would be subject to temporary and intermittent noise from aircraft overflights, the Project would not expose people residing or working in the Project area to excessive noise levels. No impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact. A significant impact may occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing growth in the project area that would otherwise not have occurred as rapidly or in as great a magnitude. The City of Los Angeles has a current population of 4,040,079 persons with an average household size of 2.83 persons (DOF 2019). SCAG forecasts the population of Los Angeles would increase to approximately 4,609,400 persons by 2040, which is an increase of approximately 569,321 persons, or 14 percent (SCAG 2016). The proposed Project would involve demolishing a duplex and a surface parking lot to construct an "L-shaped" building consisting of a four-story, mixed-use boutique hotel with 36 guest rooms and 10 residential apartment units. According to the average household size reported by the DOF, approximately six people currently reside on-site.[14] The proposed 10 residential apartment units would accommodate approximately 29 residents[15], or a net increase of 23 persons when compared to the existing on-site population. Additionally, the hotel would accommodate approximately 12 new employment opportunities. According to applicant-provided information, the hotel would have approximately 12 employees. It is likely that not all employees would become new residents of Los Angeles (they may, for example, already live in the City or continue to live outside of the City after they are hired). However, this analysis conservatively assumes that all new employees would become new residents of the City. Therefore, the Project would result in the addition of approximately 35 new residents to the City (23 net new residents + 12 employees).

The addition of 35 persons would increase the City's existing population by less than 0.1 percent to approximately 4,040,114 persons, which would be within SCAG's 2040 population forecast of 4,609,400 persons (SCAG 2016). In addition, according to DOF estimates, the City has an existing housing stock of approximately 1,500,222 housing units, and SCAG forecasts an

[14] Based on an average household size of 2.83 persons per household (DOF 2019) multiplied by 2 residences (1 duplex) ≈ 6 persons.

[15] Based on an average household size of 2.83 persons per household (DOF 2019) multiplied by 10 apartment units ≈ 29 persons.

increase in housing of approximately 190,078 units (an approximately 13 percent increase) to 1,690,300 units by 2040 (DOF 2019; SCAG 2016). The proposed Project would result in a net increase of eight residential units (10 proposed residential units – 2 existing residential units), which would represent less than 0.01 percent of the projected housing stock increase and would not exceed SCAG's 2040 housing units forecast. Therefore, the proposed Project would not cause a substantial increase in population or induce unplanned population growth, and impacts would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than significant impact. The Project site currently contains a duplex that would be demolished to accommodate a mixed-use boutique hotel with 36 guest rooms and 10 residential apartment units, which would result in the loss of applicability of the RSO to the project site. Because the RSO would no longer apply, the proposed residential apartment units may not serve residents of the same income level as the existing duplex, and the Project would therefore result in the net loss of two affordable housing units. However, as discussed under *Threshold XIVa* in Section XIV, *Population and Housing*, the Project would provide a net increase in housing of eight units (10 proposed residential units – 2 existing residential units), which would accommodate approximately 23 additional residents (see discussion under *Threshold XIVa* in Section XIV, *Population and Housing*). Therefore, because the Project would only result in an incremental loss of two affordable housing units and would involve construction of new housing on the same site at a greater density than existing conditions, the Project would not necessitate the construction of a substantial quantity of replacement housing elsewhere. Therefore, impacts associated with the displacement of existing people or housing would be less than significant.

XV. PUBLIC SERVICES

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a) Fire protection?

Less than significant impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. Fire protection in the City is provided by the LAFD. In particular, the

primary duties of the LAFD Fire Development Services Unit is to conduct Fire Life Safety Plan Checks and Fire Life Safety Inspections, which aim to enforce applicable standards of the California Fire Code (Title 24, Part 9), California Code of Regulations Title 19, Los Angeles Fire Code (LAMC Chapter 5, Article 7), and LAMC §57.09.03, §57.09.06 and §57.09.07 concerning new construction and remodeling. Furthermore, the LAFD Hydrants and Access Unit reviews plans to evaluate adequacy of site access and hydrant placement.

The proposed Project is within the existing service area of LAFD Fire Station No. 82, which. Fire Station No. 82 is located approximately 0.6-mile (driving distance) northwest of the Project site at 5769 Hollywood Boulevard. In 2019, the average response times for Fire Station No. 82 were approximately 6.5 minutes for emergency medical services and non-emergency medical services and five minutes for structure fires (LAFD 2020). Although the proposed Project would not cause significant growth in the City's population (see discussion under *Threshold XIVa* in Section XIV, *Population and Housing*), the Project would result in an increase of on-site residents as compared to existing conditions, which would incrementally increase demand and call load for fire protection services. The LAFD Fire Prevention Bureau was contacted via certified mail on April 15, 2020 to determine whether the proposed Project would have an adverse impact on the provision of fire services within the City. A response had not been received to date. However, based on verbal communication with the LAFD Fire Prevention Bureau, the LAFD works with the City's Planning Department to review and make recommendations relating to all land use cases, including development projects, in the City (LAFD 2019). Therefore, the proposed Project would be required to comply with applicable fire and life safety standards and code requirements, such as fire hydrant flows, hydrant spacing, adequate fire lane turning-radius, access, and design in accordance with LAFD's fire protection requirements, as well as standard design requirements (e.g., fire sprinklers and fire alarm devices) in accordance with the CBC. Upon implementation of LAFD requirements per RCM-PS-1, the proposed Project would not place an unanticipated burden on fire protection services and would therefore not affect response times or service ratios such that new or expanded fire facilities would be needed. Impacts would be less than significant.

Regulatory Compliance Measure

RCM-PS-1: Compliance with LAFD Fire and Life Safety Standards

The Project shall comply with all applicable standards required by the LAFD as a result of the Fire Life Safety Plan Checks and Fire Life Safety Inspections processes.

b) Police protection?

Less than significant impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. Police protection services in the City are provided by the LAPD, which consists of 9,990 sworn police officers and 2,961 civilian personnel (LAPD 2020). Based on a current City population of 4,040,079 persons (DOF 2019), the current officer to population ratio is approximately 2.47 sworn officers per 1,000 residents. The proposed Project is within the existing service area of the LAPD Hollywood Station, located at 1358 North Wilcox Avenue, approximately 1.5 miles (driving distance) southwest of the Project site. The Project would result in an increase of on-site residents and employees as compared to existing conditions, which would incrementally increase demand for police protection services. According to email communication with Captain Steve Lurie, LAPD Commanding Officer of the Hollywood Area, the proposed Project would not place an unanticipated burden on police protection services and would therefore not affect response times or service ratios such that new or expanded police facilities would be needed

(Lurie 2020). Upon implementation of LAPD requirements per RCM-PS-2, the Project would result in a less than significant impact to police protection services.

Regulatory Compliance Measure

The applicant would comply with RCM-PS-2 (Compliance with LAPD Standards).

RCM-PS-2: Compliance with LAPD Standards

The Project shall comply with all applicable standards required by the LAPD as a result of the plan check process.

c) Schools?

Less than significant impact. A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The Project site is located within the boundaries of the Los Angeles Unified School District (LAUSD). The proposed Project would involve the construction of a mixed-use boutique hotel and residential building, which would include 36 hotel rooms, five studio apartments, and five one-bedroom apartments. Although the proposed Project would not cause significant growth in the City's population (see *Threshold XIVa* in Section XIV, *Population and Housing*), the Project would result in an increase of on-site residents, which could potentially include school-age children, as compared to existing conditions. Therefore, students generated by the proposed Project would represent an incremental increase in the students served by LAUSD. However, in accordance with state law, the applicant would be required to pay school impact fees. Pursuant to §65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, with payment of school impact fees, the proposed Project would not place an unanticipated burden on fire protection services and would therefore not affect service ratios such that new or expanded schools would be needed. Impacts would be less than significant.

d) Parks?

Less than significant impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City's Department of Recreation and Parks provides stewardship over more than 16,000 acres of parkland, including 446 parks, 312 athletic fields, 423 playgrounds, 184 community and recreation centers, and 30 senior centers (City of Los Angeles 2018b). Based on an existing population of 4,040,079 residents, the City's current parkland ratio is approximately 3.96 acres of parkland per 1,000 residents (DOF 2019). The desired standard stated in the 1975 Quimby Act is three acres of parkland per 1,000 residents. By this guideline standard, the City of Los Angeles has an adequate amount of open space on a per capita basis.

As discussed in Section XIV, *Population and Housing*, the proposed Project would result in a net increase in the City's population of approximately 35 residents (including residents and employees of the hotel) and would incrementally increase the demand for usage of existing parks in the City. The proposed Project would provide 1,343 sf of open space for the residential units and would include 763 sf of roof deck area and 580 sf of private balconies, which would offset some demand on park and recreational facilities in the City. Furthermore, the Project site is located approximately 0.5 mile northwest of La Mirada Avenue Park, which includes outdoor

fitness equipment and a children's play area, and one mile southeast of the Barnsdall Art Park, which includes greenspace, a weekly farmer's market, art galleries, and performance spaces (City of Los Angeles 2020a and 2020b). The City's population with the proposed Project would be approximately 4,040,114 persons, which would result in the same parkland ratio as existing conditions of 3.96 acres of parkland per 1,000 residents. Because the City is well-served by open space on a per population basis, the proposed Project would not create unanticipated demand on City parks or cause substantial deterioration of existing parks such that new park facilities would be needed. Additionally, in accordance with the Quimby Act, the City assesses open space development fees for new residential development. Per LAMC §12.33, the proposed Project would be subject to a fee payment prior to the issuance of a certificate of occupancy for the purpose of acquiring, expanding and improving park and recreational facilities for new residents. The fee would be calculated by the City's Department of Recreation and Parks by determining the number of new non-exempt (pursuant to LAMC §12.33) residential units in the proposed Project and multiplying the number of units by the park fee per residential unit. Therefore, because the Project provides open space, would contribute to Quimby funds for the City via open space development fees (RCM-PS-3), and would not substantially impact the existing per capita parkland ratio, the proposed Project would not result in a need for new or physically altered parks. Impacts would be less than significant.

Regulatory Compliance Measures

RCM-PS-3: QUIMBY ACT - COMPLIANCE WITH LAMC SECTION 12.33

The Project shall comply with LAMC §12.33, which requires fee payment prior to issuance of a certificate of occupancy for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.

e) Other public facilities?

Less than significant impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the Project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. Development of the proposed Project would result in incremental impacts to other City public services and facilities. Other commonly-used public facilities include libraries and medical facilities. As estimated in Section XIV, *Population and Housing*, the proposed Project would result in a net increase in the City population of approximately 23 residents. However, the Project site is in an urban area of Los Angeles, which is currently served by existing public libraries and public medical facilities, such as the Hollywood Regional Branch Library and Kaiser Permanente Medical Center, located approximately 1.4 miles and 0.9 mile (driving distance) from the Project site, respectively. Therefore, the proposed Project would not generate significant impacts to other public facilities and impacts to public facilities would be less than significant.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a) Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than significant impact. As discussed in Section XV, *Public Services*, the City's Department of Recreation and Parks provides stewardship over more than 16,000 acres of parkland, including 446 parks, 312 athletic fields, 423 playgrounds, 184 community and recreation centers, and 30 senior centers (City of Los Angeles 2018b). Based on an existing population of 4,040,079 residents (DOF 2019), the City's current parkland ratio is approximately 3.96 acres of parkland per 1,000 residents. The desired standard stated in the 1975 Quimby Act is three acres of parkland per 1,000 residents. By this guideline standard, the City of Los Angeles has an adequate amount of open space on a per capita basis.

As estimated in Section XIV, *Population and Housing*, the proposed Project would result in a net increase in the City's population of approximately 35 residents (including residents and employees of the hotel) and would therefore incrementally increase the demand for usage of existing parks in the City. The proposed Project would include approximately 1,343 sf of common open space (i.e., rooftop deck open space) and 546 sf of private open space (i.e., unit balconies) which would offset some demand for park and recreational facilities. Furthermore, the Project site is surrounded by a variety of parks including La Miranda Park and Barnsdall Art Park. The Project site is located approximately 0.5 mile northwest of La Mirada Avenue Park, which includes outdoor fitness equipment and a children's play area, and 1.0 mile southeast of the Barnsdall Art Park, which includes greenspace, a weekly farmer's market, art galleries, and performance spaces (City of Los Angeles 2020a and 2020b).

Because the City is well-served by open space on a per population basis, the proposed Project would not create unanticipated demand on City parks or cause substantial deterioration of existing parks such that new park facilities would be needed. With the proposed Project, the parkland ratio would remain at 3.96 acres of parkland per 1,000 residents. Additionally, in accordance with the Quimby Act, the City assesses open space development fees for new residential development.

Per LAMC §12.33, the proposed Project would be subject to a fee payment prior to the issuance of a certificate of occupancy for the purpose of acquiring, expanding and improving park and recreational facilities for new residents. The fee would be calculated by the City's Department of Recreation and Parks by determining the number of new non-exempt (pursuant to LAMC §12.33) residential units in the proposed Project and multiplying the number of units by the park fee per residential unit. Therefore, because the Project provides open space, would contribute to Quimby funds for the City via open space development fees, and would not substantially impact the existing per capita parkland ratio, implementation of the Project would not cause physical deterioration or require the expansion of existing recreational facilities. Impacts would be less than significant.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than significant impact. A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Project would require general construction activities (i.e. grading, paving, building construction), which would require temporary worker vehicle trips and deliveries of materials to the site. These trips are expected to be nominal and temporary, lasting only the length of construction. The LADOT reviewed the proposed Project and determined that operation of the Project would result in a net increase of approximately 224 daily trips. Therefore, no Transportation or Access, Safety, and Circulation Assessment is required (Appendix E). As such, the Project would have a less than significant impact on the roadway circulation network.

Both North Western Avenue and West Harold Way include existing sidewalk infrastructure, although there are no existing bicycle lanes/facilities on North Western Avenue or West Harold Way. The nearest public transit stop is the Western/Sunset Metro station, located 100 feet south of the site and the Hollywood/Western Metro Red Line Station is located 0.2 mile north of the site. The Project would leave in place sidewalks along the Project frontages on North Western Avenue

and West Harold Way. The Project would not introduce features that would conflict with existing policies, plans, or programs for pedestrian, bicycle, or public transit services or reduce the performance or safety of such facilities. Furthermore, the number of additional transit users accommodated by the Project's residential and hotel uses would be nominal and would not impact the capacity of existing transit service. Because the Project would not conflict with any programs, plans or ordinances related to transit, bicycle or pedestrian facilities, no impact would occur.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less than significant impact. SB 743 mandates that the CEQA Guidelines be amended to provide an alternative to level of service (LOS) for evaluating transportation impacts. The amended CEQA guidelines, specifically §15064.3, recommend the use of VMT for evaluating the transportation impacts of land use development. Currently, agencies may opt-in to applying VMT as the primary metric for transportation impact analysis; however, implementation is required statewide by July 1, 2020. The City of Los Angeles has recently implemented the VMT metric ahead of the July 1, 2020 compliance date.

The LADOT reviewed the proposed Project and determined that, although operation of the Project would result in a net increase in daily VMT of 224 daily trips as compared to existing conditions, no Transportation or VMT assessment is required because the Project would not generate a net increase of 250 or more daily vehicle trips (Appendix E). Therefore, the nominal amount of VMT generated by the Project would not result in a significant impact related to VMT. As such, because the Project would not conflict or be inconsistent with SB 743 and CEQA Guidelines §15064.3(b), this impact would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d) Result in inadequate emergency access?

Less than significant impact. A significant impact could occur if a project include a new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if Project site access or other features were designed in such a way as to create hazard conditions. The LADOT reviewed the proposed Project and determined that the Project does not require an Access, Safety, and Circulation Assessment because the Project would not generate a net increase of 250 or more daily vehicle trips (Appendix E). No roads would be permanently closed as a result of construction or operation of the proposed Project, and no new intersections or roadways are proposed. The Project would construct two access ramps/driveways - one located off North Western Avenue to enter the ground floor parking lot and one on West Harold Way to access the subterranean parking garage. The access ramp/driveway on West Harold Way would be located at the existing curb cut, and the access ramp/driveway on North Western Avenue would require a new curb cut because the existing ingress/egress point is located further north than the proposed location of the new access ramp/driveway. The Project would be subject to LAFD review and approval of site plans to ensure that all required fire protection safety features, including adequate driveway access and emergency access, are included. Therefore, the proposed Project would not result in inadequate emergency access or introduce any design features or incompatible uses, such as sharp curves or dangerous intersections, that would substantially increase hazards. Furthermore, with implementation of RCM-TRA-1 and RCM-TRA-2, the Project's impacts related to site access, design hazards or incompatible uses would be less than significant.

Regulatory Compliance Measures

RCM-TRA-1: COMPLIANCE WITH THE LOS ANGELES PUBLIC WORKS DEPARTMENT

All roadway design, traffic signing and striping, and traffic control improvements relating to the proposed Project shall be constructed in accordance with applicable engineering standards and to the satisfaction of the City of Los Angeles Public Works Department. On-site traffic signing and striping plans should be submitted for City of Los Angeles approval in conjunction with detailed construction plans for the Project.

RCM-TRA-2: SIGHT DISTANCE STANDARDS

The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Los Angeles/California Department of Transportation sight distance standards.

XVIII. TRIBAL CULTURAL RESOURCES

Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

As of July 1, 2015, AB 52 of 2014 was enacted to expand CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "a Project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a Project that may have a significant effect on the environment" (PRC §21084.2). It further states that the

lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC §21084.3).

PRC §21074 (a)(1)(A) and (B) define tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the CRHR or in a local register of historical resources as defined in PRC §5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified or adopted. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project." Native American tribes to be included in the process are those that have requested notice of Projects proposed within the jurisdiction of the lead agency.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant Impact. AB 52 established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 11 Tribes known to have resources in this area, on May 14, 2020, describing the project and requesting any information regarding resources that may exist on or near the Project site. On May 29, 2020, one tribal response was received from the Gabrieleño Band of Mission Indians – Kizh Nation who submitted a formal request for tribal consultation under the provisions of CEQA for the mitigation of potential impacts to tribal cultural resources. On August 5, 2020, at approximately 1:00 pm, the City of Los Angeles Department of City Planning (Lead Agency) and the Gabrieleño Band of Mission Indians – Kizh Nation conducted an AB 52 Tribal Consultation that lasted approximately one hour. No mutual agreement was reached during the tribal consultation, and the City requested the Tribe provide substantial evidence in writing that the project location and trade route relative to the Project site is listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in PRC Section 5020.1(k) or that this resource was determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in

subdivision (c) of PRC Section 5024.1. The Tribe provided the City with additional maps, documents, and proposed mitigation measures for the proposed project on August 17, 2020. The City reviewed the additional information provided by the Tribe and determined that no substantial evidence was presented. No further consultation was conducted and the consultation was closed on October 21, 2020.

According to the Phase I Historical Resource Assessment prepared by Rincon Consultants, Inc, the existing duplex does not meet the eligibility requirements for listing on the NRHP or CRHR or as a City of Los Angeles Historic-Cultural Monument (Appendix C). As such, the property is not considered a historical resource for the purposes of CEQA. Moreover, the OHR concurred with the Phase I HRA prepared by Rincon Consultants, Inc and concluded on October 1, 2020, that the Project site is not a historical resource for purposes of CEQA. Therefore, no impact to historical resources would occur as a result of the Project. In 2020, the City of Los Angeles CRA published the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, which documents the results of a study conducted by Architectural Resources Group, GPA Consulting, and Historic Resources Group between 2018 and 2020. This effort surveyed the entire Hollywood Redevelopment Area Survey Area but only recorded resources constructed between 1850 and 1980 that had been identified as significant within the historic contexts developed for SurveyLA. Per the Historic Resources Survey Plan, the nearest designated historic resource, which consists of residential structures, is located over 400 feet to the east, at 1514 North St. Andrews Place (City of Los Angeles CRA 2020). The nearest identified potentially historic resource (residential structures) is located at 5432 West Harold Way (City of Los Angeles CRA 2020). Due to the distance of the Project site, implementation of the Project would not alter any of the physical characteristics of the nearby historic resources, including through construction activities, vibration from off-road equipment, and operation of the proposed Project. Because the Project site has been subject to ground disturbance activities in the past and is not known to be associated with any cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. Thus, in the absence of any known cultural resources, the City would require conditions of approvals to avoid and minimize project impacts related to inadvertent discoveries of archaeological and paleontological resources and human remains. In addition, the City would require implementation of the following condition of approval to minimize project impacts related to inadvertent discoveries of tribal cultural resources. The required compliance with these conditions would ensure any found deposits are treated in accordance with federal, State, and local guidelines, including those set forth in PRC Section 21083.2. Therefore, impacts would be less than significant, and no mitigation measures are required.

Condition of Approval

TRIBAL CULTURAL RESOURCE INADVERTENT DISCOVERY

In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities[16], all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: all California

16 Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity.

Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project.

- If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Project permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
- The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
- Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
- Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. Approved by Governor Jerry Brown on September 25, 2014, AB 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in PRC Section 21074, as

part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the Project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. In compliance with AB 52, the City will notify all applicable tribes and the Project will participate in any requested consultations. As discussed under Finding (a), above, the City conducted a consultation with the Gabrieleño Band of Mission Indians – Kizh Nation on August 5, 2020 beginning at approximately 1:00 p.m. and lasting for one hour. Upon review of supplemental materials submitted by the Tribe on August 17, 2020, the City determined that no substantial evidence was presented. No further consultation was conducted, and the consultation was closed on October 21, 2020. Because the Project site has been subject to ground disturbance activities in the past and is not known to be associated with any cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. Thus, in the absence of any known cultural resources, adherence to the conditions of approval for archeological resources, paleontological resources, tribal cultural resources, and human would ensure impacts associated with the accidental discovery of any archaeological resources or human remains, including Native American resources, would be avoided or reduced to less-than-significant levels. The required compliance would ensure any found deposits are treated in accordance with federal, State, and local guidelines, including those set forth in PRC §21083.2. Therefore, impacts would be less than significant, and no mitigation measures are required.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Less than significant impact. LADWP supplies water inside City limits. LADWP water sources between 2010 and 2014 included the Los Angeles Aqueducts (average of 29 percent), local groundwater (average of 12 percent), the Metropolitan Water District (average of 57 percent) and recycled water (two percent; LADWP 2016). The City of Los Angeles' 2015 Urban Water Management Plan (UWMP) reports total citywide water demand for 2015 totaled 513,540 acre-feet (AF) with 10 percent from the Los Angeles Aqueducts, 17 percent from local groundwater, 71 percent from Metropolitan Water District, and 2 percent from recycled water (LADWP 2016). The City's yearly water demand during an average weather year is projected to increase by 162,160 AF (or approximately 32 percent) to 675,700 AF in 2040. According to the 2015 UWMP,

the City expects to meet Project demand needs for the next 25 years (LADWP 2016). The proposed Project would demand an estimated 1.5 million gallons of water per year (4.6 AFY) according to CalEEMod estimates (Appendix B). The Project's water demand would represent approximately 0.003 percent of the projected increase in water demand of 162,160 AFY in 2040. Therefore, the proposed Project's water demand is within forecasted water supply required to for the service area and would not require the construction of new water supply facilities, or expansion of existing facilities. Impacts would be less than significant.

Wastewater

Less than significant impact. The Los Angeles Bureau of Sanitation (LASAN) operates and maintains the City's wastewater infrastructure. The City's wastewater collection system serves over four million residential and business customers in a 600-square-mile service area that includes Los Angeles and 29 contracting cities and agencies. Over 6,700 miles of public sewers connect to the City's four wastewater treatment and water reclamation plants, which have a combined capacity to treat an average of 580 million gallons per day (mgd) of wastewater. The Project site lies within the area serviced by the Hyperion Sanitary Sewer System. Currently, the Hyperion Treatment Plant treats an average daily flow of 275 mgd on a dry weather day and has capacity to treat 450 mgd (LASAN 2020). Therefore, the remaining capacity of the Hyperion Treatment Plant is approximately 175 mgd.

The LAMC includes regulations that allow the City to assure available sewer capacity for new Projects by assessing fees for improvements to the infrastructure system. LAMC §64.15 requires that the City perform a Sewer Availability Request (SCAR) when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant. LAMC §64.11.2 requires the payment of a Sewerage Facilities Charge for new connections to the sewer system to assure the sufficiency of sewer infrastructure. In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. S006-0691). Per this Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry weather flow depth during their planning period shall not exceed one-half the pipe diameter.

Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure would be limited to on-site wastewater distribution and minor off-site work associated with connections to the public main. Operation of the proposed Project would create demand for an estimated 1.0 million gallons of indoor water use per year, or approximately 2,744 gallons per day, according to CalEEMod estimates (see Appendix B). Assuming that 100 percent of indoor water use would subsequently be treated as wastewater, the 2,744 gallons of wastewater generated by the proposed Project would represent approximately 0.002 percent of the daily excess treatment capacity of 175 mgd at the Hyperion Treatment Plant. Therefore, the proposed Project would not require the construction of new treatment facilities, and existing wastewater treatment facilities would have adequate capacity to treat the wastewater produced by the proposed Project. Impacts would be less than significant.

Stormwater Drainage

Less than significant impact. As discussed in Section X, *Hydrology and Water Quality*, the proposed Project would comply with current regulations pertaining to retention/detention of site runoff into storm drains and receiving waters, as well as LID requirements that would apply to the construction and operation of the proposed Project to further reduce storm water runoff. Compliance with these requirements would reduce potential impacts to local storm water drainage facilities to a less than significant level and no new conveyance infrastructure would be required. Impacts would be less than significant.

Electric Power, Natural Gas, Telecommunications

Less than significant impact. The Project site is located in an existing developed area of the City of Los Angeles, which has existing infrastructure for electric power, natural gas, and telecommunications services. The proposed Project would involve construction of a four-story mixed-use building consistent with the site's zoning (see Section XI, *Land Use and Planning*). It would not cause substantial unplanned population growth (see Section XIV, *Population and Housing*), would not result in wasteful or inefficient use or energy (see Section VI, *Energy*), and would not require or result in the construction of new electric power, natural gas, or telecommunication facilities or expansion of existing facilities. As such, although the proposed Project would create an incremental increase in demand on these facilities but would not require new or expanded electric power, natural gas, or telecommunications facilities to serve the Project. Impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than significant impact. As discussed under *Threshold XIXa* in Section XIX, *Utilities and Service Systems*, LADWP supplies water inside City limits. As shown in Table 27, LADWP projects that water supplies will be sufficient to meet all demands through the year 2040 during normal, single dry year, and multiple dry year hydrologic conditions (LADWP 2016).

TABLE 27 WATER SUPPLY AND DEMAND IN SINGLE AND MULTIPLE DRY YEARS (AFY)

Year-Type	2020	2025	2030	2035	2040
Average Year					
Total Supplies	611,800	644,700	652,900	661,800	675,700
Total Demands	611,800	644,700	652,900	661,800	675,700
Single Dry Year					
Total Supplies	642,400	676,900	685,500	694,900	709.500
Total Demands	642,400	676,900	685,500	694,900	709.500
Multiple Dry Year (1st, 2nd, and 3rd Year Supply)					
Total Supplies	642,400	676,900	685,500	694,900	709.500
Total Demands	642,400	676,900	685,500	694,900	709.500

Note: Units are in acre-feet per year (AFY)
Source: LADWP 2016

The existing duplex on-site currently demands an estimated 0.2 million gallons of water per year (approximately 0.6 AFY), according to CalEEMod estimates (see Appendix B). The proposed pwould demand an estimated 4.6 AFY, according to CalEEMod estimations (Appendix B). Project water demand would represent approximately 0.003 percent of the projected increase in water demand of 162,160 AF from 2015 to 2040 for an average year. The Project would result in an estimated net increase in water demand which would comprise a very small fraction of the City's water demand. As discussed in Section XIV, *Population and Housing*, the anticipated population increase resulting from the Project has been accounted for in City and regional forecasts, therefore the anticipated water demand increase associated with the Project has been accounted for in the UWMP. Therefore, the proposed Project's projected water demand is within forecasted water supply. According to the 2015 UWMP, the City expects to meet Project demand needs for the next 25 years (LADWP 2016). Because sufficient water is available to serve the Project during average, single and multiple dry year conditions, new sources of water supply would be not required to meet Project water needs. Impact would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than significant impact. As discussed under *Threshold XIXa* in Section XIX, *Utilities and Service Systems*, the Project would create generate approximately 2,744 gallons of wastewater per day, according to CalEEMod estimates (see Appendix B). Currently, the Hyperion Treatment Plant treats an average daily flow of 275 mgd on a dry weather day and has capacity to treat 450 mgd City of Los Angeles (City of Angeles 2020). Therefore, the remaining capacity of the Hyperion Treatment Plant is approximately 175 mgd. The projected 2,744 gallons of wastewater generated by the proposed Project would represent approximately 0.002 percent of the daily treatment of 175 mgd of wastewater at the Hyperion Treatment Plant. Therefore, the Hyperion Treatment Plant would have adequate capacity to serve the Project, and impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than significant impact. LASAN manages solid waste collection in the City, which involves public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. LASAN provides collection services primarily to single-family residences, while multi-family residences, such as apartments (e.g., the proposed Project), contract with a private company to collect and transport their materials for disposal or recycling.

The proposed Project has two components (construction and operation) that would result in the generation of solid waste. The handling of all debris and waste generated during construction would be subject to the State's requirements under AB 939 for salvaging, recycling, and reuse of materials from construction activity on the Project site. Construction of the proposed Project would also involve site preparation activities that would generate waste materials; however, construction would be temporary. In addition, the proposed Project would be required to comply with the City's Construction and Demolition (C&D) Waste Recycling Ordinance. All construction and demolition waste generated by the proposed Project would be required to be taken to a certified C&D waste processor.

Solid waste generated in the City is currently disposed of at the Sunshine Canyon Landfill. Table 28 summarizes the permitted daily throughput, estimated average waste quantities disposed, remaining capacity, and closure date for the landfill.

TABLE 28 SOLID WASTE DISPOSAL FACILITIES

Facility	Permitted Daily Throughput (tons/day)	Average Daily Waste Quantities Disposed (tons/day)	Estimated Remaining Daily Capacity (tons/day)[1]	Estimated Closure Date
Sunshine Canyon Landfill	12,100	6,469	5,631	2037

[1] Estimated remaining daily capacity was calculated by subtracting the average daily waste quantities disposed from the permitted daily throughput.

Sources: County of Los Angeles 2019; CalRecycle 2019

According to CalEEMod, existing uses generate approximately 0.4 ton of solid waste per year, and the proposed Project would generate approximately 11.7 tons of solid waste per year (see Appendix B). Therefore, the Project would result in a net increase of approximately 11.3 tons of solid waste disposal per year, or 0.03 ton per day. Solid waste generated by the Project would represent less than 0.01 percent of the estimated remaining daily capacity of 5,631 tons of waste per day at Sunshine Canyon Landfill. Furthermore, the proposed Project would comply with federal, State, and local statutes and regulations related to solid waste, such as AB 939. Given that there is adequate remaining daily landfill capacity in the region to accommodate Project-generated waste, impacts related to solid waste and waste facilities would be less than significant.

Regulatory Compliance Measures

RCM-UTIL-1: COMPLIANCE WITH C&D WASTE RECYCLING ORDINANCE

The Project shall comply with the City's C&D Waste Recycling Ordinance, which requires all construction and demolition waste generated by the proposed Project to be taken to a certified C&D waste processor.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

The Project site is in an urban area of the Los Angeles and is not located in proximity to undeveloped wildland areas. According to CALFIRE, the Project site is not located in a Fire Hazard Severity Zone or Very High Hazard Severity Zone for wildland fires (CALFIRE 2007). The nearest Very High Hazard Severity Zone is located approximately 0.6 mile to the north. Therefore, the Project site is not located in or near a State Responsibility Area nor is the site classified as having a high fire hazard.

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No impact. As discussed in Section XV, *Public Services*, the LAFD provides fire protection services and emergency response for the Project site and greater Los Angeles area. The LAFD also provides several fire development services to the City, including Fire Life Safety Plan Checks and Fire Life Safety Inspections which aim to enforce applicable standards of the California Fire Code (Title 24 Part 9) and the Los Angeles Fire Code concerning new construction and remodeling. Furthermore, the LAFD Hydrants and Access Unit reviews plans to evaluate adequacy of site access and hydrant placement. In addition, as noted in Section IX, *Hazards and Hazardous Materials*, the Project site is located approximately 0.3 mile east of U.S. 101, which is designated by the Los Angeles County Public Works Department as a Freeway Disaster Route (County of Los Angeles 2008). Through site plan review, the proposed Project would maintain

adequate emergency access to the site and would not interfere with an emergency response plan or emergency evacuation plan. No impact would occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No impact. Undeveloped wildland areas, streams, or rivers are not located on or adjacent to the Project site, and the Project site and surrounding areas do not experience high wind speeds, downslopes, downstream flooding, or landslides; therefore, the Project would not exacerbate wildfire risk or expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. Furthermore, the Project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment. No impacts would occur under *Threshold XX.b*, *Threshold XX.c*, and *Threshold XX.d*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than significant impact. As discussed in Section IV, *Biological Resources*, the Project site lacks native habitat and does not include any mapped essential habitat connectivity areas in the immediate vicinity of the Project site. In addition, as discussed in Section V, *Cultural Resources*, Section VII, *Geology and Soils*, and Section XVIII, *Tribal Cultural Resources*, no known historical, archaeological or tribal cultural resources exist on the Project site. Therefore, the Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than significant impact. Cumulative impacts are defined as two or more individual (and potentially less than significant) Project effects that, when considered together or in concert with other Projects, combine to result in a significant impact within an identified geographic area. In order for a Project to contribute to cumulative impacts, it must result in some level of impact on a Project-specific level. Additional pending Projects in the City of Los Angeles are included in Table 1 in Section 3.2.4, *Cumulative Development Projects*. The nearest Project in the immediate vicinity of the Project site is located at 1552 North Western Avenue and includes a change of use from a market to a trade school. The next closest Project is located at 1300 North Western Avenue and includes a 475-sf expansion of an existing 2,100-sf convenience store for off-site beer and wine sales.

As concluded in Sections I through XX, the Project would have no impact or a less than significant impact with respect to all environmental issues considered in this document. Cumulative impacts of several resource areas have been addressed in the individual resource sections, including air quality, greenhouse gases, noise, and transportation. As discussed in Section III, *Air Quality* and Section VIII, *Greenhouse Gas Emissions*, the proposed Project would result in less than significant impacts with respect to the generation of criteria air quality pollutants and GHG emissions. Therefore, the Project would not contribute to cumulative impacts related to these issues. As discussed in Section XIII, *Noise*, and Section XVII, *Transportation*, the Project would not generate a substantial number of vehicle trips. As such, the Project's contribution to cumulative noise and traffic impacts from additional vehicle trips would not be cumulatively considerable. Some of the other resource areas (agricultural and mineral) were determined to have no impact in comparison to existing conditions. As such, the Project would not contribute to cumulative impacts related to these types of issues. Other issues location specific impacts (e.g., geology, hazards, and hazardous materials) are by their nature Project specific to the area and impacts at one location do not add to impacts at other locations or create additive impacts. As such, the Project's contribution to cumulative impacts would be less than significant (not cumulatively considerable).

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant with mitigation incorporated. In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise. As detailed in the analysis in Section XIII, *Noise*, the proposed Project would not result, either directly or indirectly, in adverse hazards related to noise with implementation of Mitigation Measure NOI-1. As discussed in Section III, *Air Quality*, and Section IX, *Hazards and Hazardous Materials*, implementation of Mitigation Measure HAZ-1 would be required to minimize potential exposure of nearby sensitive receptors to ACMs and LBP during demolition activities. Therefore, with mitigation incorporated, the Project would have less than significant impacts on human beings.

Significance Determination: Less than Significant with Mitigation Incorporated

Mitigation Measures: Refer to Mitigation Measures HAZ-1 and NOI-1

Significance Determination after Mitigation: Less than Significant

INITIAL STUDY

5 PREPARERS AND PERSONS CONSULTED

Rincon Consultants, Inc. prepared this Initial Study. Persons involved in data gathering analysis, project management, and quality control are listed below. In addition, preparers of technical reports/studies for use in this Initial Study are included below.

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INITIAL STUDY

6 REFERENCES, ACRONYMS AND ABBREVIATIONS

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Appendix A

Entitlement Package - Project Plans

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GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 - GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVENT SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.
5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE OWNER.
6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.
7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.
9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL.
10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.
12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.
13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM OWNER IMMEDIATELY OA ANY DISCREPANCIES.
14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.
15. ALL DRYWALL SHALL BE 5/8" THICK TYPE 'X' GYPSUM BOARD, EXCEPT WHERE NOTED.
16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF LA, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT.
17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF LOS ANGELES FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATIONS AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.
18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2013 UBC
19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.
20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.
21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE LATEST EDITION OF AMERICANS WITH DISABILITIES ACT FOR ALL COMMON AREAS.
22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.
23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.
24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.
25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME PROOFED IN APPROVED MANNER.
26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.
27. ALL LEGAL EXIT DOORS SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.F., UNLESS OTHERWISE NOTED.
29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.
30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.
31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.
32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.
33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE 'X' GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.
34. ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.
37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
38. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
39. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BEVELED WITH A SLOPE NO GREATER THAN 1:2.
40. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
41. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LB.
42. STREET ADDRESS MUST BE PROVIDED ON FRONT OF OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4-INCHES IN HEIGHT AND 2-INCHES IN WIDTH. SEC. 502 AND P.A.C. CHAPTER 12.20.
43. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN.
44. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
45. THIS PROJECT IS REQUIRES TO HAVE AUTOMATIC FIRE SPRINKLERS THROUGHOUT ALL AREAS OF THE STRUCTURE PER PMC 14.25.050.

SAPPHIRE

1524-1530 N. WESTERN AVE.

STANDARD ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
A.D.	AREA DRAIN
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
A.S.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BIT.	BITUMEN(OUS)
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CATCH BASIN
C.T.	CERAMIC TILE
CEM.	CEMENT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
EXTR.	EXTRUDED
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASHG.	FLASHING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S	FACE OF STUD
FRMG.	FRAMING
FT.	FOOT / FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
I.S.F.W.	INSIDE OF FINISH WALL
JT.	JOINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NAT.	NATURAL
NOM.	NOMINAL
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVER HEAD
OPENG.	OPENING
OPP.	OPPOSITE
O.S.F.W.	OUTSIDE FACE OF FINISH WALL
P.L.	PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
P.B.L.	PAPER BACKED LATH
P.T.	PRESSURE TREATED
PARTN.	PARTITION
PLAST.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
PRPT.	PARAPET
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCEMENT
REQ'D.	REQUIRED
RFG.	ROOFING
RM.	ROOM
S.B.	SANDBLASTED
S.D.	STORM DRAIN
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPEC'D.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TEMPERED
T.O.	TOP OF
T.C.S.	TERNE COATED STEEL
T.C.Z.	TERNE COATED ZINC
TEMP.	TEMPERED
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/O	WITHOUT
W/	WITH
W/I	WITHIN
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD
W.T.	WALL THICKNESS

LEGEND OF SYMBOLS

- METAL
- PLYWOOD
- GYPSUM WALLBOARD
- CONCRETE
- FINISH WOOD
- BATT INSULATION
- ACOUSTICAL TILE
- WOOD BLOCKING
- CONT. WOOD BLOCKING
- CARPET SECTION
- DETAIL NUMBER / SHEET ON WHICH DETAIL OCCURS
- ROOM FINISH NOTE (AA)
- DOOR NUMBER (102)
- ROOM NUMBER (102)
- NORTH ARROW
- SECTION (3 / A4-2)
- GRID LINE (3)
- MATCH LINE
- ELEVATION
- DIRECTION OF SLOPE
- DRAWING NUMBER (3)
- INTERIOR ELEVATION (8 / A6-3)
- ROOM NUMBER (UNIT (A) 110)
- STOREFRONT (120)
- DOOR (9)
- WINDOW (W)
- CENTERLINE

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L-1.1	2ND FLOOR LANDSCAPE PLAN
L-1.2	ROOF LANDSCAPE PLAN

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PROJECT SUMMARY

SCOPE OF WORKS:

CONSTRUCTION OF A NEW 60'-0" HEIGHT 4 STORY BUILDING WITH 36 HOTEL ROOMS, 10 APARTMENTS AND SEPARATE ROOF TOP LOUNGE AREAS.

CODE ANALYSIS:

USE:	MIX USE
ZONE:	C2-1
LOT SIZE:	14,478 SQ.FT.
OCCUPANCY:	R-1
CONSTRUCTION TYPE:	TYPE III-M MODIFIED
PROPOSED HEIGHT:	4 STORIES, 60'-0"
SPRINKLED:	YES

TOTAL F.A.R. 30,180/14,478=2.08 F.A.R.

HOTEL - 36 KEYS / APARTMENT-10 UNITS

FIRST FLOOR - RESIDENTIAL LOBBY 300 SQ.FT. HOTEL LOBBY/SECURITY OFFICE 990 SQ.FT.

2ND FLOOR - 5 ONE BEDROOM AND 5 STUDIO UNITS - 10 UNITS, FLOOR AREA 8,100 SQ.FT. HOTEL LOBBY 2600 SQ.FT.

3RD FLOORS - HOTEL GUEST ROOMS - 19 KEYS, FLOOR AREA 8,690 SQ.FT.

4TH FLOORS - HOTEL GUEST ROOMS - 17 KEYS FLOOR AREA 8,690 SQ.FT.

TOTAL RESIDENTIAL FLOOR AREA - 8,100 SQ.FT. / 14,478 SQ.FT. F.A.R. .60

TOTAL HOTEL FLOOR AREA - 17,380 SQ.FT. / 14,478 SQ.FT. F.A.R. 1.2

TOTAL - 26,080 SQ.FT

SNAP PROJECT PARKING REQUIREMENTS		
RESIDENTIAL		
	REQUIRED	PROPOSED
5 ONE BEDROOM 5 STUDIO	1 SPACE PER UNIT	10
	1/4 PARKING FOR EACH UNIT AS GUEST PARKING	2
TOTAL	12	12
HOTEL		
36 KEYS 17,380 S.F.	2 PARKING SPACE FOR EACH 1,000 SF.	35

TOTAL PARKING REQUIRED FOR THE PROJECT PER SNAP
12+35=47 SPACES

TOTAL PARKING PROVIDED : 47 SPACES
12 RESIDENTIAL
35 HOTEL (INCLUDES 5 SHARED GUEST PARKING)

STANDARD PARKING PROVIDED: 22 SPACES
COMPACT PARKING PROVIDED: 21 SPACES
HANDICAPPED PARKING PROVIDED: 2 SPACES
ELECTRICAL CHARGING STATION: 2 SPACES

RESIDENTIAL OPEN SPACE CALCULATION

OPEN SPACE REQUIRED			
UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRED
STUDIO	5	100 SF	500 SF
1 BEDROOM	5	100 SF	500 SF
REQUIRED OPEN SPACE			1,000 SF

OPEN SPACE PROVIDED - COMMON (ROOF DECK)	
ROOF DECK OPEN SPACE	763 SF

OPEN SPACE PROVIDED - PRIVATE (EXTERIOR)	
PRIVATE BALCONIES 110+54+112+112+112+80=	580 SF

LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED)

2ND FLOOR DECK AREA	1,000 SF
ROOF DECK OPEN SPACE	190 SF
NOTE (PER LAMC) MIN.25% OF THE COMMON OPEN SPACE SHALL BE PLANTED:	
TOTAL PROVIDED OPEN SPACE LANDSCAPE	1,090 SF

REQUIRED USABLE OPEN SPACE: 10 UNITS X 100 S.F. = 1,000 S.F.
REQUIRED COMMON OPEN SPACE: 1,000 S.F. - 300 S.F. = 700 S.F.
PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 763 S.F.

BICYCLE CALCULATION
HOTEL
REQUIRED - 17 MIN.
PROVIDED - 18
RESIDENTIAL
REQUIRED - 5 MIN.
PROVIDED - 6

1ST FLOOR:	
HOTEL LOBBY:	740 S.F.
APARTMENT LOBBY:	300 S.F.
MANAGERS OFFICE:	250 S.F.
BREAK ROOM:	209 S.F.
LAUNDRY ROOM:	220 S.F.
ELECTRIC/MECH. ROOM:	100 S.F.
2ND FLOOR PROGRAM:	
GARDEN SPACE:	118 S.F.
LOBBY:	400 S.F.
KITCHEN:	312 S.F.
BREAKFAST AREA:	1,057 S.F.
CONFERENCE ROOM:	240 S.F.
10 APARTMENTS:	5,193 S.F.
OUTDOOR SEATING:	620 S.F.
3RD FLOOR PROGRAM:	
19 HOTEL ROOMS:	6,084 S.F.
STORAGE #1:	44 S.F.
4TH FLOOR PROGRAM:	
HOTEL ROOMS:	5,804 S.F.
STORAGE #1:	44 S.F.
GYM:	380 S.F.
DECK AREA	
HOTEL ROOF DECK	2,082 S.F.
COMMON OPEN SPACE	800 S.F.

APARTMENTS @ 2ND FLOOR		
TYPE OF SUITES	SQ.FT.	NUMBER OF UNITS 2ND FLOOR
STUDIO TYPE A	485 S.F.	2
STUDIO TYPE B	322 S.F.	1
STUDIO TYPE C	258 S.F.	2
ONE BEDROOM TYPE B	680 S.F.	4
ONE BEDROOM TYPE A	665 S.F.	1
TOTAL UNITS		10

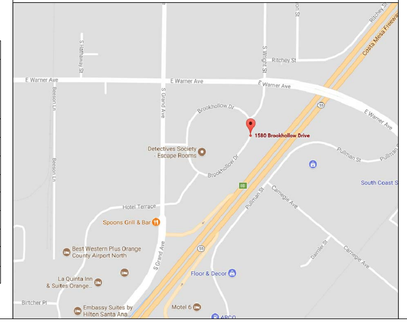
HOTEL ROOMS @ 3RD AND 4TH FLOORS				
TYPE OF SUITES	SQ.FT.	NUMBER OF KEYS ON EACH FLOOR 3RD FLOOR	4TH FLOOR	TOTAL KEYS
KING SUITE TYPE D	280 S.F.	2		2
KING SUITE TYPE A	320 S.F.	4	4	8
KING SUITE TYPE C	325 S.F.	4	4	8
KING SUITE TYPE B	375 S.F.	2	2	4
QQ SUITE TYPE A	325 S.F.	4	4	8
SINGLE Q TYPE B	250 S.F.	2	2	4
QQ ADA SUITE	344 S.F.	1	1	2
TOTAL KEYS		19	17	36
			TOTAL KEYS	36

LEGAL DESCRIPTION

LOT 9, POR. LOT 10 & POR. LOT 11 OF TRACT NO. 62786, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1347, PAGES 10-11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 5544-022-029, DOC. #: 00143178
5544-022-030, DOC. #: 00143178

VICINITY MAP



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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

COVER SHEET

Scale: N/A

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 1-27-21
- SHEET NO

A-0.1

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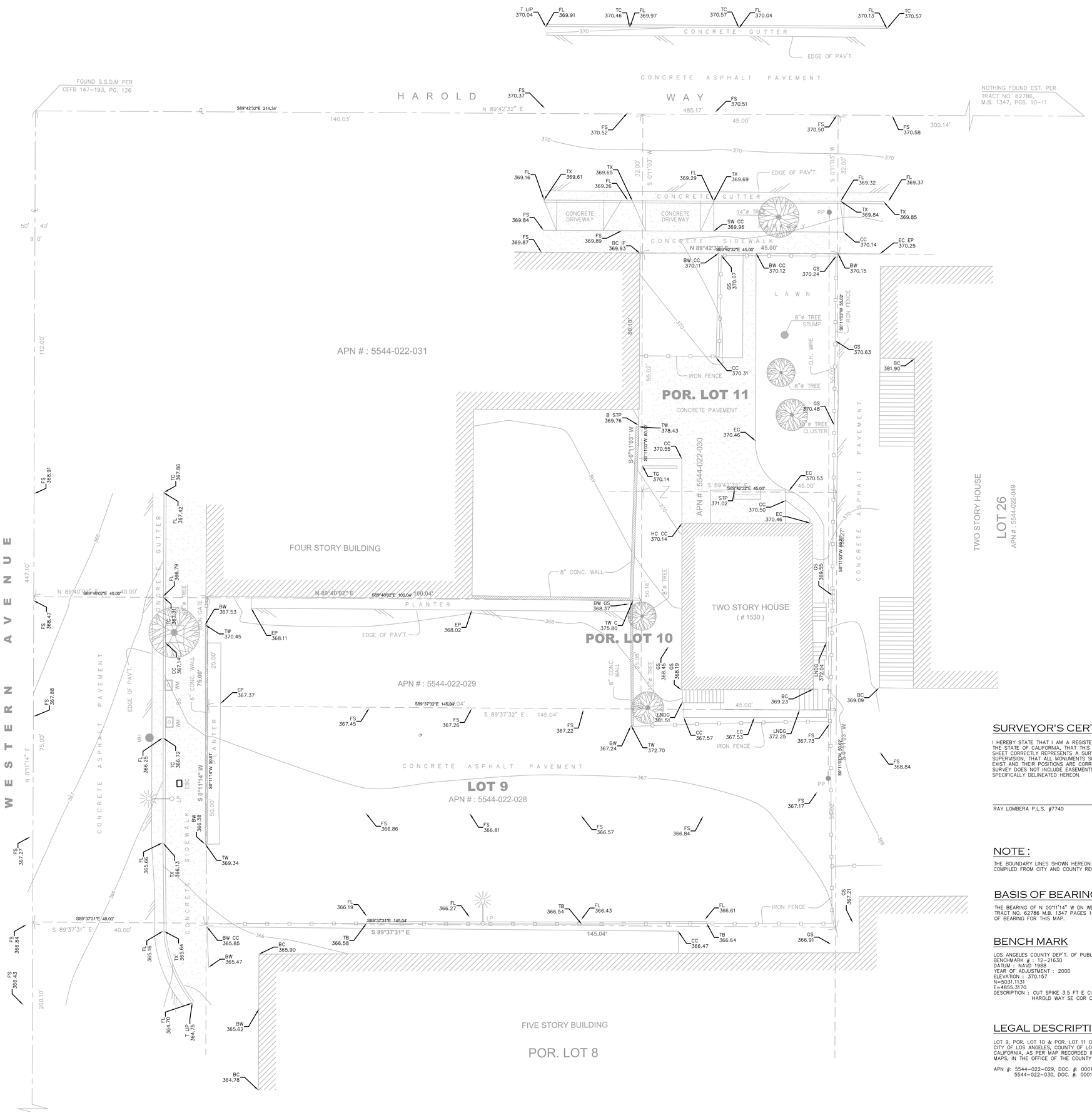
LEGEND

	CENTER LINE
	PROPERTY LINE
—X—X—X—	CHAIN LINK FENCE
—\\—\\—\\—\\—	WOOD FENCE
	LOT LINE
—G— G	GAS LINE
—S— S	SEWER LINE
—W— W	WATER LINE
—T— T	OVER HEAD TELEPHONE CABLE
	WOOD WALL
	CONC. WALL
	EDGE OF PVM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT/CONC. CORNER
C.C.C.	CONCRETE CEMENT CURB
BC	BUILDING CORNER
BW	BACK OF WALK/BOTTOM WALL
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
HFF	HOUSE FINISH FLOOR
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UGA	UNDERGROUND ACCESS
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	SSMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE
	TREE
	OAK TREE
	PINE TREE
	PALM TREE
	YUCCA TREE
	FIRE HYDRANT
	PP/ELECTROLIER
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT



TOPOGRAPHIC SURVEY MAP

0 5' 10' 20' 40'

SCALE: 1"=10'

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

RAY LOMBERA P.L.S. #7740 DATE:

NOTE :

THE BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, COMPILED FROM CITY AND COUNTY RECORDS.

BASIS OF BEARING

THE BEARING OF N 00°11'14" W ON WESTERN AVE. AS SHOWN IN TRACT NO. 62786 M.B. 1347 PAGES 10–11, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK

LOS ANGELES COUNTY DEP'T. OF PUBLIC WORKS
BENCHMARK # : 12-21630
DATUM : NAVD 1988
YEAR OF ADJUSTMENT : 2000
ELEVATION : 370.157
N=5031.1131
E=4855.3170
DESCRIPTION : CUT SPIKE 3.5 FT E CURB WESTERN AVE. 13 FT N OF HAROLD WAY SE COR CB

LEGAL DESCRIPTION

LOT 9, POR. LOT 10 & POR. LOT 11 OF TRACT NO. 62786, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1347, PAGES 10–11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 5544-022-029, DOC. #: 000143178
5544-022-030, DOC. #: 000143178

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LICENSED LAND SURVEYOR
RAYMUNDO A. LOMBERA
No. 7740
STATE OF CALIFORNIA

JOB ADDRESS: 1530 N. WESTERN AVE. LOS ANGELES, CA 90027

REQUESTED BY: PHIL PATEL

CHECKED BY: R.L.
DRAWN BY: R.D.P.
DATE: APRIL 3, 2017
SCALE: 1"=10'-0"

SHEET NO. C-1
SHEET 1 OF 1

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

DEMO PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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A-0.2

HAROLD WAY

CONCRETE ASPHALT PAVEMENT

FOUND S.S.D.M PER CEFB 147-193, PG. 126

S89°42'32"E 214.34'

140.03'

N 89°42'32" E 485.17'

NOTHING FOUND EST. PER TRACT NO. 62786, M.B. 1347, PGS. 10-11

300.14'

APN # : 5544-022-031

EDGE OF PAV'T.

CONCRETE GUTTER

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

14"Ø TREE

PP

N 89°42'32" E 45.00'

45.00'

BC IF 369.93

BW CC 370.11

BW CC 370.12

GS 370.24

BW 370.15

CC 370.14

EC EP 370.25

GS 370.07

LAWN

8"Ø TREE STUMP

O.H. WIRE

S0°11'03"W 55.02'

IRON FENCE

GS 370.63

BC 381.90

8"Ø TREE

POR. LOT 11

CONCRETE PAVEMENT

GS 370.48

8"Ø TREE CLUSTER

B STP 369.76

TW 378.43

EC 370.46

CC 370.55

S 0°11'03" W 80.10'

TG 370.14

EC 370.53

S 89°42'32" E 45.00'

STP 371.02

CC 370.50

EC 370.46

APN # : 5544-022-030

HC CC 370.14

S0°11'03"W 55.02'

CONCRETE ASPHALT PAVEMENT

FOUR STORY BUILDING

8" CONC. WALL

TWO STORY HOUSE (# 1530')

GS 369.55

TWO STORY HOUSE (# 1524')

LOT 26

APN # : 5544-022-049

WESTERN AVENUE

N 89°40'02" E 100.04'

PLANTER

BW GS 368.37

TW C 375.80

EP 368.02

EP 368.11

BW 367.53

TW 370.45

FS 368.47

FS 366.79

TC 367.31

TC 367.86

FL 367.42

FS 368.91

POR. LOT 10

APN # : 5544-022-029

6" CONC. WALL

GS 368.45

GS 368.19

LNDG 372.64

BC 369.23

BC 369.09

EP 367.37

S89°37'32"E 145.04'

S 89°37'32" E 145.04'

FS 367.45

FS 367.26

FS 367.22

LNDG 381.51

CC 367.57

EC 367.53

LNDG 372.25

FS 367.73

BW 367.24

TW 372.70

IRON FENCE

EXISTING 2 STORY BUILDING TO BE DEMOLISHED

TOTAL - 2,500 S.F. (BASED ON ASSESSOR)

CONSTRUCTION-TYPE VA

FS 368.84

FS 367.17

CONCRETE ASPHALT PAVEMENT

LOT 9

APN # : 5544-022-028

FS 366.86

FS 366.81

FS 366.57

FS 366.84

FS 367.27

FS 367.88

FS 368.84

FS 366.43

S 0°11'14" W 80.01'

S 0°11'14" W 50.01'

N 0°11'14" E 75.00'

MH

FL 366.25

TC 366.72

BW 366.38

TW 369.34

FL 365.66

TX 366.13

LP

EDGE OF PAV'T.

CONCRETE SIDEWALK

PLANTER

IRON GATE

6" CONC. WALL

25.00'

75.00'

50.00'

S89°37'31"E 40.00'

S 89°37'31" E 40.00'

FL 366.19

FL 366.27

TB 366.54

FL 366.43

FL 366.61

TB 366.58

S89°37'31"E 145.04'

S 89°37'31" E 145.04'

TB 366.64

CC 366.47

GS 366.91

GS 367.21

IRON FENCE

BW CC 365.85

BC 365.90

BW 365.47

FL 365.16

TX 365.64

FL 364.70

T LIP 364.75

BW 365.62

FIVE STORY BUILDING

POR. LOT 8

1 DEMO PLAN
SCALE: 1/8"=1'-0"

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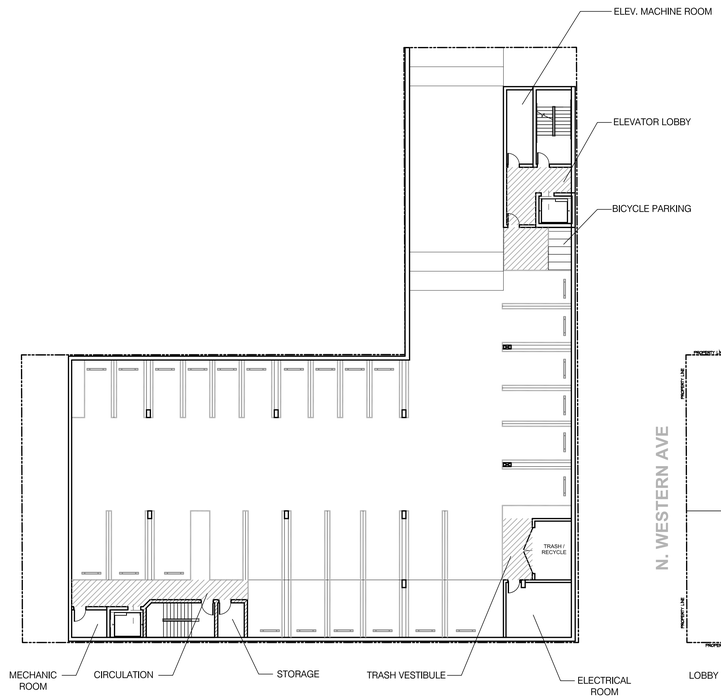
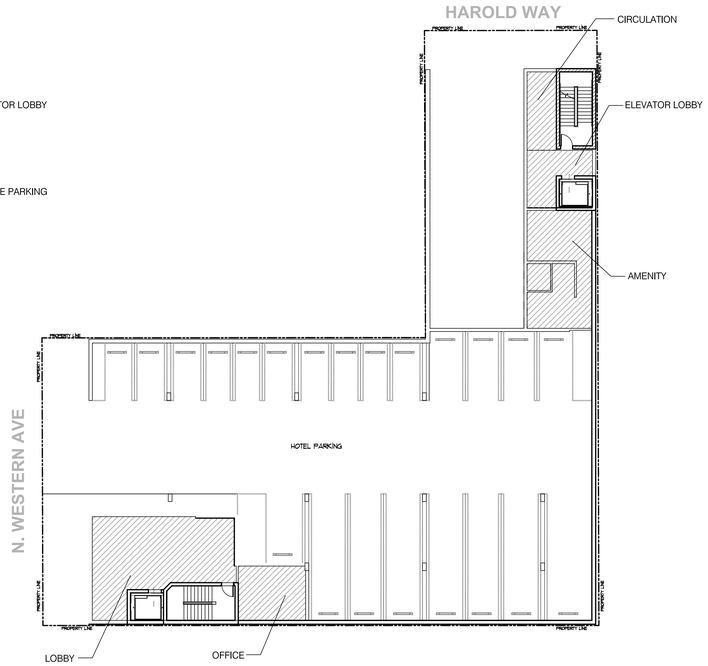
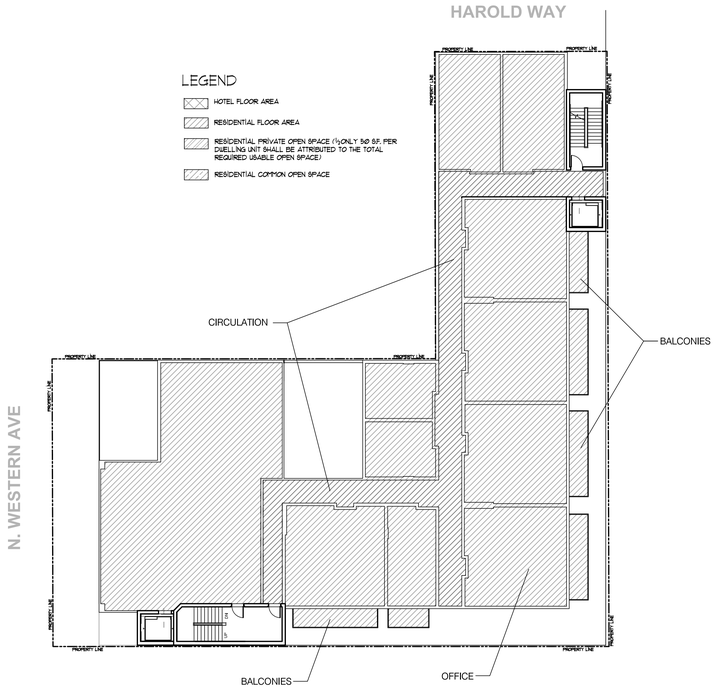


1 GARAGE PLAN
SCALE: N/A



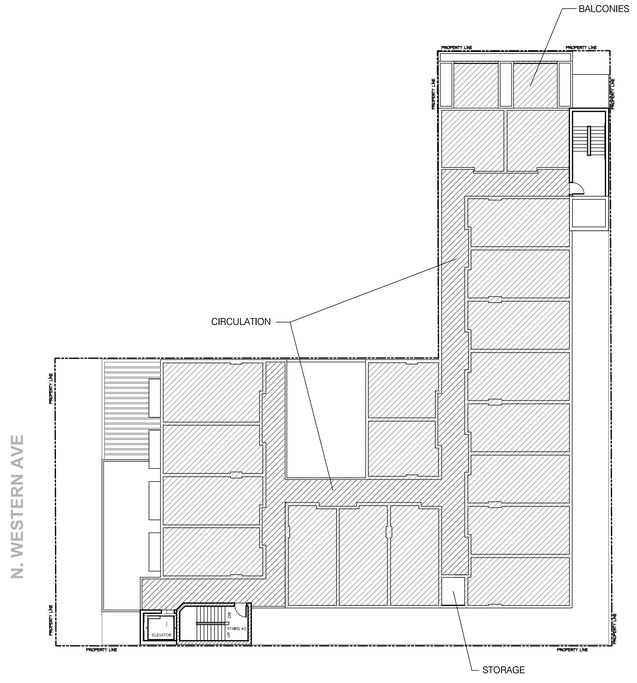
2 1SR FLOOR
SCALE: N/A



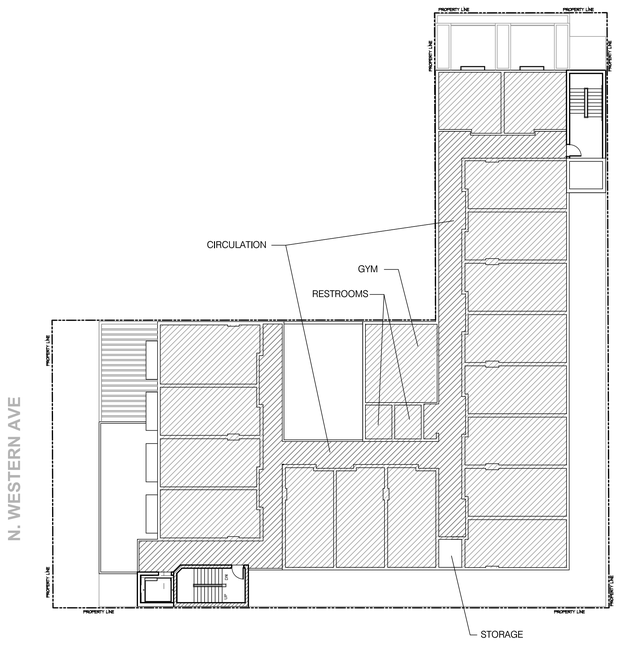
3 2ND FLOOR (RESIDENTIAL)
SCALE: N/A

NOTE:
1. FLOOR AREA FAR (LAMC ZONING CODE) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS, (LAMC CHI. ARTICLE 2 SEC.12.03 DEFINITIONS)

TOTAL PROJECT FAR	
AMENITY	519 SF
CIRCULATION	416 SF
CORRIDOR	3,647 SF
LOBBY	3,790 SF
RESIDENTIAL UNITS	5,193 SF
BALCONIES	868 SF
HOTEL ROOMS	11,888 SF
OFFICE	256 SF
GYM	375 SF
RESTROOMS	145 SF
TOTAL FLOOR AREA	27,098 SF



4 3RD FLOOR (HOTEL)
SCALE: N/A



5 4TH FLOOR (HOTEL)
SCALE: N/A

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FAR DIAGRAM

Scale: 1/8"=1'-0"

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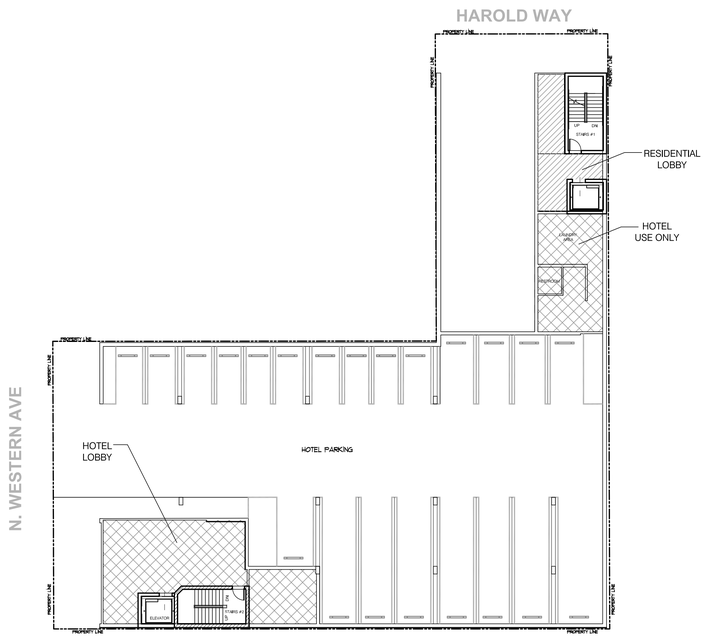
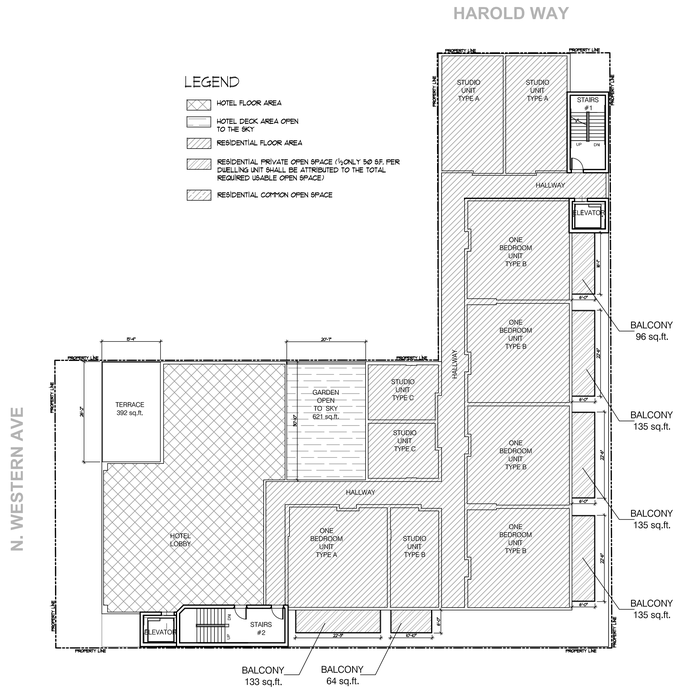
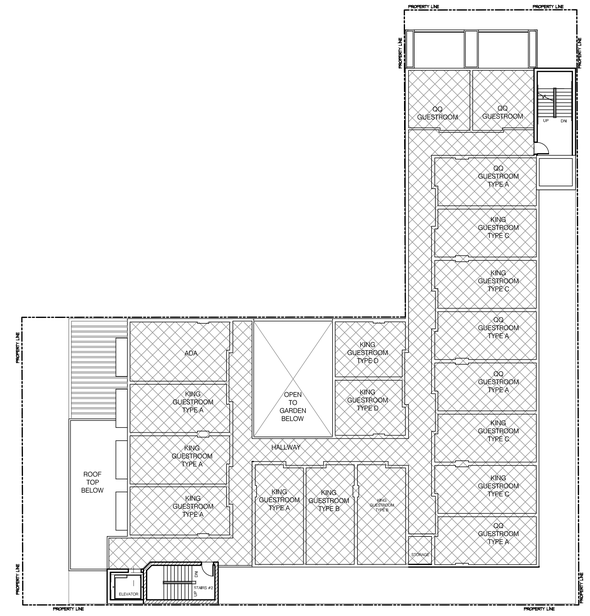


1 1ST FLOOR
SCALE: N/A



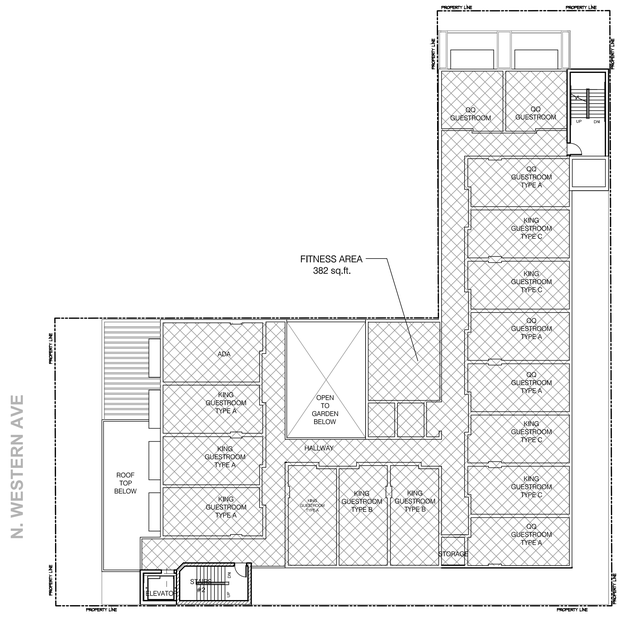
2 2ND FLOOR (RESIDENTIAL)
SCALE: N/A



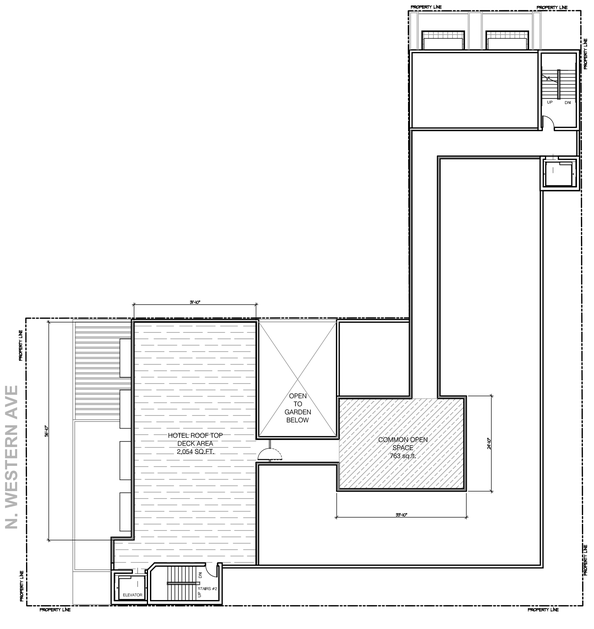
3 3RD FLOOR (HOTEL)
SCALE: N/A

RESIDENTIAL OPEN SPACE CALCULATION			
OPEN SPACE REQUIRED			
UNIT TYPE	QUANTITY	REQUIRED	TOTAL REQUIRED
STUDIO	5	100 SF	500 SF
1 BEDROOM	5	100 SF	500 SF
REQUIRED OPEN SPACE			1,000 SF
OPEN SPACE PROVIDED - COMMON (ROOF DECK)			
ROOF DECK OPEN SPACE			763 SF
OPEN SPACE PROVIDED - PRIVATE (EXTERIOR)			
PRIVATE BALCONIES 133+64+135+135+135+96+			833 SF
LANDSCAPE OPEN SPACE PLANTING AREA (PROVIDED)			
2ND FLOOR DECK AREA			883 SF
ROOF DECK OPEN SPACE			190 SF
NOTE (PER LAMC) MIN. 25% OF THE COMMON OPEN SPACE SHALL BE PLANTED.			
TOTAL PROVIDED OPEN SPACE LANDSCAPE			1,073 SF

REQUIRED USABLE OPEN SPACE: 10 UNITS X 100 S.F. = 1,000 S.F.
REQUIRED COMMON OPEN SPACE: 1,000 S.F. - 300 S.F. = 700 S.F.
PROVIDED COMMON OPEN SPACE: ROOF DECK AREA = 763 S.F.



4 4TH FLOOR
SCALE: N/A



5 ROOF DECK
SCALE: N/A

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

OPEN SPACE DIAGRAM

Scale: 1/8"=1'-0"

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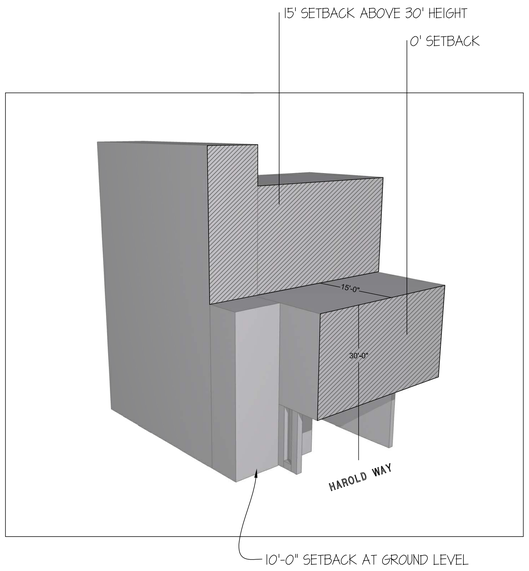
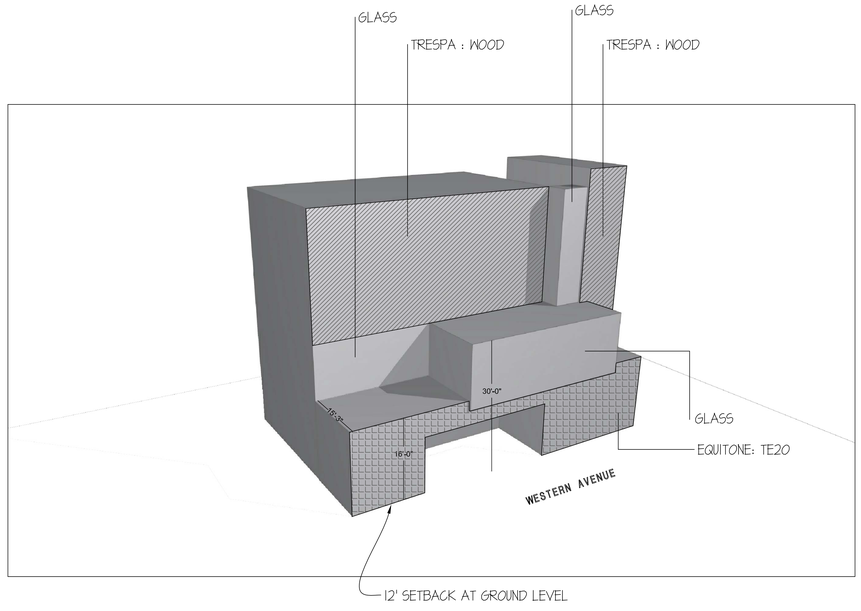


MINIMUM REQUIRED SETBACK VOLUME = 9105 CF
PROPOSED REQUIRED SETBACK VOLUME = 9105 CF

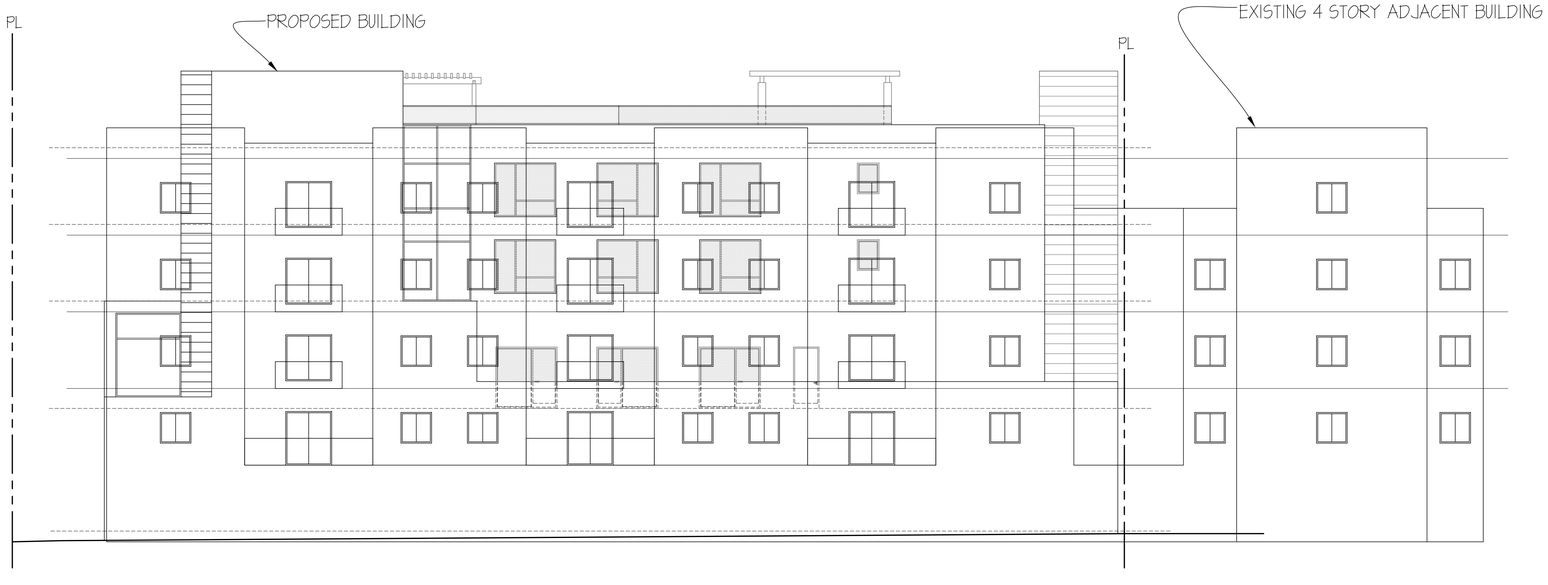
5 HAROLD WAY VOLUMETRIC DIAGRAM
SCALE: N/A



MINIMUM REQUIRED SETBACK VOLUME = 14,860 CF
PROPOSED REQUIRED SETBACK VOLUME = 22,830 CF

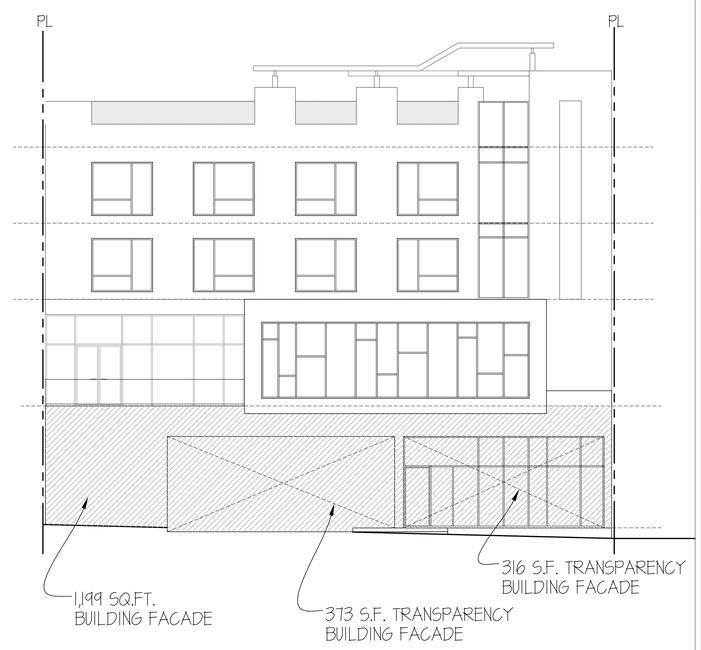
REDISTRIBUTION OF BUILDING MASS/VOLUME EQUIVALENT TO THE TOTAL REQUIRED SETBACKS AT THE FRONT FACADE.

4 WESTERN VOLUMETRIC DIAGRAM
SCALE: N/A



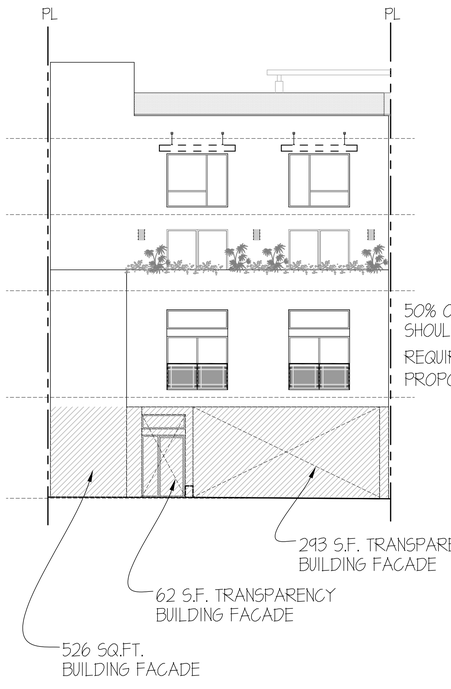
3 EXISTING AND PROPOSED WINDOW OVERLAP
SCALE: 1/8"=1'-0"

25% TRANSPARENCY DIAGRAM



50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT
REQUIRED: 1,199 x .50 = 599.5 S.F.
PROPOSED: 689 S.F. TRANSPARENCY

2 TRANSPARANCY DIAGRAM ON WESTERN AVE.
SCALE: N/A



50% OF THE STREET LEVEL FACADE SHOULD BE TRANSPARENT
REQUIRED: 526 x .50 = 263 S.F.
PROPOSED: 355 S.F. TRANSPARENCY

1 TRANSPARANCY DIAGRAM ON HAROLD WAY
SCALE: N/A

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

TRANSPARENCY AND FORM DIAGRAM

Scale: 1/8"=1'-0"

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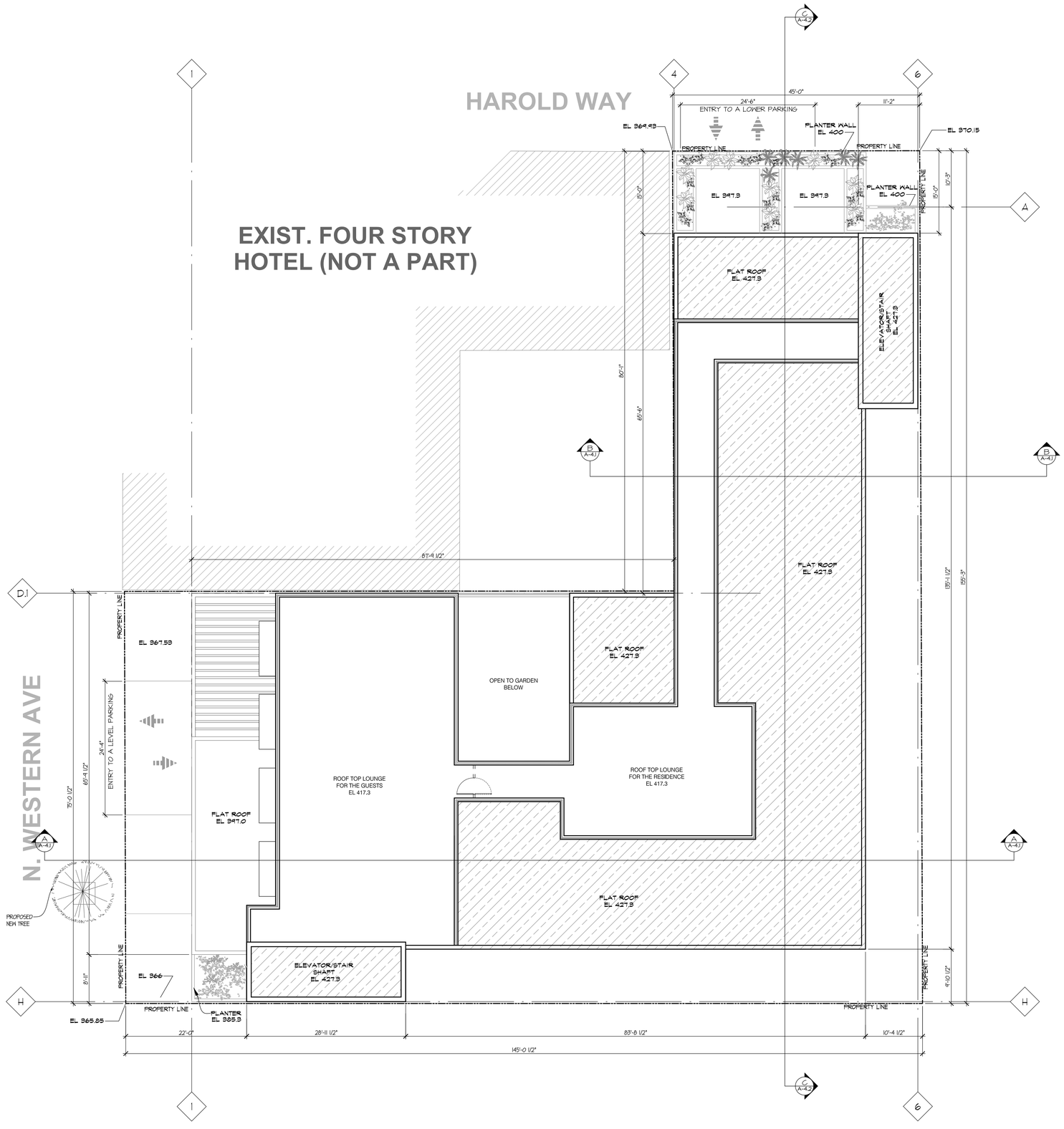

1 SITE PLAN
SCALE: 1/8"=1'-0"

N

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1538 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SITE
PLAN

Scale: 1/8"=1'-0"

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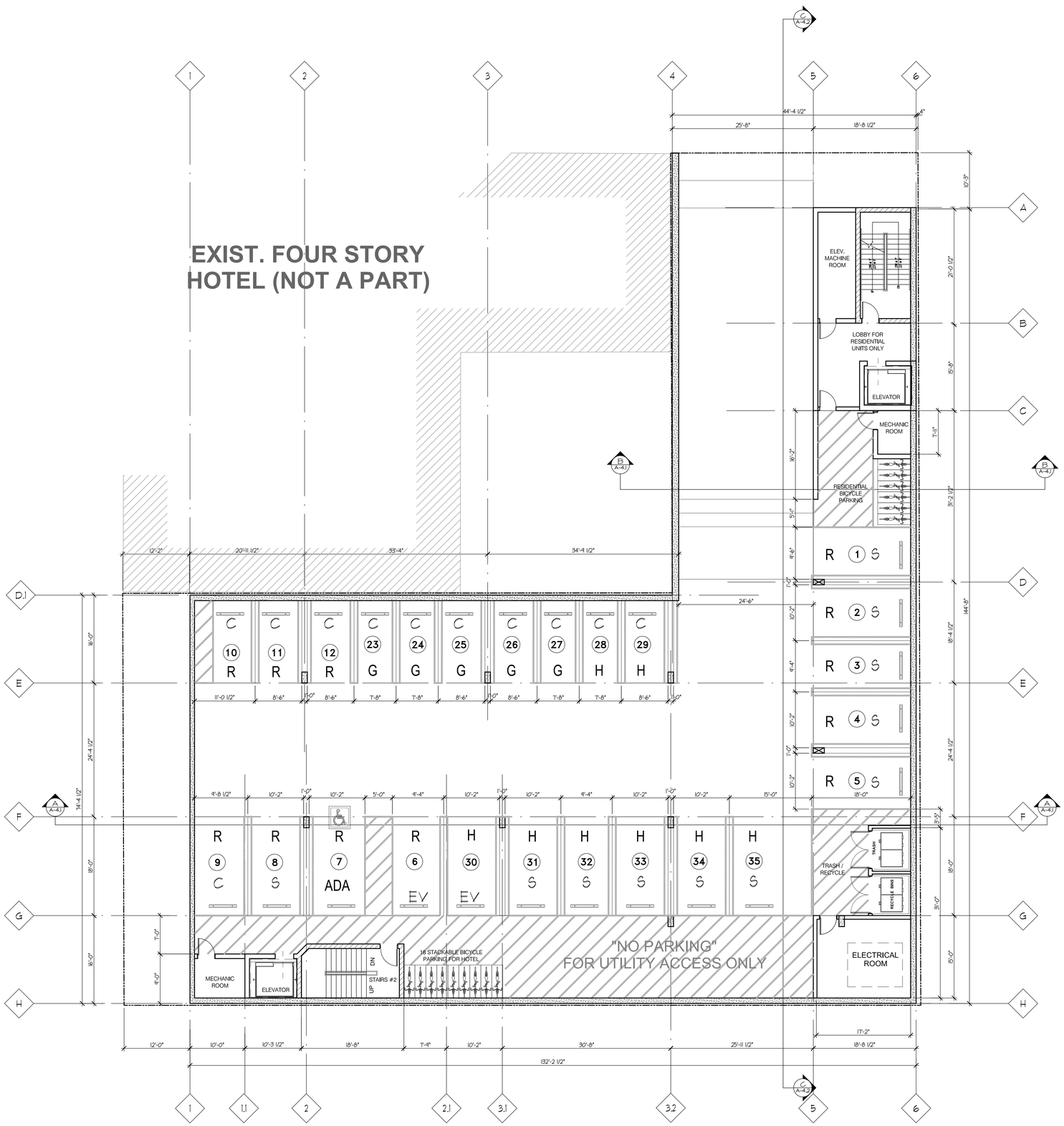

LEGEND

R	RESIDENTIAL PARKING AREA
H	HOTEL PARKING AREA
G	GUEST PARKING AREA
EV	ELECTRIC CHARGED VEHICLE
ADA	ADA PARKING

1 BASEMENT GARAGE PLAN
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

BASEMENT GARAGE PLAN

Scale: 1/8"=1'-0"

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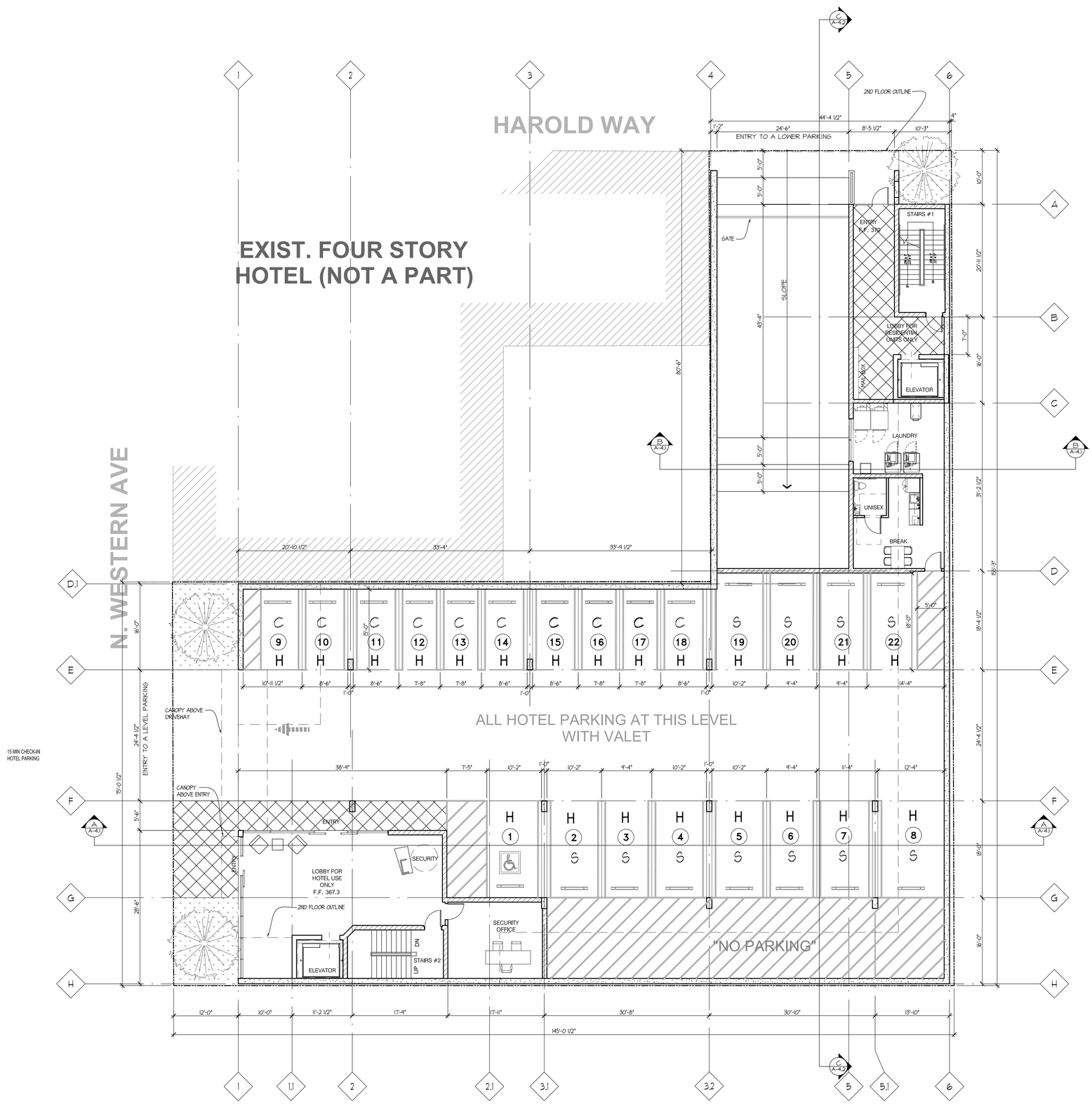

1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FIRST FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
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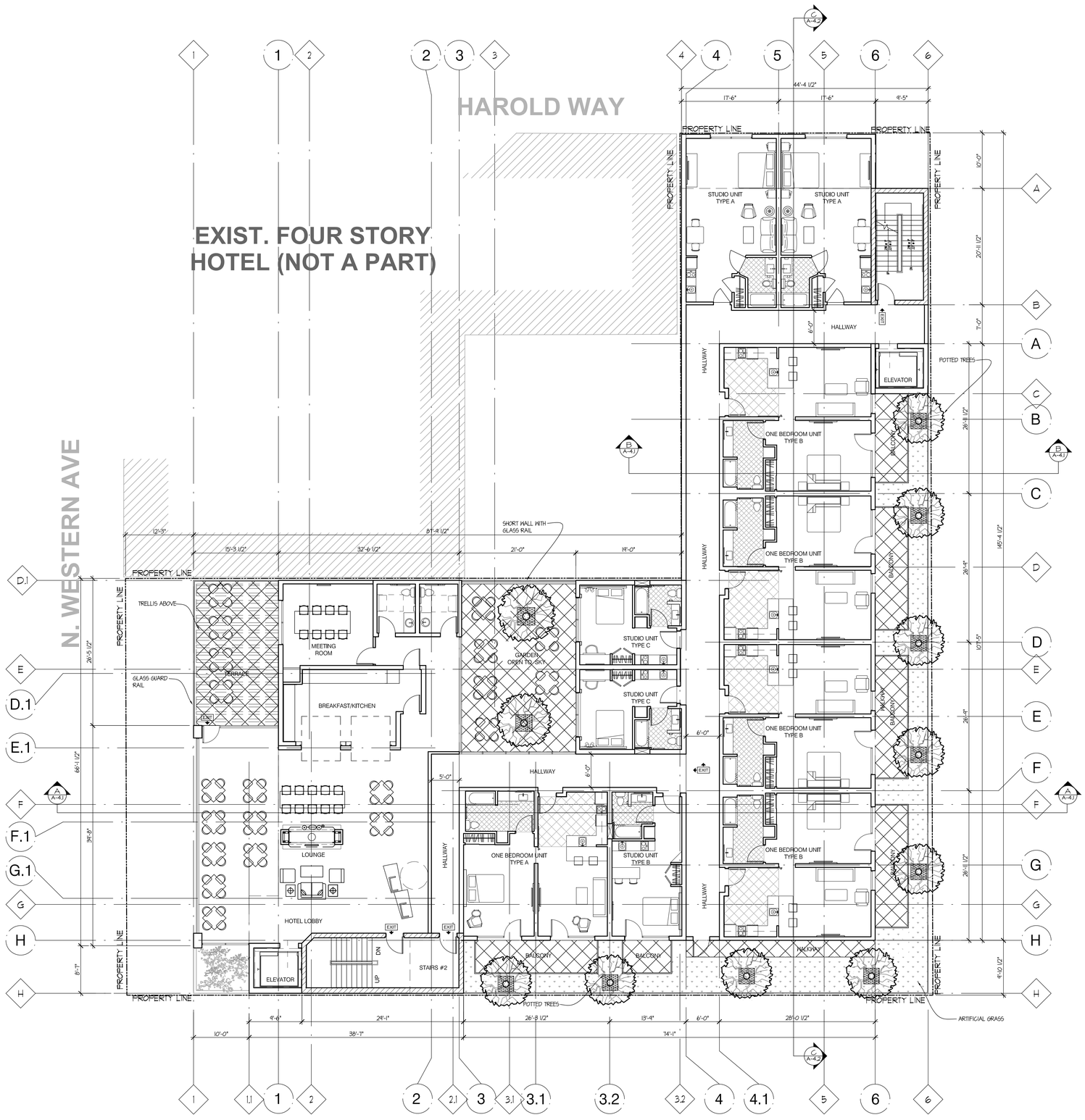

1 SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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320 W. Arden Ave. Suite 120
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Phone: (818) 244-5130
Fax: (818) 551-1613
Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECOND FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

A-2.2

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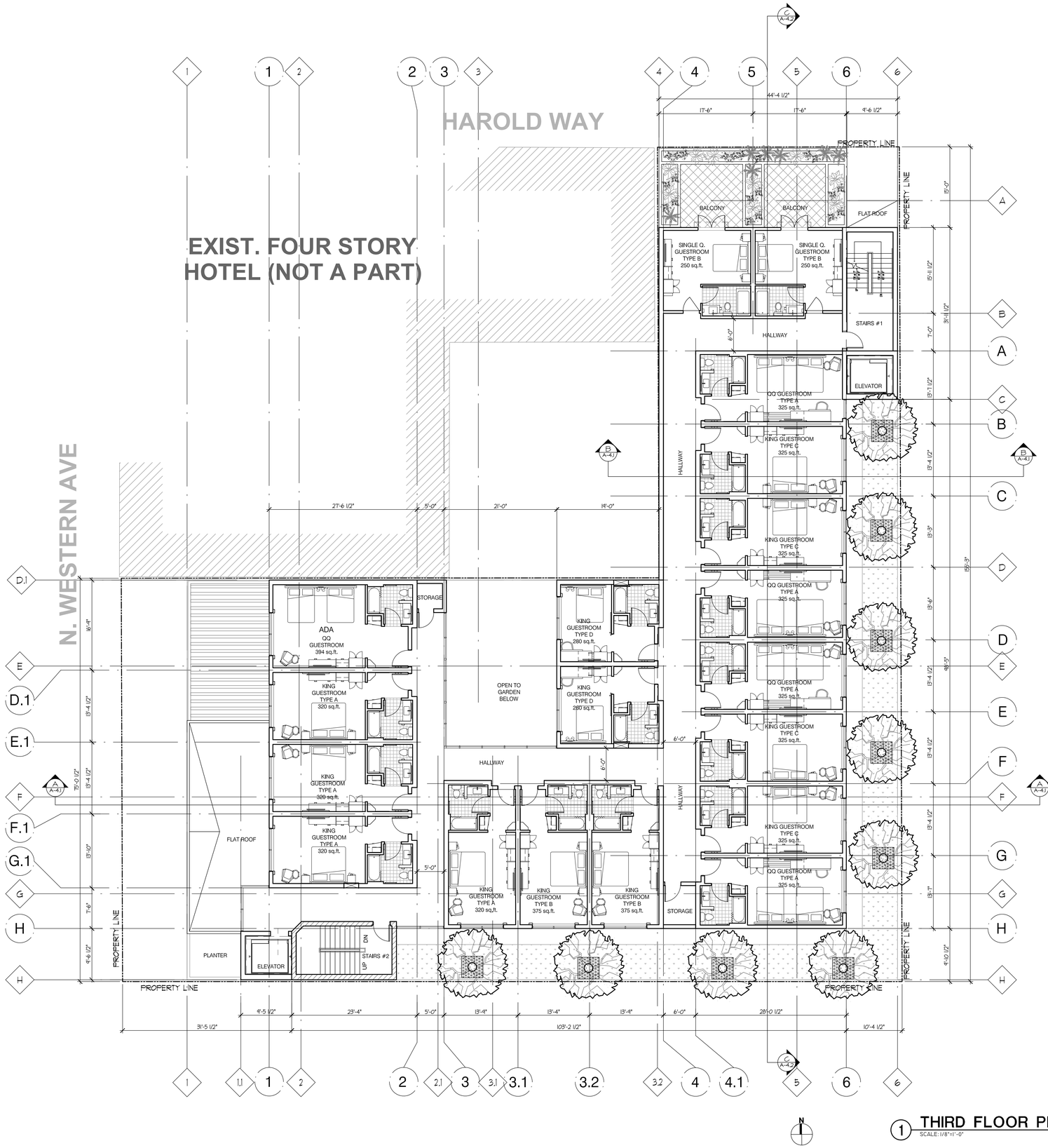

1 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

THIRD FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 6-28-19
- SHEET NO

A-2.3

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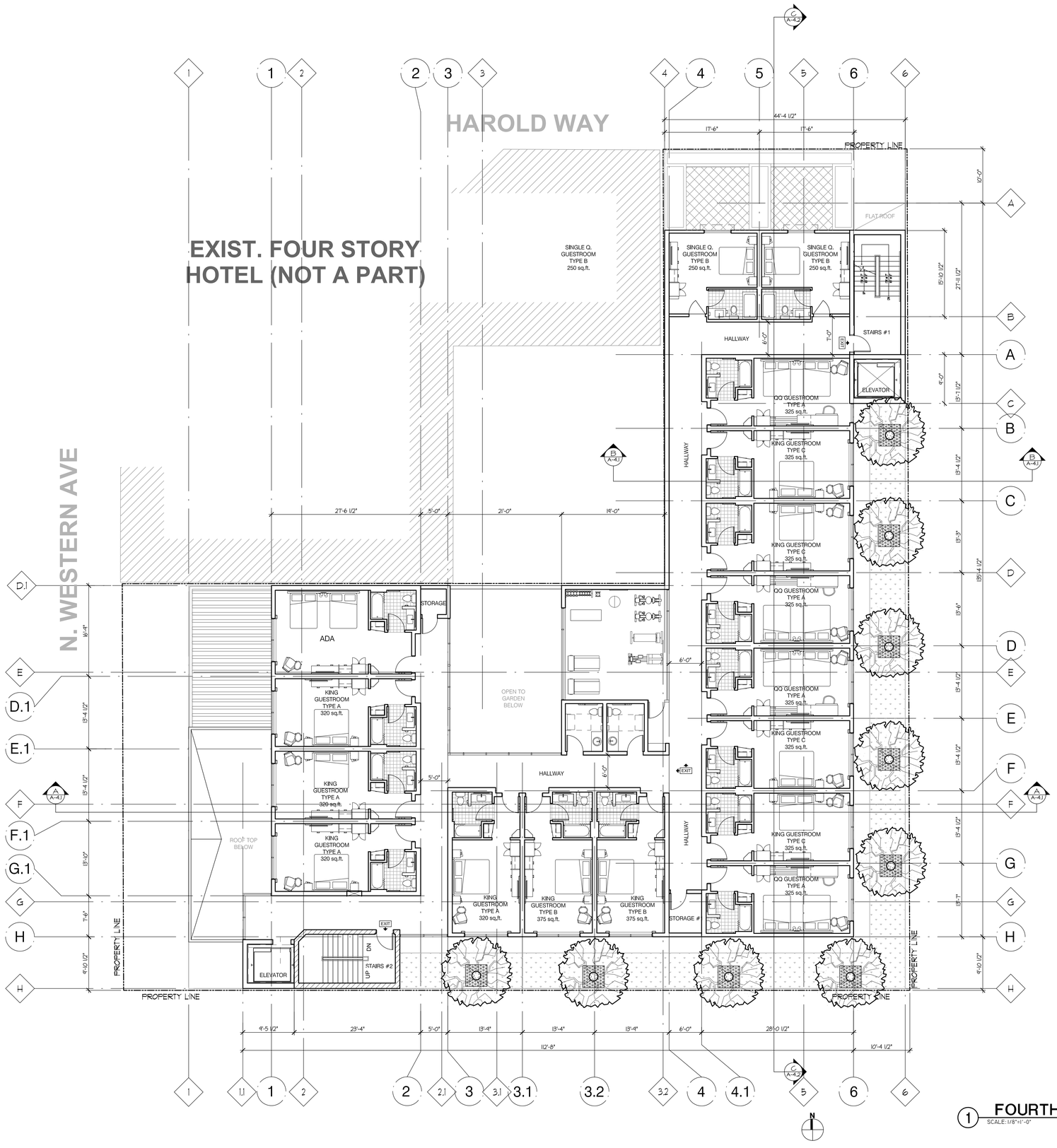

1 FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

FOURTH FLOOR PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
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- PRINT DATE 6-28-19

- SHEET NO

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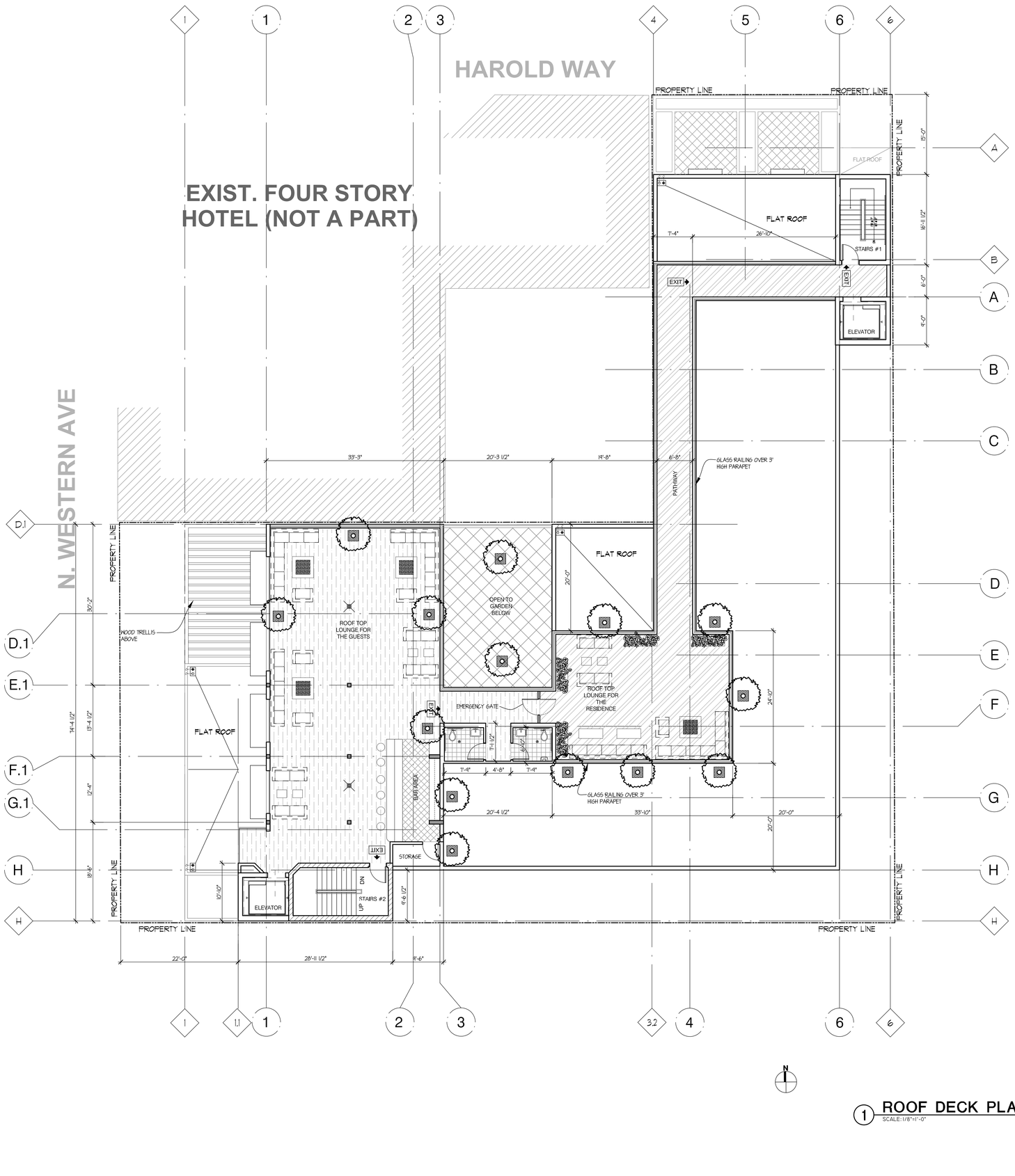

1 ROOF DECK PLAN
SCALE: 1/8"=1'-0"

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ROOF DECK PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-2.5

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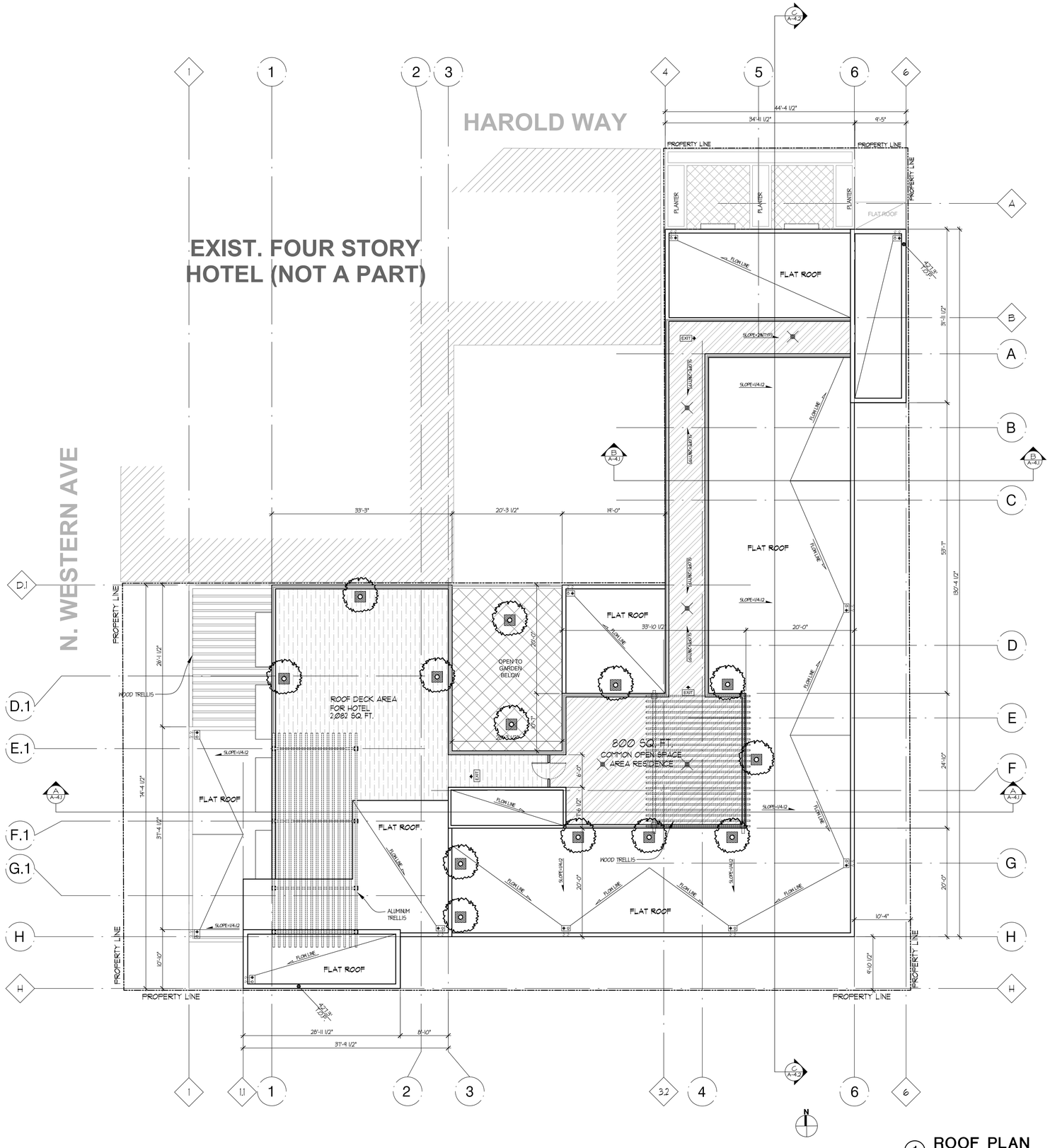

1 ROOF PLAN
SCALE: 1/8"=1'-0"

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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ROOF PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE

- SHEET NO

A-2.6

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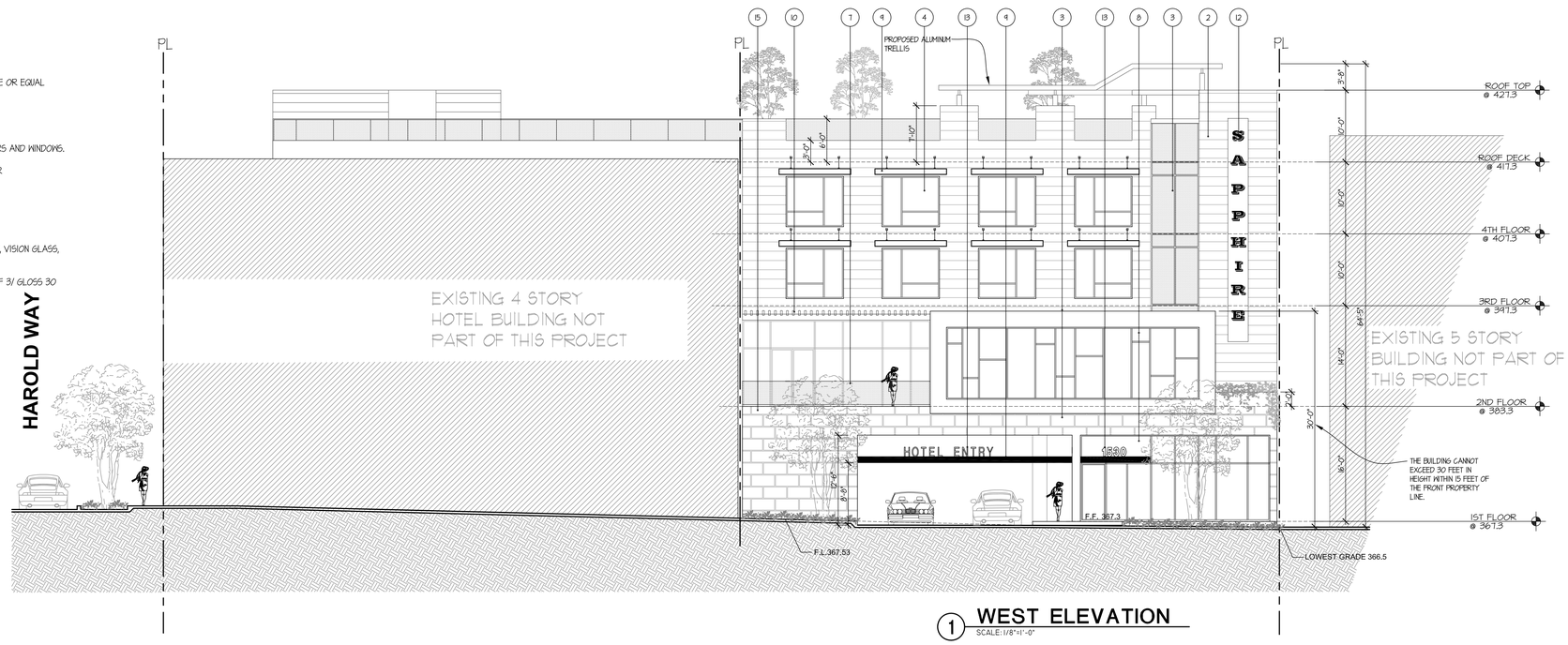
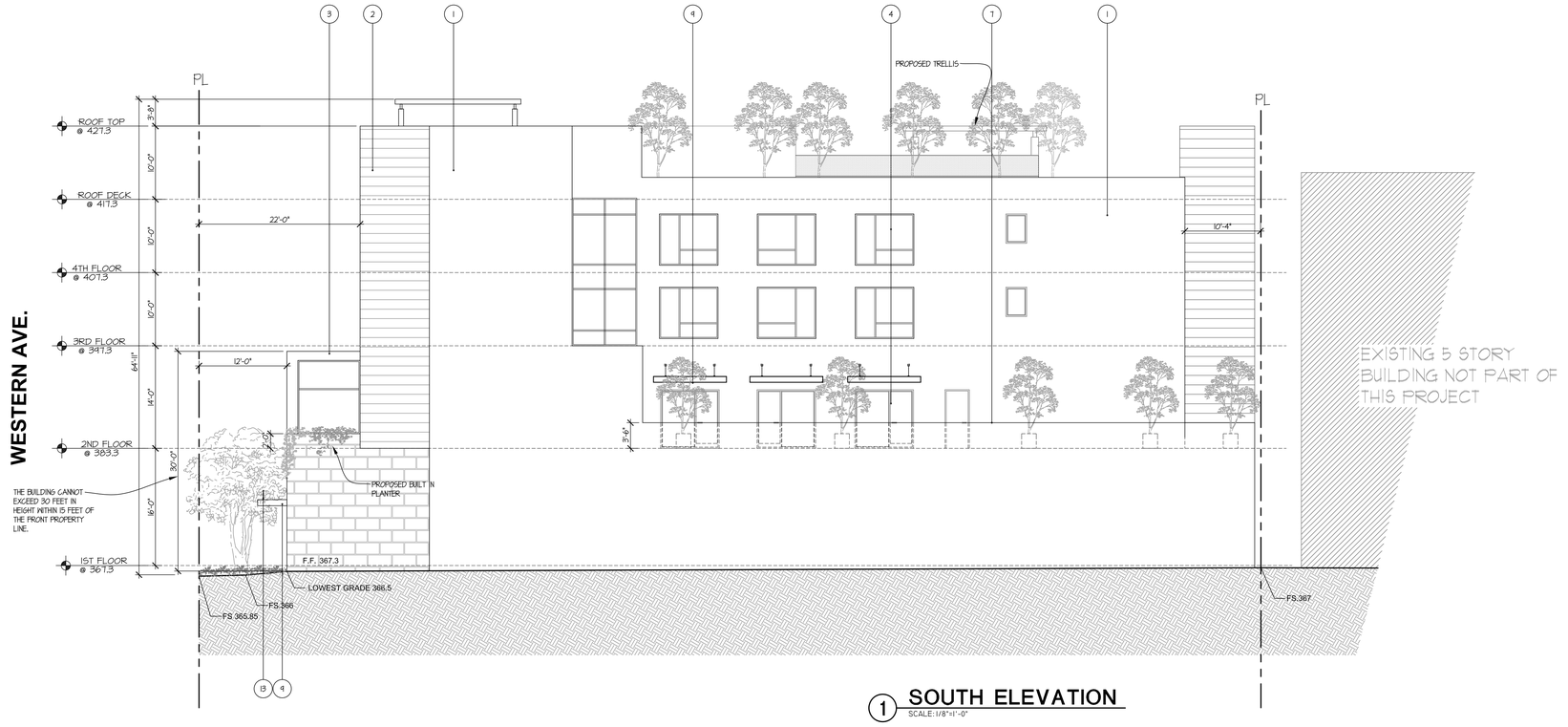
EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-3.1

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
7. 42" HIGH, MIN ¼" THICK CLEAR TEMPERED GLASS PANEL RAILING.
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL

1 WEST ELEVATION
SCALE: 1/8"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- SHEET NO

A-3.1a

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
5. DUAL GLAZED LOW "E" VISION GLASS, WITH GRAY METALLIC COLOR ALUMINUM ANODIZED FRAME CURTAIN WALL ASSEMBLY(TYP.).
6. COMPOSITE ALUMINUM COPING.
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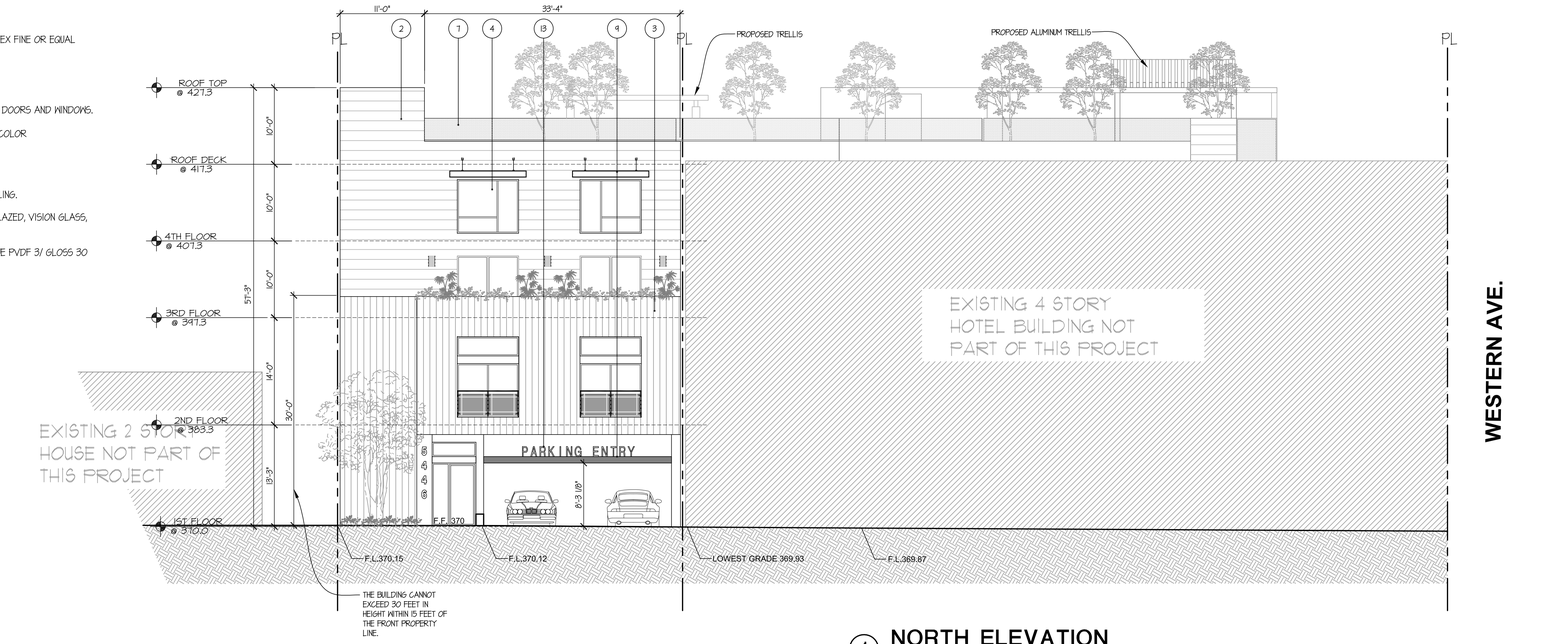
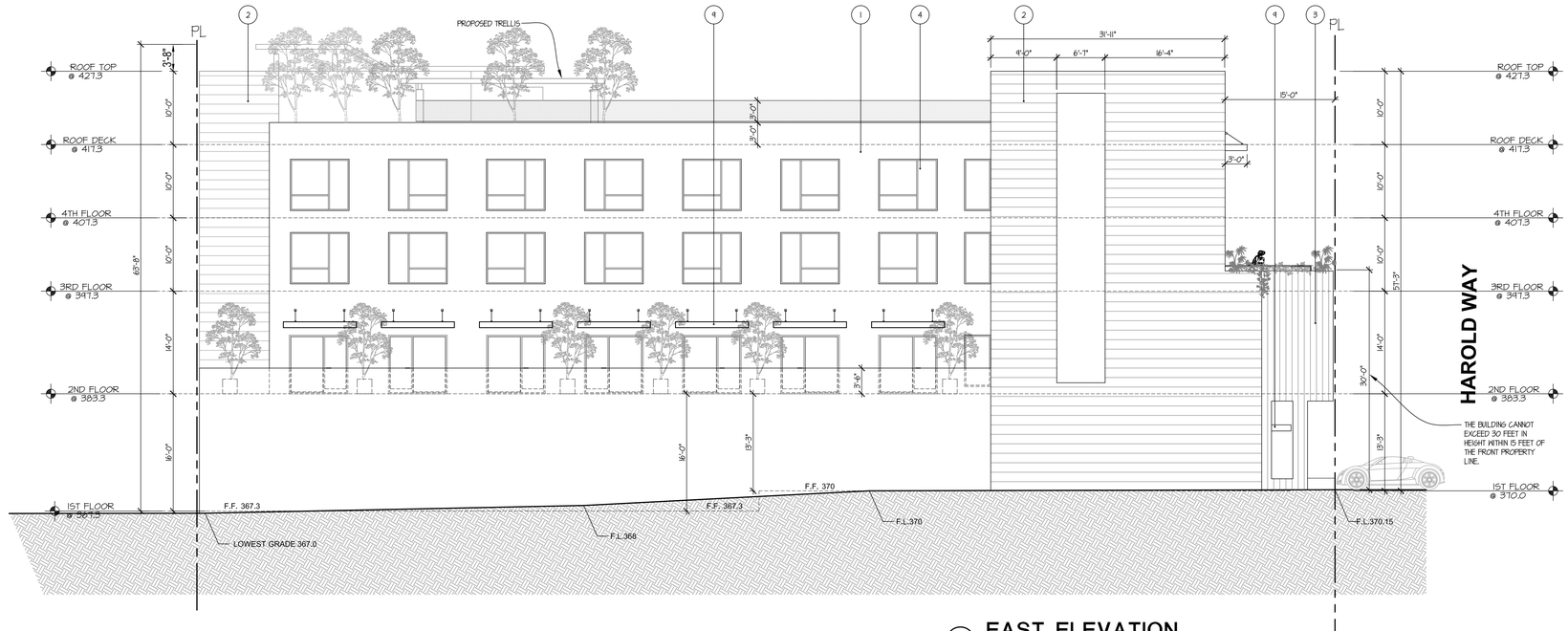
8. STOREFRONT, NATURAL ANODIZED ALUMINUM FRAME, DUAL GLAZED, VISION GLASS, CLEAR.
9. CLAD CANOPIES: "ALUCOBOND" AZURE MERCEDES DEEP BLUE PVDF 3/ GLOSS 30
10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "TRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
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A-3.2

EXTERIOR FINISH MATERIALS:

1. 7/8"THK. CEMENT PLASTER, "OMEGA" COLOR 9205 OMEGAFLEX FINE OR EQUAL
2. TRESPA: NW24 GREYED CEDAR MATT
3. BRUSHED ALUMINUM CLADDING
4. ANODIZED ALUMINUM FRAME W/ DUAL GLAZED VISION GLASS DOORS AND WINDOWS.
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10. WOOD TRELLIS
11. ROLL-UP ALUMINUM SCREEN DOOR.
12. 18" HIGH, 1-1/2" STROKE, STAINLESS STEEL LETTERS
13. 14" HIGH, 1-1/2" STROKE, STAINLESS STEEL BUILDING NUMBER
14. 1/4" W. ALUMINUM REVEAL, "FRY REGLET" OR EQUAL(TYP.)
15. EQUITONE TE20: FIBER CEMENT SIDING OR EQUAL
16. BRUSHED ALUMINUM PANEL

1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

2 EAST ELEVATION
SCALE: 1/8"=1'-0"

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Project Address:
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Scale:

ELEVATIONS

Scale: 1/8"=1'-0"

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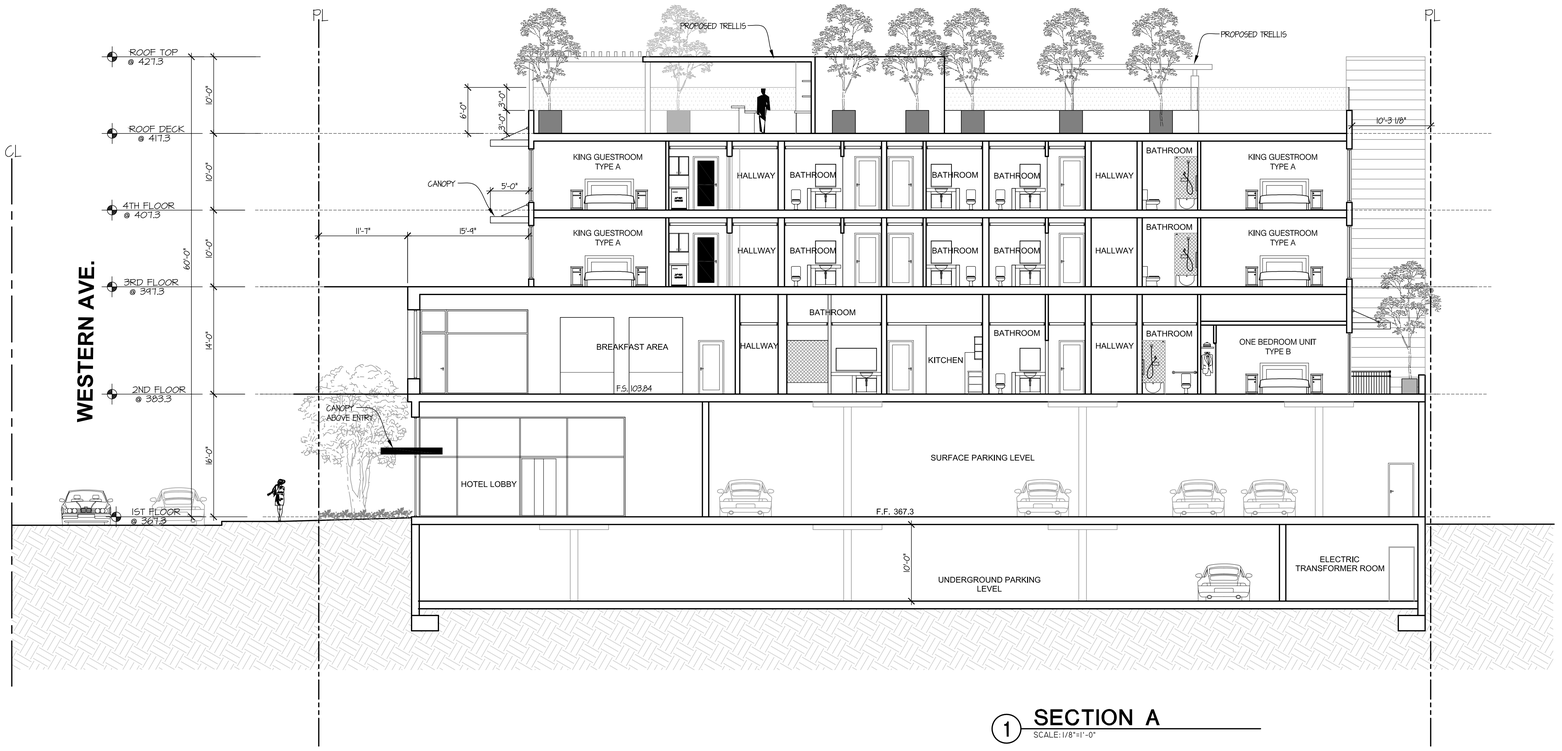
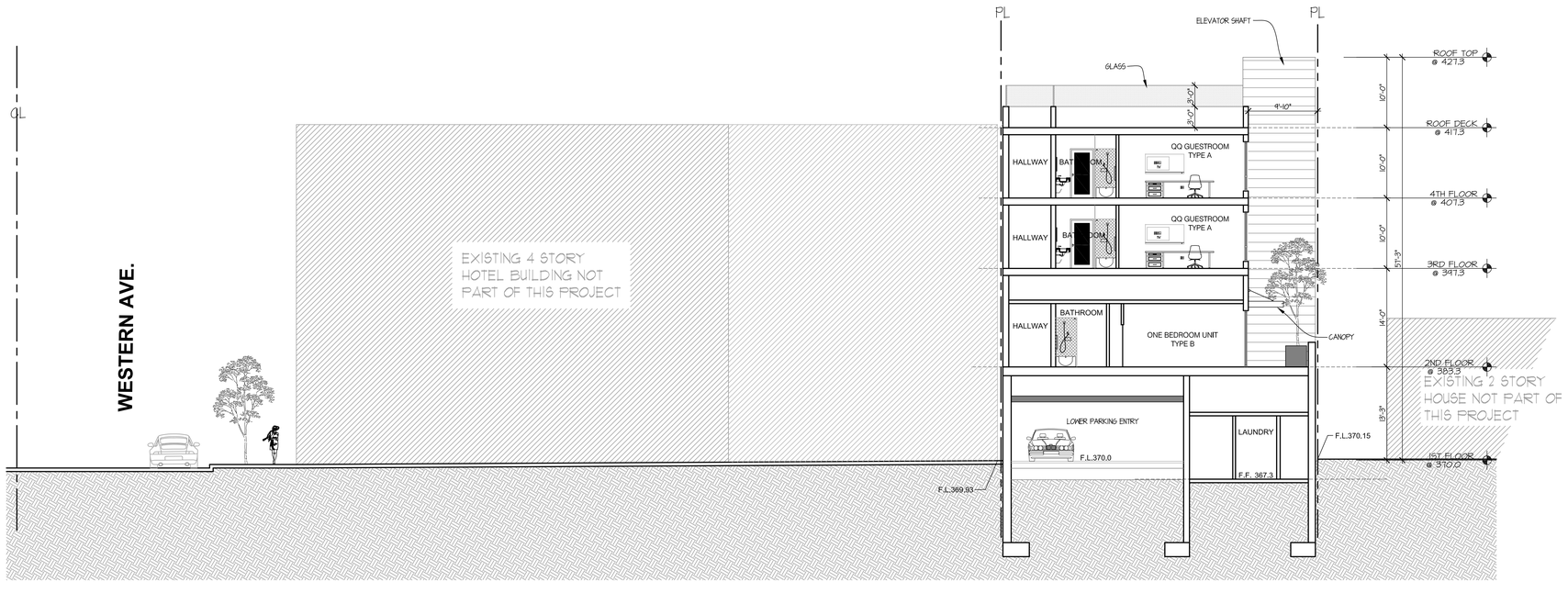
A-3.2a



1 SECTION A
SCALE: 1/8"=1'-0"



2 SECTION B
SCALE: 1/8"=1'-0"

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Email: aramar@att.net

Owner:
PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECTIONS A AND B

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
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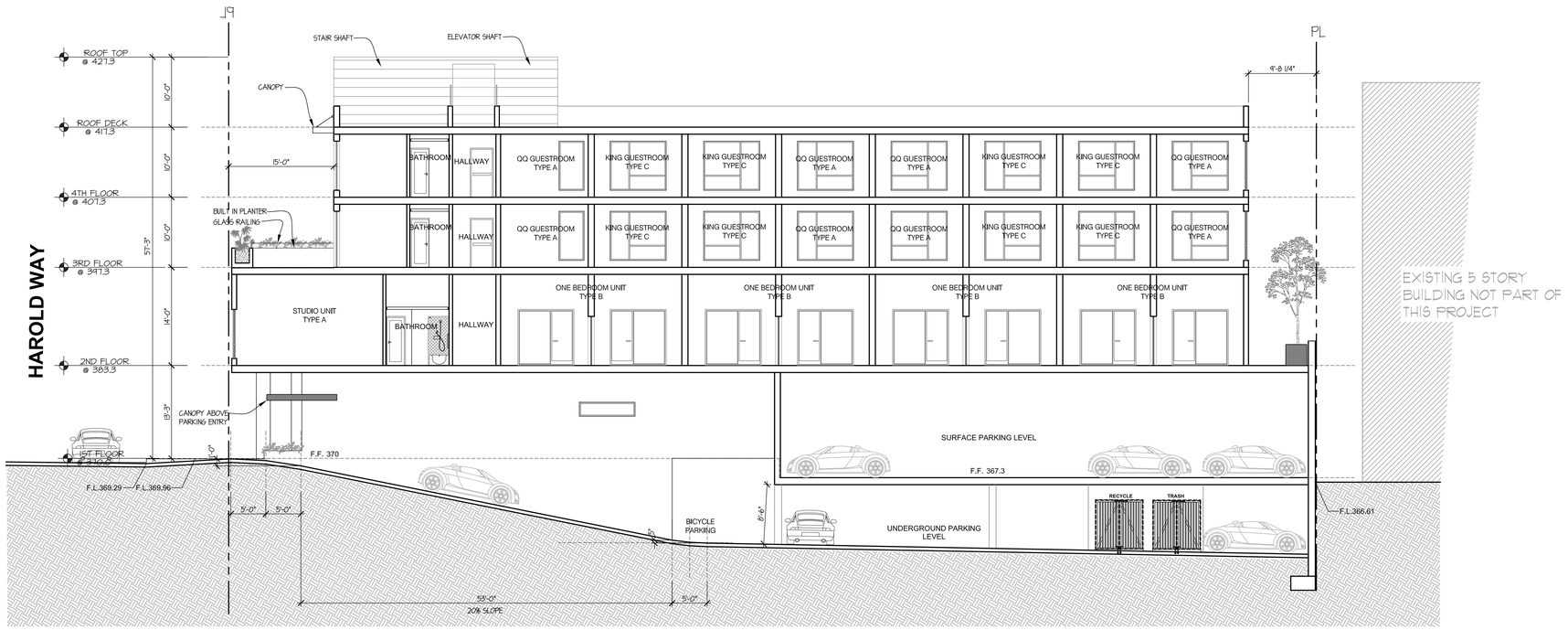
A-4.1



1 **SECTION C**
SCALE: 1/8"=1'-0"

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Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

SECTION "C"

Scale: 1/8"=1'-0"

- APPROVED
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A-4.2

1 VIEW FROM WESTERN AVENUE
SCALE:

2 VIEW FROM HAROLD WAY
SCALE:

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICEMUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

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Owner:
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1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

RENDERINGS

Scale:

- APPROVED
- APPROVED
- REVISION
- REVISION
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- PRINT DATE

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A-7.1

1 BIRD'S-EYE VIEW FROM WESTERN AVENUE
SCALE:

2 BIRD'S-EYE VIEW FROM HAROLD WAY
SCALE:

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Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

Scale:

RENDERINGS

Scale:

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1 FIRST FLOOR LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE POINTS

PROJECT SQUARE FOOTAGE: APPROX 14,478 sf
REQUIRED POINTS: 15

CONTINUOUSLY PLANTED PKWY - 1pt/linear foot	16
STRAIGHT LINE ACCESS TO BUILDING ENTRY	5
USE OF LA CITY ORGANIC TOPGRO COMPOST	5
TOTAL POINTS	26

AREA SUMMARY

ALL PROJECTS - TOTAL LOT AREA = APPROX. 14,478 SF

TOTAL LANDSCAPE (NOT INCLUDING PARKWAY) = 1,627 SF

COMMON OPEN SPACE AREA (ON ROOF) = 750 SF
REQUIRED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)
PROVIDED LANDSCAPE AREA OF OPEN SPACE = 188 SF (25% OF OPEN SPACE)

1 TREE / 4 RESIDENTIAL UNITS = 4 UNITS / 10 UNITS = 3
REPLACEMENT TREES REQUIRED = 5
TREES PROVIDED = 31

PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
	TREES				
	Acer Palmatum 'Sango Kaku' / Coral Bark Japanese Maple	3	15 gal	M	multi-trunk, 3rd flr
	Gingko biloba / Maidenhair tree	12	24" Box	M	2nd flr planters
		3	36" Box	M	1st flr/ground
	Koelreuteria bipinnata / Chinese Flame tree	14	24" Box	M	
	Street tree per City of Los Angeles	1	24" Box	n/a	
	SHRUBS				
	Asparagus densiflorus ' Myers' / Myers asparagus @ 18" o.c.	68	1g	L	
	Dianella tasmanica / Tasman Flax Lily @ 18" o.c.	118	1g	M	2nd flr planters
	Dietes grandiflora 'Sunstripe' / Yellow Striped Fortnight Lily	40	1g	L	
	Phormium 'Pink Mist' / Pink New Zealand Flax @ 30" o.c.	21	5g	M	
	GROUND COVER				
	Carex praegracilis / California field sedge 112 sf @ 9" o.c. = 196 plants		flat	M	
	Heuchera hybrids / Coral Bells 101 sf @ 12" o.c. = 101 plants		1g	M	Variety TBD 3rd flr planters
	Senecio serpens 'Blue Chalksticks' / Blue chalksticks, 164 sf @ 9" o.c. = 287 plants		flat	L	
	Artificial Turf	1040 sf			Jack Smith @ SGS Turf (562) 400-1549

GREEN ROOF

Symbol	Botanical Name/Common Name	Quantity	Size	Remarks
	Green Living Roof mix to include: Achillea millefolium Carex praegracilis Chondropetalum tectorum Festuca glauca Phormium dwarf var. 'Jack Spratt' Sesleria autumnalis Sesleria caerulea	686 sf	6" deep trays	contract grown by Green Living Roof 760-250-0357 contact: Santiago Rosales www.greenlivingroof.com

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PHIL PATEL

1536 N. WESTERN AVE.

Project Name:
SAPPHIRE

Project Address:
1524-1530 N. WESTERN AVE

LANDSCAPE
COURT
LAND
STUDIO
ARCHITECTURE

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Pasadena CA 91101
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F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/28/19

FIRST FLOOR
LANDSCAPE
PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION 02-28-19 Add street tree
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 11-5-18
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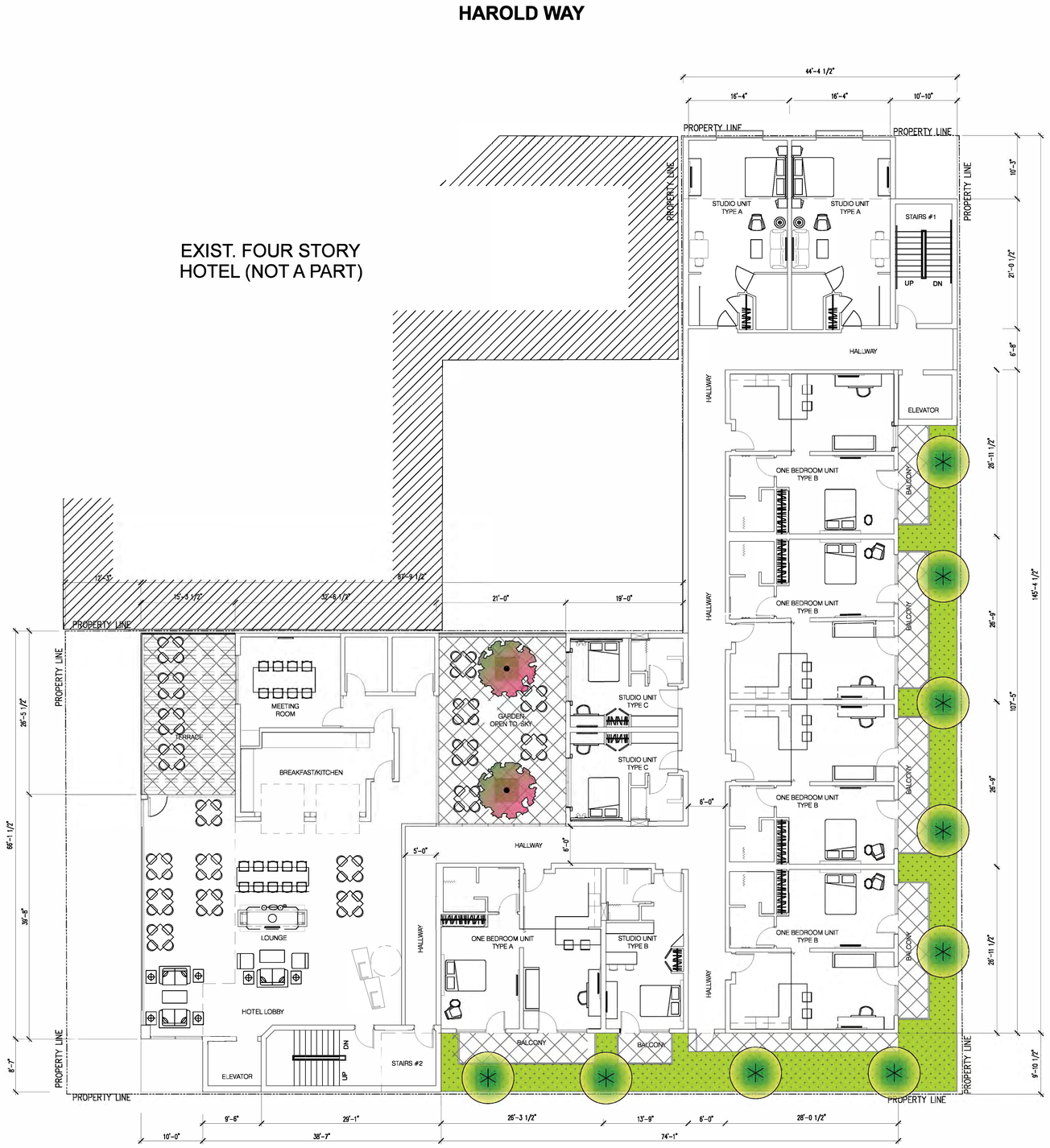


1 SECOND FLOOR LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS

TREES

ACER PALMATUM 'SANGO KAKU' / CORAL BARK JAPANESE MAPLE

GINGKO BILOBA / MAIDENHAIR TREE

KOELREUTERIA BIPINNATA / CHINESE FLAME TREE

SHRUBS

ASPARAGUS DENSIFLORUS ' MYERS' / MYERS ASPARAGUS

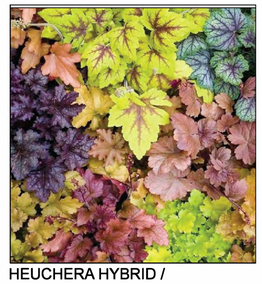
DIANELLA TASMANICA / TASMAN FLAX LILY

DIETES GRANDIFLORA 'SUNSTRIPE' / YELLOW STRIPED FORTNIGHT LILY

PHORMIUM 'PINK MIST' / PINK NEW ZEALAND FLAX

GROUNDCOVERS

CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE



HEUCHERA HYBRID / CORAL BELLS (VAR. TBD)

SENECIO SERPENS 'BLUE CHALKSTICKS' / BLUE CHALKSTICKS

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SAPPHIRE

Project Address:
1524–1530 N. WESTERN AVE.

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Licensed Landscape Architect #6620
Renewal Date 3/26/19

2nd FLOOR LANDSCAPE PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE 11-5-18
- SHEET NO

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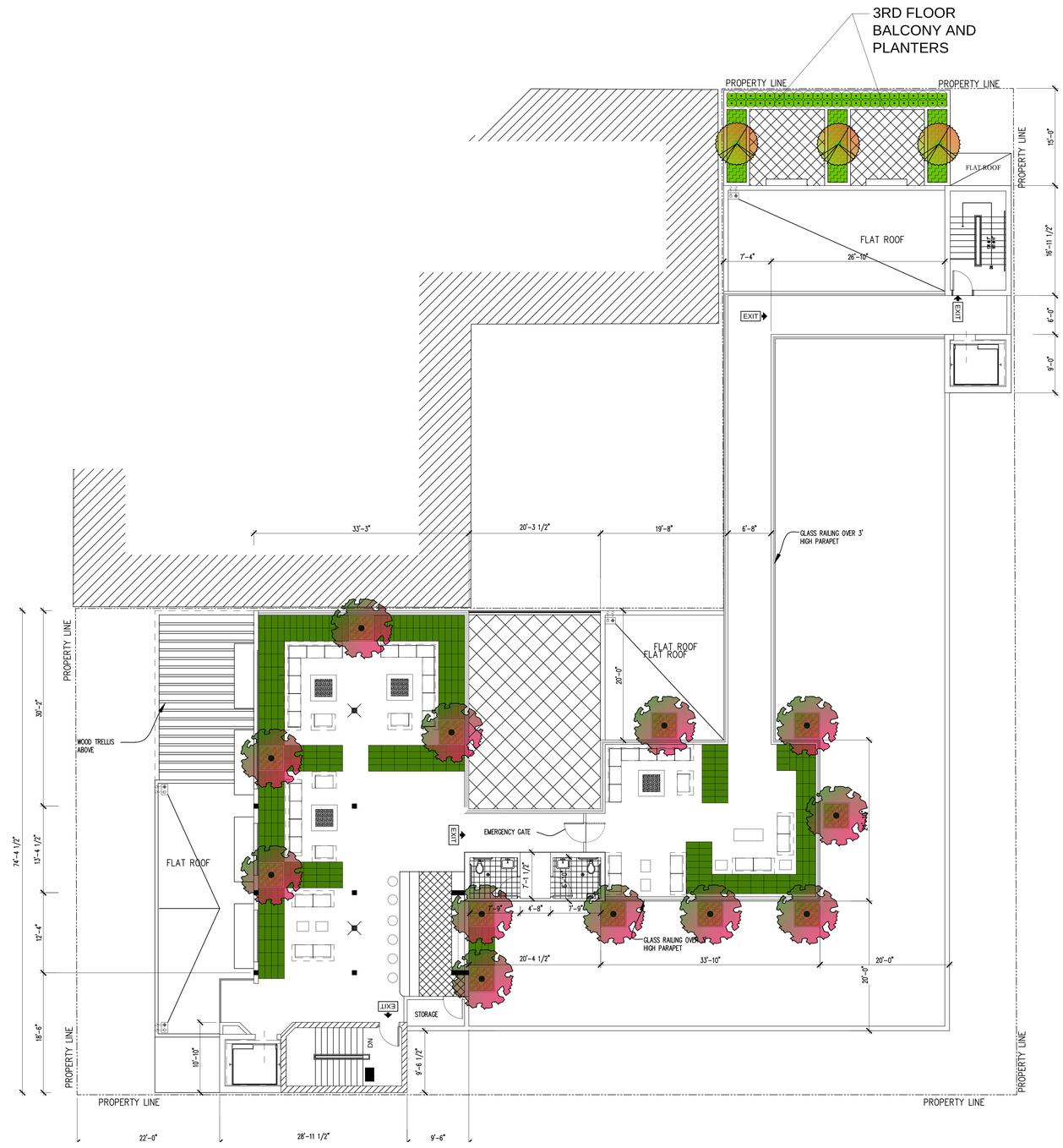

1 ROOF LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

- LANDSCAPE AREAS
- ARTIFICIAL TURF
- GREEN ROOF TRAYS

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1524–1530 N. WESTERN AVE.

LANDSCAPE
COURT
LAND
STUDIO
ARCHITECTURE

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F: 818-788-3217
Licensed Landscape Architect #3620
Renewal Date 2/26/19

ROOF LANDSCAPE PLAN

Scale: 1/8"=1'-0"

- APPROVED
- APPROVED
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Appendix B

Air Quality, Energy, and Greenhouse Gas Emissions Calculations

1524-1530 N Western Ave Existing Uses

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2.00	Dwelling Unit	0.13	2,280.00	6

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted per 2030 RPS

Land Use - Based on Assessor info

Energy Use - Historical data due to age of building

Solid Waste - Adjusted for City's diversion rate (76%)

Mobile Land Use Mitigation - 250 feet from bus stop and 0.1 mi from downtown

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	2,000.00	2,280.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	0.92	0.44

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.0944	0.8374	0.5013	7.0000e-004	2.7500e-003	0.0581	0.0609	9.0000e-004	0.0537	0.0546	0.0000	66.2797	66.2797	0.0185	0.0000	66.7433
Maximum	**0.0944**	**0.8374**	**0.5013**	**7.0000e-004**	**2.7500e-003**	**0.0581**	**0.0609**	**9.0000e-004**	**0.0537**	**0.0546**	**0.0000**	**66.2797**	**66.2797**	**0.0185**	**0.0000**	**66.7433**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.0944	0.8374	0.5013	7.0000e-004	2.7500e-003	0.0581	0.0609	9.0000e-004	0.0537	0.0546	0.0000	66.2796	66.2796	0.0185	0.0000	66.7432
Maximum	**0.0944**	**0.8374**	**0.5013**	**7.0000e-004**	**2.7500e-003**	**0.0581**	**0.0609**	**9.0000e-004**	**0.0537**	**0.0546**	**0.0000**	**66.2796**	**66.2796**	**0.0185**	**0.0000**	**66.7432**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-1-2015	4-30-2015	0.4895	0.4895
2	5-1-2015	7-31-2015	0.4406	0.4406
		Highest	0.4895	0.4895

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Energy	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	3.6221	3.6221	8.0000e-005	4.0000e-005	3.6359
Mobile	3.0200e-003	0.0143	0.0422	1.7000e-004	0.0147	1.2000e-004	0.0148	3.9300e-003	1.1000e-004	4.0400e-003	0.0000	15.4193	15.4193	7.0000e-004	0.0000	15.4367
Waste						0.0000	0.0000		0.0000	0.0000	0.0893	0.0000	0.0893	5.2800e-003	0.0000	0.2213
Water						0.0000	0.0000		0.0000	0.0000	0.0413	0.6185	0.6598	4.2600e-003	1.0000e-004	0.7973
Total	**0.0193**	**0.0163**	**0.0761**	**2.1000e-004**	**0.0147**	**2.2500e-003**	**0.0169**	**3.9300e-003**	**2.2400e-003**	**6.1700e-003**	**0.3431**	**20.1018**	**20.4449**	**0.0110**	**1.5000e-004**	**20.7665**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Energy	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	3.6221	3.6221	8.0000e-005	4.0000e-005	3.6359
Mobile	2.5100e-003	0.0113	0.0288	1.1000e-004	9.0700e-003	8.0000e-005	9.1400e-003	2.4300e-003	7.0000e-005	2.5000e-003	0.0000	9.8527	9.8527	4.7000e-004	0.0000	9.8646
Waste						0.0000	0.0000		0.0000	0.0000	0.0893	0.0000	0.0893	5.2800e-003	0.0000	0.2213
Water						0.0000	0.0000		0.0000	0.0000	0.0413	0.6185	0.6598	4.2600e-003	1.0000e-004	0.7973
Total	**0.0188**	**0.0134**	**0.0627**	**1.5000e-004**	**9.0700e-003**	**2.2100e-003**	**0.0113**	**2.4300e-003**	**2.2000e-003**	**4.6300e-003**	**0.3431**	**14.5353**	**14.8784**	**0.0108**	**1.5000e-004**	**15.1943**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**2.64**	**17.90**	**17.58**	**28.57**	**38.17**	**1.78**	**33.39**	**38.17**	**1.79**	**24.96**	**0.00**	**27.69**	**27.23**	**2.09**	**0.00**	**26.83**

3.0 Construction Detail

Construction Phase

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2015	2/13/2015	5	10	
2	Site Preparation	Site Preparation	2/14/2015	2/16/2015	5	1	
3	Grading	Grading	2/17/2015	2/18/2015	5	2	
4	Building Construction	Building Construction	2/19/2015	7/8/2015	5	100	
5	Paving	Paving	7/9/2015	7/15/2015	5	5	
6	Architectural Coating	Architectural Coating	7/16/2015	7/22/2015	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 4,617; Residential Outdoor: 1,539; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

3.3 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**2.7000e-004**	**2.6000e-004**	**5.3000e-004**	**3.0000e-005**	**2.4000e-004**	**2.7000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**2.7000e-004**	**2.6000e-004**	**5.3000e-004**	**3.0000e-005**	**2.4000e-004**	**2.7000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

3.4 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**7.5000e-004**	**8.8000e-004**	**1.6300e-003**	**4.1000e-004**	**8.4000e-004**	**1.2500e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**8.0000e-005**	**7.0000e-005**	**6.9000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.1140**	**0.1140**	**1.0000e-005**	**0.0000**	**0.1142**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**7.5000e-004**	**8.8000e-004**	**1.6300e-003**	**4.1000e-004**	**8.4000e-004**	**1.2500e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**8.0000e-005**	**7.0000e-005**	**6.9000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.1140**	**0.1140**	**1.0000e-005**	**0.0000**	**0.1142**

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7576
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7576**

3.5 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7575
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7575**

3.5 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	7.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**8.1500e-003**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	7.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**8.1500e-003**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.5100e-003	0.0113	0.0288	1.1000e-004	9.0700e-003	8.0000e-005	9.1400e-003	2.4300e-003	7.0000e-005	2.5000e-003	0.0000	9.8527	9.8527	4.7000e-004	0.0000	9.8646
Unmitigated	3.0200e-003	0.0143	0.0422	1.7000e-004	0.0147	1.2000e-004	0.0148	3.9300e-003	1.1000e-004	4.0400e-003	0.0000	15.4193	15.4193	7.0000e-004	0.0000	15.4367

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11.62	11.34	9.68	38,624	23,868
Total	11.62	11.34	9.68	38,624	23,868

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1158	2.1158	5.0000e-005	1.0000e-005	2.1206
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1158	2.1158	5.0000e-005	1.0000e-005	2.1206
NaturalGas Mitigated	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
NaturalGas Unmitigated	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	28226.8	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
Total		**1.5000e-004**	**1.3000e-003**	**5.5000e-004**	**1.0000e-005**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**	**0.0000**	**1.5063**	**1.5063**	**3.0000e-005**	**3.0000e-005**	**1.5152**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	28226.8	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
Total		**1.5000e-004**	**1.3000e-003**	**5.5000e-004**	**1.0000e-005**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**	**0.0000**	**1.5063**	**1.5063**	**3.0000e-005**	**3.0000e-005**	**1.5152**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	8926.54	2.1158	5.0000e-005	1.0000e-005	2.1206
Total		**2.1158**	**5.0000e-005**	**1.0000e-005**	**2.1206**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	8926.54	2.1158	5.0000e-005	1.0000e-005	2.1206
Total		**2.1158**	**5.0000e-005**	**1.0000e-005**	**2.1206**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Unmitigated	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.5500e-003	5.2000e-004	0.0127	3.0000e-005		1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003	0.2124	0.4082	0.6207	6.3000e-004	1.0000e-005	0.6408
Landscaping	6.2000e-004	2.4000e-004	0.0206	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	0.0337	0.0337	3.0000e-005	0.0000	0.0345
Total	**0.0161**	**7.6000e-004**	**0.0333**	**3.0000e-005**		**2.0200e-003**	**2.0200e-003**		**2.0200e-003**	**2.0200e-003**	**0.2124**	**0.4419**	**0.6544**	**6.6000e-004**	**1.0000e-005**	**0.6753**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.5500e-003	5.2000e-004	0.0127	3.0000e-005		1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003	0.2124	0.4082	0.6207	6.3000e-004	1.0000e-005	0.6408
Landscaping	6.2000e-004	2.4000e-004	0.0206	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	0.0337	0.0337	3.0000e-005	0.0000	0.0345
Total	**0.0161**	**7.6000e-004**	**0.0333**	**3.0000e-005**		**2.0200e-003**	**2.0200e-003**		**2.0200e-003**	**2.0200e-003**	**0.2124**	**0.4419**	**0.6544**	**6.6000e-004**	**1.0000e-005**	**0.6753**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6598	4.2600e-003	1.0000e-004	0.7973
Unmitigated	0.6598	4.2600e-003	1.0000e-004	0.7973

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.130308 / 0.0821507	0.6598	4.2600e-003	1.0000e-004	0.7973
Total		**0.6598**	**4.2600e-003**	**1.0000e-004**	**0.7973**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.130308 / 0.0821507	0.6598	4.2600e-003	1.0000e-004	0.7973
Total		**0.6598**	**4.2600e-003**	**1.0000e-004**	**0.7973**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0893	5.2800e-003	0.0000	0.2213
Unmitigated	0.0893	5.2800e-003	0.0000	0.2213

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	0.44	0.0893	5.2800e-003	0.0000	0.2213
Total		**0.0893**	**5.2800e-003**	**0.0000**	**0.2213**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	0.44	0.0893	5.2800e-003	0.0000	0.2213
Total		**0.0893**	**5.2800e-003**	**0.0000**	**0.2213**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N Western Ave Existing Uses

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2.00	Dwelling Unit	0.13	2,280.00	6

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted per 2030 RPS

Land Use - Based on Assessor info

Energy Use - Historical data due to age of building

Solid Waste - Adjusted for City's diversion rate (76%)

Mobile Land Use Mitigation - 250 feet from bus stop and 0.1 mi from downtown

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	2,000.00	2,280.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	0.92	0.44

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	3.2599	14.4815	8.7087	0.0135	0.8645	1.0040	1.7423	0.4434	0.9237	1.2820	0.0000	1,332.8919	1,332.8919	0.3583	0.0000	1,340.7003
Maximum	**3.2599**	**14.4815**	**8.7087**	**0.0135**	**0.8645**	**1.0040**	**1.7423**	**0.4434**	**0.9237**	**1.2820**	**0.0000**	**1,332.8919**	**1,332.8919**	**0.3583**	**0.0000**	**1,340.7003**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	3.2599	14.4815	8.7087	0.0135	0.8645	1.0040	1.7423	0.4434	0.9237	1.2820	0.0000	1,332.8919	1,332.8919	0.3583	0.0000	1,340.7003
Maximum	**3.2599**	**14.4815**	**8.7087**	**0.0135**	**0.8645**	**1.0040**	**1.7423**	**0.4434**	**0.9237**	**1.2820**	**0.0000**	**1,332.8919**	**1,332.8919**	**0.3583**	**0.0000**	**1,340.7003**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Energy	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Mobile	0.0175	0.0791	0.2345	9.3000e-004	0.0844	6.8000e-004	0.0851	0.0226	6.3000e-004	0.0232		94.7542	94.7542	4.3500e-003		94.8630
Total	**0.5964**	**0.1297**	**1.4196**	**3.5800e-003**	**0.0844**	**0.1550**	**0.2393**	**0.0226**	**0.1549**	**0.1775**	**18.7338**	**140.1494**	**158.8832**	**0.0607**	**1.4400e-003**	**160.8288**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Energy	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Mobile	0.0146	0.0630	0.1610	5.9000e-004	0.0522	4.5000e-004	0.0526	0.0140	4.1000e-004	0.0144		60.4608	60.4608	2.9800e-003		60.5352
Total	**0.5936**	**0.1135**	**1.3461**	**3.2400e-003**	**0.0522**	**0.1547**	**0.2069**	**0.0140**	**0.1547**	**0.1686**	**18.7338**	**105.8560**	**124.5898**	**0.0593**	**1.4400e-003**	**126.5011**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.48**	**12.46**	**5.18**	**9.50**	**38.20**	**0.15**	**13.57**	**38.22**	**0.14**	**4.98**	**0.00**	**24.47**	**21.58**	**2.26**	**0.00**	**21.34**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2015	2/13/2015	5	10	
2	Site Preparation	Site Preparation	2/14/2015	2/16/2015	5	1	
3	Grading	Grading	2/17/2015	2/18/2015	5	2	
4	Building Construction	Building Construction	2/19/2015	7/8/2015	5	100	
5	Paving	Paving	7/9/2015	7/15/2015	5	5	
6	Architectural Coating	Architectural Coating	7/16/2015	7/22/2015	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 4,617; Residential Outdoor: 1,539; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376		1,196.0152	1,196.0152	0.2437		1,202.1088
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**		**0.8767**	**0.8767**		**0.8376**	**0.8376**		**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1088**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0835	0.0637	0.6744	1.2500e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		123.7596	123.7596	5.7900e-003		123.9044
Total	**0.0835**	**0.0637**	**0.6744**	**1.2500e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**123.7596**	**123.7596**	**5.7900e-003**		**123.9044**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376	0.0000	1,196.0152	1,196.0152	0.2437		1,202.1087
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**		**0.8767**	**0.8767**		**0.8376**	**0.8376**	**0.0000**	**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1087**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0835	0.0637	0.6744	1.2500e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		123.7596	123.7596	5.7900e-003		123.9044
Total	**0.0835**	**0.0637**	**0.6744**	**1.2500e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**123.7596**	**123.7596**	**5.7900e-003**		**123.9044**

3.3 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8959	11.1771	4.4077	9.7800e-003		0.5197	0.5197		0.4781	0.4781		1,026.7616	1,026.7616	0.3065		1,034.4249
Total	**0.8959**	**11.1771**	**4.4077**	**9.7800e-003**	**0.5303**	**0.5197**	**1.0499**	**0.0573**	**0.4781**	**0.5354**		**1,026.7616**	**1,026.7616**	**0.3065**		**1,034.4249**

3.3 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0418	0.0319	0.3372	6.2000e-004	0.0559	5.1000e-004	0.0564	0.0148	4.8000e-004	0.0153		61.8798	61.8798	2.9000e-003		61.9522
Total	**0.0418**	**0.0319**	**0.3372**	**6.2000e-004**	**0.0559**	**5.1000e-004**	**0.0564**	**0.0148**	**4.8000e-004**	**0.0153**		**61.8798**	**61.8798**	**2.9000e-003**		**61.9522**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8959	11.1771	4.4077	9.7800e-003		0.5197	0.5197		0.4781	0.4781	0.0000	1,026.7616	1,026.7616	0.3065		1,034.4249
Total	**0.8959**	**11.1771**	**4.4077**	**9.7800e-003**	**0.5303**	**0.5197**	**1.0499**	**0.0573**	**0.4781**	**0.5354**	**0.0000**	**1,026.7616**	**1,026.7616**	**0.3065**		**1,034.4249**

3.3 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0418	0.0319	0.3372	6.2000e-004	0.0559	5.1000e-004	0.0564	0.0148	4.8000e-004	0.0153		61.8798	61.8798	2.9000e-003		61.9522
Total	**0.0418**	**0.0319**	**0.3372**	**6.2000e-004**	**0.0559**	**5.1000e-004**	**0.0564**	**0.0148**	**4.8000e-004**	**0.0153**		**61.8798**	**61.8798**	**2.9000e-003**		**61.9522**

3.4 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376		1,196.0152	1,196.0152	0.2437		1,202.1088
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**	**0.7528**	**0.8767**	**1.6295**	**0.4138**	**0.8376**	**1.2514**		**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1088**

3.4 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0835	0.0637	0.6744	1.2500e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		123.7596	123.7596	5.7900e-003		123.9044
Total	**0.0835**	**0.0637**	**0.6744**	**1.2500e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**123.7596**	**123.7596**	**5.7900e-003**		**123.9044**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376	0.0000	1,196.0152	1,196.0152	0.2437		1,202.1087
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**	**0.7528**	**0.8767**	**1.6295**	**0.4138**	**0.8376**	**1.2514**	**0.0000**	**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1087**

3.4 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0835	0.0637	0.6744	1.2500e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		123.7596	123.7596	5.7900e-003		123.9044
Total	**0.0835**	**0.0637**	**0.6744**	**1.2500e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**123.7596**	**123.7596**	**5.7900e-003**		**123.9044**

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4620	14.4751	8.3322	0.0114		1.0039	1.0039		0.9236	0.9236		1,198.2547	1,198.2547	0.3577		1,207.1979
Total	**1.4620**	**14.4751**	**8.3322**	**0.0114**		**1.0039**	**1.0039**		**0.9236**	**0.9236**		**1,198.2547**	**1,198.2547**	**0.3577**		**1,207.1979**

3.5 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.3500e-003	6.3700e-003	0.0674	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.3760	12.3760	5.8000e-004		12.3904
Total	**8.3500e-003**	**6.3700e-003**	**0.0674**	**1.2000e-004**	**0.0112**	**1.0000e-004**	**0.0113**	**2.9600e-003**	**1.0000e-004**	**3.0600e-003**		**12.3760**	**12.3760**	**5.8000e-004**		**12.3904**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4620	14.4751	8.3322	0.0114		1.0039	1.0039		0.9236	0.9236	0.0000	1,198.2547	1,198.2547	0.3577		1,207.1979
Total	**1.4620**	**14.4751**	**8.3322**	**0.0114**		**1.0039**	**1.0039**		**0.9236**	**0.9236**	**0.0000**	**1,198.2547**	**1,198.2547**	**0.3577**		**1,207.1979**

3.5 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.3500e-003	6.3700e-003	0.0674	1.2000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		12.3760	12.3760	5.8000e-004		12.3904
Total	**8.3500e-003**	**6.3700e-003**	**0.0674**	**1.2000e-004**	**0.0112**	**1.0000e-004**	**0.0113**	**2.9600e-003**	**1.0000e-004**	**3.0600e-003**		**12.3760**	**12.3760**	**5.8000e-004**		**12.3904**

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2251	11.7221	7.4595	0.0113		0.7336	0.7336		0.6786	0.6786		1,110.1247	1,110.1247	0.3019		1,117.6724
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2251**	**11.7221**	**7.4595**	**0.0113**		**0.7336**	**0.7336**		**0.6786**	**0.6786**		**1,110.1247**	**1,110.1247**	**0.3019**		**1,117.6724**

3.6 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1503	0.1147	1.2139	2.2400e-003	0.2012	1.8500e-003	0.2031	0.0534	1.7100e-003	0.0551		222.7672	222.7672	0.0104		223.0279
Total	**0.1503**	**0.1147**	**1.2139**	**2.2400e-003**	**0.2012**	**1.8500e-003**	**0.2031**	**0.0534**	**1.7100e-003**	**0.0551**		**222.7672**	**222.7672**	**0.0104**		**223.0279**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2251	11.7221	7.4595	0.0113		0.7336	0.7336		0.6786	0.6786	0.0000	1,110.1247	1,110.1247	0.3019		1,117.6724
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2251**	**11.7221**	**7.4595**	**0.0113**		**0.7336**	**0.7336**		**0.6786**	**0.6786**	**0.0000**	**1,110.1247**	**1,110.1247**	**0.3019**		**1,117.6724**

3.6 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1503	0.1147	1.2139	2.2400e-003	0.2012	1.8500e-003	0.2031	0.0534	1.7100e-003	0.0551		222.7672	222.7672	0.0104		223.0279
Total	**0.1503**	**0.1147**	**1.2139**	**2.2400e-003**	**0.2012**	**1.8500e-003**	**0.2031**	**0.0534**	**1.7100e-003**	**0.0551**		**222.7672**	**222.7672**	**0.0104**		**223.0279**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.3643
Total	**3.2599**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**		**281.4481**	**281.4481**	**0.0367**		**282.3643**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.3643
Total	**3.2599**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**	**0.0000**	**281.4481**	**281.4481**	**0.0367**		**282.3643**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0146	0.0630	0.1610	5.9000e-004	0.0522	4.5000e-004	0.0526	0.0140	4.1000e-004	0.0144		60.4608	60.4608	2.9800e-003		60.5352
Unmitigated	0.0175	0.0791	0.2345	9.3000e-004	0.0844	6.8000e-004	0.0851	0.0226	6.3000e-004	0.0232		94.7542	94.7542	4.3500e-003		94.8630

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11.62	11.34	9.68	38,624	23,868
Total	11.62	11.34	9.68	38,624	23,868

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
NaturalGas Unmitigated	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	77.3336	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Total		**8.3000e-004**	**7.1300e-003**	**3.0300e-003**	**5.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**		**9.0981**	**9.0981**	**1.7000e-004**	**1.7000e-004**	**9.1521**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	0.0773336	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Total		**8.3000e-004**	**7.1300e-003**	**3.0300e-003**	**5.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**		**9.0981**	**9.0981**	**1.7000e-004**	**1.7000e-004**	**9.1521**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Unmitigated	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.9100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0451					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5241	0.0415	1.0171	2.5900e-003		0.1528	0.1528		0.1528	0.1528	18.7338	36.0000	54.7338	0.0559	1.2700e-003	56.5095
Landscaping	4.9700e-003	1.9000e-003	0.1650	1.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004		0.2971	0.2971	2.9000e-004		0.3043
Total	**0.5781**	**0.0434**	**1.1821**	**2.6000e-003**		**0.1537**	**0.1537**		**0.1537**	**0.1537**	**18.7338**	**36.2971**	**55.0309**	**0.0562**	**1.2700e-003**	**56.8137**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.9100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0451					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5241	0.0415	1.0171	2.5900e-003		0.1528	0.1528		0.1528	0.1528	18.7338	36.0000	54.7338	0.0559	1.2700e-003	56.5095
Landscaping	4.9700e-003	1.9000e-003	0.1650	1.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004		0.2971	0.2971	2.9000e-004		0.3043
Total	**0.5781**	**0.0434**	**1.1821**	**2.6000e-003**		**0.1537**	**0.1537**		**0.1537**	**0.1537**	**18.7338**	**36.2971**	**55.0309**	**0.0562**	**1.2700e-003**	**56.8137**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N Western Ave Existing Uses

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2.00	Dwelling Unit	0.13	2,280.00	6

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted per 2030 RPS

Land Use - Based on Assessor info

Energy Use - Historical data due to age of building

Solid Waste - Adjusted for City's diversion rate (76%)

Mobile Land Use Mitigation - 250 feet from bus stop and 0.1 mi from downtown

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Summer

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	2,000.00	2,280.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	0.92	0.44

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	3.2599	14.4809	8.7754	0.0137	0.8645	1.0040	1.7423	0.4434	0.9237	1.2820	0.0000	1,347.4521	1,347.4521	0.3583	0.0000	1,355.2750
Maximum	**3.2599**	**14.4809**	**8.7754**	**0.0137**	**0.8645**	**1.0040**	**1.7423**	**0.4434**	**0.9237**	**1.2820**	**0.0000**	**1,347.4521**	**1,347.4521**	**0.3583**	**0.0000**	**1,355.2750**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	3.2599	14.4809	8.7754	0.0137	0.8645	1.0040	1.7423	0.4434	0.9237	1.2820	0.0000	1,347.4521	1,347.4521	0.3583	0.0000	1,355.2750
Maximum	**3.2599**	**14.4809**	**8.7754**	**0.0137**	**0.8645**	**1.0040**	**1.7423**	**0.4434**	**0.9237**	**1.2820**	**0.0000**	**1,347.4521**	**1,347.4521**	**0.3583**	**0.0000**	**1,355.2750**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Energy	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Mobile	0.0183	0.0774	0.2504	9.8000e-004	0.0844	6.8000e-004	0.0851	0.0226	6.3000e-004	0.0232		99.7930	99.7930	4.3700e-003		99.9022
Total	**0.5972**	**0.1279**	**1.4356**	**3.6300e-003**	**0.0844**	**0.1550**	**0.2393**	**0.0226**	**0.1549**	**0.1775**	**18.7338**	**145.1882**	**163.9220**	**0.0607**	**1.4400e-003**	**165.8680**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Energy	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Mobile	0.0153	0.0621	0.1682	6.3000e-004	0.0522	4.4000e-004	0.0526	0.0140	4.1000e-004	0.0144		63.7722	63.7722	2.9500e-003		63.8461
Total	**0.5942**	**0.1127**	**1.3534**	**3.2800e-003**	**0.0522**	**0.1547**	**0.2069**	**0.0140**	**0.1547**	**0.1686**	**18.7338**	**109.1674**	**127.9012**	**0.0593**	**1.4400e-003**	**129.8119**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.49**	**11.90**	**5.72**	**9.64**	**38.20**	**0.15**	**13.57**	**38.22**	**0.14**	**4.99**	**0.00**	**24.81**	**21.97**	**2.34**	**0.00**	**21.74**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2015	2/13/2015	5	10	
2	Site Preparation	Site Preparation	2/14/2015	2/16/2015	5	1	
3	Grading	Grading	2/17/2015	2/18/2015	5	2	
4	Building Construction	Building Construction	2/19/2015	7/8/2015	5	100	
5	Paving	Paving	7/9/2015	7/15/2015	5	5	
6	Architectural Coating	Architectural Coating	7/16/2015	7/22/2015	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 4,617; Residential Outdoor: 1,539; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376		1,196.0152	1,196.0152	0.2437		1,202.1088
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**		**0.8767**	**0.8767**		**0.8376**	**0.8376**		**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1088**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0761	0.0579	0.7310	1.3300e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		131.8486	131.8486	6.1200e-003		132.0015
Total	**0.0761**	**0.0579**	**0.7310**	**1.3300e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**131.8486**	**131.8486**	**6.1200e-003**		**132.0015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376	0.0000	1,196.0152	1,196.0152	0.2437		1,202.1087
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**		**0.8767**	**0.8767**		**0.8376**	**0.8376**	**0.0000**	**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1087**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0761	0.0579	0.7310	1.3300e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		131.8486	131.8486	6.1200e-003		132.0015
Total	**0.0761**	**0.0579**	**0.7310**	**1.3300e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**131.8486**	**131.8486**	**6.1200e-003**		**132.0015**

3.3 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8959	11.1771	4.4077	9.7800e-003		0.5197	0.5197		0.4781	0.4781		1,026.7616	1,026.7616	0.3065		1,034.4249
Total	**0.8959**	**11.1771**	**4.4077**	**9.7800e-003**	**0.5303**	**0.5197**	**1.0499**	**0.0573**	**0.4781**	**0.5354**		**1,026.7616**	**1,026.7616**	**0.3065**		**1,034.4249**

3.3 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0381	0.0290	0.3655	6.6000e-004	0.0559	5.1000e-004	0.0564	0.0148	4.8000e-004	0.0153		65.9243	65.9243	3.0600e-003		66.0007
Total	**0.0381**	**0.0290**	**0.3655**	**6.6000e-004**	**0.0559**	**5.1000e-004**	**0.0564**	**0.0148**	**4.8000e-004**	**0.0153**		**65.9243**	**65.9243**	**3.0600e-003**		**66.0007**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.8959	11.1771	4.4077	9.7800e-003		0.5197	0.5197		0.4781	0.4781	0.0000	1,026.7616	1,026.7616	0.3065		1,034.4249
Total	**0.8959**	**11.1771**	**4.4077**	**9.7800e-003**	**0.5303**	**0.5197**	**1.0499**	**0.0573**	**0.4781**	**0.5354**	**0.0000**	**1,026.7616**	**1,026.7616**	**0.3065**		**1,034.4249**

3.3 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0381	0.0290	0.3655	6.6000e-004	0.0559	5.1000e-004	0.0564	0.0148	4.8000e-004	0.0153		65.9243	65.9243	3.0600e-003		66.0007
Total	**0.0381**	**0.0290**	**0.3655**	**6.6000e-004**	**0.0559**	**5.1000e-004**	**0.0564**	**0.0148**	**4.8000e-004**	**0.0153**		**65.9243**	**65.9243**	**3.0600e-003**		**66.0007**

3.4 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376		1,196.0152	1,196.0152	0.2437		1,202.1088
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**	**0.7528**	**0.8767**	**1.6295**	**0.4138**	**0.8376**	**1.2514**		**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1088**

3.4 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0761	0.0579	0.7310	1.3300e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		131.8486	131.8486	6.1200e-003		132.0015
Total	**0.0761**	**0.0579**	**0.7310**	**1.3300e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**131.8486**	**131.8486**	**6.1200e-003**		**132.0015**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	1.4115	11.8815	8.0343	0.0120		0.8767	0.8767		0.8376	0.8376	0.0000	1,196.0152	1,196.0152	0.2437		1,202.1087
Total	**1.4115**	**11.8815**	**8.0343**	**0.0120**	**0.7528**	**0.8767**	**1.6295**	**0.4138**	**0.8376**	**1.2514**	**0.0000**	**1,196.0152**	**1,196.0152**	**0.2437**		**1,202.1087**

3.4 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0761	0.0579	0.7310	1.3300e-003	0.1118	1.0300e-003	0.1128	0.0296	9.5000e-004	0.0306		131.8486	131.8486	6.1200e-003		132.0015
Total	**0.0761**	**0.0579**	**0.7310**	**1.3300e-003**	**0.1118**	**1.0300e-003**	**0.1128**	**0.0296**	**9.5000e-004**	**0.0306**		**131.8486**	**131.8486**	**6.1200e-003**		**132.0015**

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4620	14.4751	8.3322	0.0114		1.0039	1.0039		0.9236	0.9236		1,198.2547	1,198.2547	0.3577		1,207.1979
Total	**1.4620**	**14.4751**	**8.3322**	**0.0114**		**1.0039**	**1.0039**		**0.9236**	**0.9236**		**1,198.2547**	**1,198.2547**	**0.3577**		**1,207.1979**

3.5 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	7.6100e-003	5.7900e-003	0.0731	1.3000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		13.1849	13.1849	6.1000e-004		13.2002
Total	**7.6100e-003**	**5.7900e-003**	**0.0731**	**1.3000e-004**	**0.0112**	**1.0000e-004**	**0.0113**	**2.9600e-003**	**1.0000e-004**	**3.0600e-003**		**13.1849**	**13.1849**	**6.1000e-004**		**13.2002**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4620	14.4751	8.3322	0.0114		1.0039	1.0039		0.9236	0.9236	0.0000	1,198.2547	1,198.2547	0.3577		1,207.1979
Total	**1.4620**	**14.4751**	**8.3322**	**0.0114**		**1.0039**	**1.0039**		**0.9236**	**0.9236**	**0.0000**	**1,198.2547**	**1,198.2547**	**0.3577**		**1,207.1979**

3.5 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	7.6100e-003	5.7900e-003	0.0731	1.3000e-004	0.0112	1.0000e-004	0.0113	2.9600e-003	1.0000e-004	3.0600e-003		13.1849	13.1849	6.1000e-004		13.2002
Total	**7.6100e-003**	**5.7900e-003**	**0.0731**	**1.3000e-004**	**0.0112**	**1.0000e-004**	**0.0113**	**2.9600e-003**	**1.0000e-004**	**3.0600e-003**		**13.1849**	**13.1849**	**6.1000e-004**		**13.2002**

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2251	11.7221	7.4595	0.0113		0.7336	0.7336		0.6786	0.6786		1,110.1247	1,110.1247	0.3019		1,117.6724
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2251**	**11.7221**	**7.4595**	**0.0113**		**0.7336**	**0.7336**		**0.6786**	**0.6786**		**1,110.1247**	**1,110.1247**	**0.3019**		**1,117.6724**

3.6 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1370	0.1043	1.3159	2.3900e-003	0.2012	1.8500e-003	0.2031	0.0534	1.7100e-003	0.0551		237.3274	237.3274	0.0110		237.6026
Total	**0.1370**	**0.1043**	**1.3159**	**2.3900e-003**	**0.2012**	**1.8500e-003**	**0.2031**	**0.0534**	**1.7100e-003**	**0.0551**		**237.3274**	**237.3274**	**0.0110**		**237.6026**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2251	11.7221	7.4595	0.0113		0.7336	0.7336		0.6786	0.6786	0.0000	1,110.1247	1,110.1247	0.3019		1,117.6724
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2251**	**11.7221**	**7.4595**	**0.0113**		**0.7336**	**0.7336**		**0.6786**	**0.6786**	**0.0000**	**1,110.1247**	**1,110.1247**	**0.3019**		**1,117.6724**

3.6 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1370	0.1043	1.3159	2.3900e-003	0.2012	1.8500e-003	0.2031	0.0534	1.7100e-003	0.0551		237.3274	237.3274	0.0110		237.6026
Total	**0.1370**	**0.1043**	**1.3159**	**2.3900e-003**	**0.2012**	**1.8500e-003**	**0.2031**	**0.0534**	**1.7100e-003**	**0.0551**		**237.3274**	**237.3274**	**0.0110**		**237.6026**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.3643
Total	**3.2599**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**		**281.4481**	**281.4481**	**0.0367**		**282.3643**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.3643
Total	**3.2599**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**	**0.0000**	**281.4481**	**281.4481**	**0.0367**		**282.3643**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0153	0.0621	0.1682	6.3000e-004	0.0522	4.4000e-004	0.0526	0.0140	4.1000e-004	0.0144		63.7722	63.7722	2.9500e-003		63.8461
Unmitigated	0.0183	0.0774	0.2504	9.8000e-004	0.0844	6.8000e-004	0.0851	0.0226	6.3000e-004	0.0232		99.7930	99.7930	4.3700e-003		99.9022

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11.62	11.34	9.68	38,624	23,868
Total	11.62	11.34	9.68	38,624	23,868

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
NaturalGas Unmitigated	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	77.3336	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Total		**8.3000e-004**	**7.1300e-003**	**3.0300e-003**	**5.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**		**9.0981**	**9.0981**	**1.7000e-004**	**1.7000e-004**	**9.1521**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	0.0773336	8.3000e-004	7.1300e-003	3.0300e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.0981	9.0981	1.7000e-004	1.7000e-004	9.1521
Total		**8.3000e-004**	**7.1300e-003**	**3.0300e-003**	**5.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**		**9.0981**	**9.0981**	**1.7000e-004**	**1.7000e-004**	**9.1521**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137
Unmitigated	0.5781	0.0434	1.1821	2.6000e-003		0.1537	0.1537		0.1537	0.1537	18.7338	36.2971	55.0309	0.0562	1.2700e-003	56.8137

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.9100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0451					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5241	0.0415	1.0171	2.5900e-003		0.1528	0.1528		0.1528	0.1528	18.7338	36.0000	54.7338	0.0559	1.2700e-003	56.5095
Landscaping	4.9700e-003	1.9000e-003	0.1650	1.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004		0.2971	0.2971	2.9000e-004		0.3043
Total	**0.5781**	**0.0434**	**1.1821**	**2.6000e-003**		**0.1537**	**0.1537**		**0.1537**	**0.1537**	**18.7338**	**36.2971**	**55.0309**	**0.0562**	**1.2700e-003**	**56.8137**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.9100e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0451					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5241	0.0415	1.0171	2.5900e-003		0.1528	0.1528		0.1528	0.1528	18.7338	36.0000	54.7338	0.0559	1.2700e-003	56.5095
Landscaping	4.9700e-003	1.9000e-003	0.1650	1.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004		0.2971	0.2971	2.9000e-004		0.3043
Total	**0.5781**	**0.0434**	**1.1821**	**2.6000e-003**		**0.1537**	**0.1537**		**0.1537**	**0.1537**	**18.7338**	**36.2971**	**55.0309**	**0.0562**	**1.2700e-003**	**56.8137**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N. Western Ave

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	60.00	Space	0.00	24,000.00	0
Hotel	36.00	Room	0.33	17,380.00	0
Apartments Mid Rise	10.00	Dwelling Unit	0.00	8,700.00	29

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Updated per 2030 RPS

Land Use - Per project plans

Construction Phase - Per client provided info

Demolition -

Grading - Per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assume no fireplaces

Area Coating - SCAQMD Rule 1113

Energy Use - 2019 Title 24- 30% reduction in nonresidential uses

Water And Wastewater - Aerobic only; 20% reduction in indoor water use per 2016 CALGreen

Solid Waste - Adjusted for City's diversion rate of 76%

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - net increase of 8 du and 12 jobs

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - Per client provided info

Water Mitigation - Per client provided info

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True

tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	1.00	6.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	100.00	456.00
tblConstructionPhase	NumDays	5.00	132.00
tblConstructionPhase	NumDays	5.00	11.00
tblEnergyUse	T24E	2.55	1.79
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	8.50	0.00
tblFireplaces	NumberNoFireplace	1.00	10.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	4,000.00
tblLandUse	LandUseSquareFeet	52,272.00	17,380.00
tblLandUse	LandUseSquareFeet	10,000.00	8,700.00
tblLandUse	LotAcreage	0.54	0.00
tblLandUse	LotAcreage	1.20	0.33
tblLandUse	LotAcreage	0.26	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	4.60	2.21
tblSolidWaste	SolidWasteGenerationRate	19.71	9.46
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00

tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	651,540.26	521,232.21
tblWater	IndoorWaterUseRate	913,203.72	730,562.98
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0440	0.4869	0.3722	9.0000e-004	0.0255	0.0216	0.0471	9.1400e-003	0.0203	0.0294	0.0000	82.2619	82.2619	0.0135	0.0000	82.6003
2021	0.1177	1.1537	1.0874	2.0900e-003	0.0424	0.0589	0.1013	0.0114	0.0542	0.0656	0.0000	187.1669	187.1669	0.0447	0.0000	188.2847
2022	0.1540	0.7534	0.8238	1.5800e-003	0.0307	0.0371	0.0678	8.2400e-003	0.0346	0.0428	0.0000	139.9450	139.9450	0.0301	0.0000	140.6962
Maximum	**0.1540**	**1.1537**	**1.0874**	**2.0900e-003**	**0.0424**	**0.0589**	**0.1013**	**0.0114**	**0.0542**	**0.0656**	**0.0000**	**187.1669**	**187.1669**	**0.0447**	**0.0000**	**188.2847**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0440	0.4869	0.3722	9.0000e-004	0.0195	0.0216	0.0411	6.2900e-003	0.0203	0.0265	0.0000	82.2619	82.2619	0.0135	0.0000	82.6003
2021	0.1177	1.1537	1.0874	2.0900e-003	0.0424	0.0589	0.1013	0.0114	0.0542	0.0656	0.0000	187.1667	187.1667	0.0447	0.0000	188.2846
2022	0.1540	0.7534	0.8238	1.5800e-003	0.0307	0.0371	0.0678	8.2400e-003	0.0346	0.0428	0.0000	139.9449	139.9449	0.0301	0.0000	140.6960
Maximum	**0.1540**	**1.1537**	**1.0874**	**2.0900e-003**	**0.0424**	**0.0589**	**0.1013**	**0.0114**	**0.0542**	**0.0656**	**0.0000**	**187.1667**	**187.1667**	**0.0447**	**0.0000**	**188.2846**

1524-1530 N. Western Ave - South Coast Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**6.05**	**0.00**	**2.76**	**9.90**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2020**	**11-30-2020**	0.3942	0.3942
2	**12-1-2020**	**2-28-2021**	0.3247	0.3247
3	**3-1-2021**	**5-31-2021**	0.3196	0.3196
4	**6-1-2021**	**8-31-2021**	0.3194	0.3194
5	**9-1-2021**	**11-30-2021**	0.3163	0.3163
6	**12-1-2021**	**2-28-2022**	0.2898	0.2898
7	**3-1-2022**	**5-31-2022**	0.3300	0.3300
8	**6-1-2022**	**8-31-2022**	0.3499	0.3499
9	**9-1-2022**	**9-30-2022**	0.0291	0.0291
		Highest	0.3942	0.3942

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1061	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Energy	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	99.1371	99.1371	2.1700e-003	9.2000e-004	99.4664
Mobile	0.0828	0.3808	1.0338	3.9400e-003	0.3407	2.8700e-003	0.3435	0.0913	2.6700e-003	0.0939	0.0000	364.4782	364.4782	0.0170	0.0000	364.9038
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.4429	5.2123	5.6552	1.6400e-003	9.9000e-004	5.9922
Total	**0.1918**	**0.4074**	**1.1575**	**4.1000e-003**	**0.3407**	**5.4100e-003**	**0.3461**	**0.0913**	**5.2100e-003**	**0.0965**	**2.8118**	**468.9985**	**471.8102**	**0.1610**	**1.9100e-003**	**476.4063**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1061	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Energy	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	98.3417	98.3417	2.1500e-003	9.2000e-004	98.6692
Mobile	0.0680	0.2961	0.6464	2.1900e-003	0.1783	1.6700e-003	0.1799	0.0478	1.5500e-003	0.0493	0.0000	203.1592	203.1592	0.0106	0.0000	203.4240
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.3543	4.3573	4.7116	1.3200e-003	8.0000e-004	4.9817
Total	**0.1769**	**0.3228**	**0.7701**	**2.3500e-003**	**0.1783**	**4.2100e-003**	**0.1825**	**0.0478**	**4.0900e-003**	**0.0519**	**2.7232**	**306.0290**	**308.7522**	**0.1542**	**1.7200e-003**	**313.1188**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.73**	**20.78**	**33.47**	**42.68**	**47.68**	**22.18**	**47.28**	**47.67**	**21.50**	**46.26**	**3.15**	**34.75**	**34.56**	**4.20**	**9.95**	**34.27**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	10/1/2020	5	23	
2	Site Preparation	Site Preparation	10/2/2020	10/9/2020	5	6	
3	Grading	Grading	10/12/2020	11/12/2020	5	24	
4	Building Construction	Building Construction	11/13/2020	8/12/2022	5	456	
5	Architectural Coating	Architectural Coating	4/14/2022	10/14/2022	5	132	
6	Paving	Paving	8/15/2022	8/29/2022	5	11	

Acres of Grading (Site Preparation Phase): 3

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 26,070; Non-Residential Outdoor: 8,690; Striped Parking Area: 1,440 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	225.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.9700e-003	0.0905	0.0877	1.4000e-004		5.3700e-003	5.3700e-003		5.1300e-003	5.1300e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0253
Total	**9.9700e-003**	**0.0905**	**0.0877**	**1.4000e-004**		**5.3700e-003**	**5.3700e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**11.9687**	**11.9687**	**2.2600e-003**	**0.0000**	**12.0253**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.1000e-004	0.0324	6.7100e-003	9.0000e-005	1.9300e-003	1.0000e-004	2.0400e-003	5.3000e-004	1.0000e-004	6.3000e-004	0.0000	8.5357	8.5357	6.2000e-004	0.0000	8.5512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.3600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.1369	1.1369	3.0000e-005	0.0000	1.1377
Total	**1.4200e-003**	**0.0328**	**0.0111**	**1.0000e-004**	**3.1900e-003**	**1.1000e-004**	**3.3100e-003**	**8.7000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**9.6726**	**9.6726**	**6.5000e-004**	**0.0000**	**9.6889**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.9700e-003	0.0905	0.0877	1.4000e-004		5.3700e-003	5.3700e-003		5.1300e-003	5.1300e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0252
Total	**9.9700e-003**	**0.0905**	**0.0877**	**1.4000e-004**		**5.3700e-003**	**5.3700e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**11.9687**	**11.9687**	**2.2600e-003**	**0.0000**	**12.0252**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.1000e-004	0.0324	6.7100e-003	9.0000e-005	1.9300e-003	1.0000e-004	2.0400e-003	5.3000e-004	1.0000e-004	6.3000e-004	0.0000	8.5357	8.5357	6.2000e-004	0.0000	8.5512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.3600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.1369	1.1369	3.0000e-005	0.0000	1.1377
Total	**1.4200e-003**	**0.0328**	**0.0111**	**1.0000e-004**	**3.1900e-003**	**1.1000e-004**	**3.3100e-003**	**8.7000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**9.6726**	**9.6726**	**6.5000e-004**	**0.0000**	**9.6889**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5900e-003	0.0000	1.5900e-003	1.7000e-004	0.0000	1.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0600e-003	0.0253	0.0123	3.0000e-005		1.0100e-003	1.0100e-003		9.3000e-004	9.3000e-004	0.0000	2.5678	2.5678	8.3000e-004	0.0000	2.5885
Total	**2.0600e-003**	**0.0253**	**0.0123**	**3.0000e-005**	**1.5900e-003**	**1.0100e-003**	**2.6000e-003**	**1.7000e-004**	**9.3000e-004**	**1.1000e-003**	**0.0000**	**2.5678**	**2.5678**	**8.3000e-004**	**0.0000**	**2.5885**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.7000e-004	0.0000	1.6000e-004	0.0000	1.7000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1484
Total	**7.0000e-005**	**5.0000e-005**	**5.7000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.7000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1483**	**0.1483**	**0.0000**	**0.0000**	**0.1484**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.2000e-004	0.0000	7.2000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0600e-003	0.0253	0.0123	3.0000e-005		1.0100e-003	1.0100e-003		9.3000e-004	9.3000e-004	0.0000	2.5678	2.5678	8.3000e-004	0.0000	2.5885
Total	**2.0600e-003**	**0.0253**	**0.0123**	**3.0000e-005**	**7.2000e-004**	**1.0100e-003**	**1.7300e-003**	**8.0000e-005**	**9.3000e-004**	**1.0100e-003**	**0.0000**	**2.5678**	**2.5678**	**8.3000e-004**	**0.0000**	**2.5885**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.7000e-004	0.0000	1.6000e-004	0.0000	1.7000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1484
Total	**7.0000e-005**	**5.0000e-005**	**5.7000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.7000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1483**	**0.1483**	**0.0000**	**0.0000**	**0.1484**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.2600e-003	0.0000	9.2600e-003	5.0000e-003	0.0000	5.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0104	0.0945	0.0915	1.4000e-004		5.6100e-003	5.6100e-003		5.3500e-003	5.3500e-003	0.0000	12.4891	12.4891	2.3600e-003	0.0000	12.5481
Total	**0.0104**	**0.0945**	**0.0915**	**1.4000e-004**	**9.2600e-003**	**5.6100e-003**	**0.0149**	**5.0000e-003**	**5.3500e-003**	**0.0104**	**0.0000**	**12.4891**	**12.4891**	**2.3600e-003**	**0.0000**	**12.5481**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0100e-003	0.0719	0.0149	1.9000e-004	4.3000e-003	2.3000e-004	4.5200e-003	1.1800e-003	2.2000e-004	1.4000e-003	0.0000	18.9683	18.9683	1.3700e-003	0.0000	19.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.1000e-004	4.5500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.1864	1.1864	3.0000e-005	0.0000	1.1872
Total	**2.5400e-003**	**0.0723**	**0.0195**	**2.0000e-004**	**5.6200e-003**	**2.4000e-004**	**5.8500e-003**	**1.5300e-003**	**2.3000e-004**	**1.7600e-003**	**0.0000**	**20.1546**	**20.1546**	**1.4000e-003**	**0.0000**	**20.1898**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.1700e-003	0.0000	4.1700e-003	2.2500e-003	0.0000	2.2500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0104	0.0945	0.0915	1.4000e-004		5.6100e-003	5.6100e-003		5.3500e-003	5.3500e-003	0.0000	12.4890	12.4890	2.3600e-003	0.0000	12.5481
Total	**0.0104**	**0.0945**	**0.0915**	**1.4000e-004**	**4.1700e-003**	**5.6100e-003**	**9.7800e-003**	**2.2500e-003**	**5.3500e-003**	**7.6000e-003**	**0.0000**	**12.4890**	**12.4890**	**2.3600e-003**	**0.0000**	**12.5481**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0100e-003	0.0719	0.0149	1.9000e-004	4.3000e-003	2.3000e-004	4.5200e-003	1.1800e-003	2.2000e-004	1.4000e-003	0.0000	18.9683	18.9683	1.3700e-003	0.0000	19.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.1000e-004	4.5500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.1864	1.1864	3.0000e-005	0.0000	1.1872
Total	**2.5400e-003**	**0.0723**	**0.0195**	**2.0000e-004**	**5.6200e-003**	**2.4000e-004**	**5.8500e-003**	**1.5300e-003**	**2.3000e-004**	**1.7600e-003**	**0.0000**	**20.1546**	**20.1546**	**1.4000e-003**	**0.0000**	**20.1898**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0151	0.1549	0.1293	2.0000e-004		9.1400e-003	9.1400e-003		8.4100e-003	8.4100e-003	0.0000	17.5106	17.5106	5.6600e-003	0.0000	17.6522
Total	**0.0151**	**0.1549**	**0.1293**	**2.0000e-004**		**9.1400e-003**	**9.1400e-003**		**8.4100e-003**	**8.4100e-003**	**0.0000**	**17.5106**	**17.5106**	**5.6600e-003**	**0.0000**	**17.6522**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7000e-004	0.0150	3.7900e-003	4.0000e-005	8.8000e-004	7.0000e-005	9.6000e-004	2.5000e-004	7.0000e-005	3.2000e-004	0.0000	3.4251	3.4251	2.3000e-004	0.0000	3.4308
Worker	1.9500e-003	1.5000e-003	0.0166	5.0000e-005	4.8000e-003	4.0000e-005	4.8400e-003	1.2700e-003	3.0000e-005	1.3100e-003	0.0000	4.3253	4.3253	1.2000e-004	0.0000	4.3284
Total	**2.4200e-003**	**0.0165**	**0.0204**	**9.0000e-005**	**5.6800e-003**	**1.1000e-004**	**5.8000e-003**	**1.5200e-003**	**1.0000e-004**	**1.6300e-003**	**0.0000**	**7.7503**	**7.7503**	**3.5000e-004**	**0.0000**	**7.7592**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0151	0.1549	0.1293	2.0000e-004		9.1400e-003	9.1400e-003		8.4100e-003	8.4100e-003	0.0000	17.5106	17.5106	5.6600e-003	0.0000	17.6522
Total	**0.0151**	**0.1549**	**0.1293**	**2.0000e-004**		**9.1400e-003**	**9.1400e-003**		**8.4100e-003**	**8.4100e-003**	**0.0000**	**17.5106**	**17.5106**	**5.6600e-003**	**0.0000**	**17.6522**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7000e-004	0.0150	3.7900e-003	4.0000e-005	8.8000e-004	7.0000e-005	9.6000e-004	2.5000e-004	7.0000e-005	3.2000e-004	0.0000	3.4251	3.4251	2.3000e-004	0.0000	3.4308
Worker	1.9500e-003	1.5000e-003	0.0166	5.0000e-005	4.8000e-003	4.0000e-005	4.8400e-003	1.2700e-003	3.0000e-005	1.3100e-003	0.0000	4.3253	4.3253	1.2000e-004	0.0000	4.3284
Total	**2.4200e-003**	**0.0165**	**0.0204**	**9.0000e-005**	**5.6800e-003**	**1.1000e-004**	**5.8000e-003**	**1.5200e-003**	**1.0000e-004**	**1.6300e-003**	**0.0000**	**7.7503**	**7.7503**	**3.5000e-004**	**0.0000**	**7.7592**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1011	1.0420	0.9479	1.4900e-003		0.0584	0.0584		0.0537	0.0537	0.0000	130.6071	130.6071	0.0422	0.0000	131.6631
Total	**0.1011**	**1.0420**	**0.9479**	**1.4900e-003**		**0.0584**	**0.0584**		**0.0537**	**0.0537**	**0.0000**	**130.6071**	**130.6071**	**0.0422**	**0.0000**	**131.6631**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-003	0.1016	0.0257	2.6000e-004	6.5800e-003	2.1000e-004	6.7900e-003	1.9000e-003	2.0000e-004	2.1000e-003	0.0000	25.3490	25.3490	1.6300e-003	0.0000	25.3899
Worker	0.0136	0.0101	0.1139	3.5000e-004	0.0358	2.7000e-004	0.0361	9.5100e-003	2.5000e-004	9.7500e-003	0.0000	31.2108	31.2108	8.4000e-004	0.0000	31.2318
Total	**0.0166**	**0.1116**	**0.1395**	**6.1000e-004**	**0.0424**	**4.8000e-004**	**0.0429**	**0.0114**	**4.5000e-004**	**0.0119**	**0.0000**	**56.5598**	**56.5598**	**2.4700e-003**	**0.0000**	**56.6216**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1011	1.0420	0.9479	1.4900e-003		0.0584	0.0584		0.0537	0.0537	0.0000	130.6069	130.6069	0.0422	0.0000	131.6630
Total	**0.1011**	**1.0420**	**0.9479**	**1.4900e-003**		**0.0584**	**0.0584**		**0.0537**	**0.0537**	**0.0000**	**130.6069**	**130.6069**	**0.0422**	**0.0000**	**131.6630**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-003	0.1016	0.0257	2.6000e-004	6.5800e-003	2.1000e-004	6.7900e-003	1.9000e-003	2.0000e-004	2.1000e-003	0.0000	25.3490	25.3490	1.6300e-003	0.0000	25.3899
Worker	0.0136	0.0101	0.1139	3.5000e-004	0.0358	2.7000e-004	0.0361	9.5100e-003	2.5000e-004	9.7500e-003	0.0000	31.2108	31.2108	8.4000e-004	0.0000	31.2318
Total	**0.0166**	**0.1116**	**0.1395**	**6.1000e-004**	**0.0424**	**4.8000e-004**	**0.0429**	**0.0114**	**4.5000e-004**	**0.0119**	**0.0000**	**56.5598**	**56.5598**	**2.4700e-003**	**0.0000**	**56.6216**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0549	0.5621	0.5722	9.1000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	80.1182	80.1182	0.0259	0.0000	80.7660
Total	**0.0549**	**0.5621**	**0.5722**	**9.1000e-004**		**0.0298**	**0.0298**		**0.0274**	**0.0274**	**0.0000**	**80.1182**	**80.1182**	**0.0259**	**0.0000**	**80.7660**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7300e-003	0.0591	0.0149	1.6000e-004	4.0300e-003	1.1000e-004	4.1400e-003	1.1600e-003	1.1000e-004	1.2700e-003	0.0000	15.4024	15.4024	9.7000e-004	0.0000	15.4265
Worker	7.8100e-003	5.5700e-003	0.0645	2.0000e-004	0.0219	1.6000e-004	0.0221	5.8300e-003	1.5000e-004	5.9800e-003	0.0000	18.4477	18.4477	4.7000e-004	0.0000	18.4594
Total	**9.5400e-003**	**0.0646**	**0.0794**	**3.6000e-004**	**0.0260**	**2.7000e-004**	**0.0262**	**6.9900e-003**	**2.6000e-004**	**7.2500e-003**	**0.0000**	**33.8501**	**33.8501**	**1.4400e-003**	**0.0000**	**33.8859**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0549	0.5621	0.5722	9.1000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	80.1181	80.1181	0.0259	0.0000	80.7659
Total	**0.0549**	**0.5621**	**0.5722**	**9.1000e-004**		**0.0298**	**0.0298**		**0.0274**	**0.0274**	**0.0000**	**80.1181**	**80.1181**	**0.0259**	**0.0000**	**80.7659**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7300e-003	0.0591	0.0149	1.6000e-004	4.0300e-003	1.1000e-004	4.1400e-003	1.1600e-003	1.1000e-004	1.2700e-003	0.0000	15.4024	15.4024	9.7000e-004	0.0000	15.4265
Worker	7.8100e-003	5.5700e-003	0.0645	2.0000e-004	0.0219	1.6000e-004	0.0221	5.8300e-003	1.5000e-004	5.9800e-003	0.0000	18.4477	18.4477	4.7000e-004	0.0000	18.4594
Total	**9.5400e-003**	**0.0646**	**0.0794**	**3.6000e-004**	**0.0260**	**2.7000e-004**	**0.0262**	**6.9900e-003**	**2.6000e-004**	**7.2500e-003**	**0.0000**	**33.8501**	**33.8501**	**1.4400e-003**	**0.0000**	**33.8859**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.0930	0.1197	2.0000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	16.8515	16.8515	1.1000e-003	0.0000	16.8789
Total	**0.0843**	**0.0930**	**0.1197**	**2.0000e-004**		**5.3900e-003**	**5.3900e-003**		**5.3900e-003**	**5.3900e-003**	**0.0000**	**16.8515**	**16.8515**	**1.1000e-003**	**0.0000**	**16.8789**

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	9.2000e-004	0.0106	3.0000e-005	3.6200e-003	3.0000e-005	3.6500e-003	9.6000e-004	2.0000e-005	9.9000e-004	0.0000	3.0439	3.0439	8.0000e-005	0.0000	3.0458
Total	**1.2900e-003**	**9.2000e-004**	**0.0106**	**3.0000e-005**	**3.6200e-003**	**3.0000e-005**	**3.6500e-003**	**9.6000e-004**	**2.0000e-005**	**9.9000e-004**	**0.0000**	**3.0439**	**3.0439**	**8.0000e-005**	**0.0000**	**3.0458**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.0930	0.1197	2.0000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	16.8515	16.8515	1.1000e-003	0.0000	16.8789
Total	**0.0843**	**0.0930**	**0.1197**	**2.0000e-004**		**5.3900e-003**	**5.3900e-003**		**5.3900e-003**	**5.3900e-003**	**0.0000**	**16.8515**	**16.8515**	**1.1000e-003**	**0.0000**	**16.8789**

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	9.2000e-004	0.0106	3.0000e-005	3.6200e-003	3.0000e-005	3.6500e-003	9.6000e-004	2.0000e-005	9.9000e-004	0.0000	3.0439	3.0439	8.0000e-005	0.0000	3.0458
Total	**1.2900e-003**	**9.2000e-004**	**0.0106**	**3.0000e-005**	**3.6200e-003**	**3.0000e-005**	**3.6500e-003**	**9.6000e-004**	**2.0000e-005**	**9.9000e-004**	**0.0000**	**3.0439**	**3.0439**	**8.0000e-005**	**0.0000**	**3.0458**

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5600e-003	0.0326	0.0387	6.0000e-005		1.6300e-003	1.6300e-003		1.5200e-003	1.5200e-003	0.0000	5.1683	5.1683	1.5100e-003	0.0000	5.2059
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.5600e-003**	**0.0326**	**0.0387**	**6.0000e-005**		**1.6300e-003**	**1.6300e-003**		**1.5200e-003**	**1.5200e-003**	**0.0000**	**5.1683**	**5.1683**	**1.5100e-003**	**0.0000**	**5.2059**

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.8000e-004	3.1900e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9132	0.9132	2.0000e-005	0.0000	0.9137
Total	**3.9000e-004**	**2.8000e-004**	**3.1900e-003**	**1.0000e-005**	**1.0900e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.9132**	**0.9132**	**2.0000e-005**	**0.0000**	**0.9137**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5600e-003	0.0326	0.0387	6.0000e-005		1.6300e-003	1.6300e-003		1.5200e-003	1.5200e-003	0.0000	5.1683	5.1683	1.5100e-003	0.0000	5.2059
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.5600e-003**	**0.0326**	**0.0387**	**6.0000e-005**		**1.6300e-003**	**1.6300e-003**		**1.5200e-003**	**1.5200e-003**	**0.0000**	**5.1683**	**5.1683**	**1.5100e-003**	**0.0000**	**5.2059**

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.8000e-004	3.1900e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9132	0.9132	2.0000e-005	0.0000	0.9137
Total	**3.9000e-004**	**2.8000e-004**	**3.1900e-003**	**1.0000e-005**	**1.0900e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.9132**	**0.9132**	**2.0000e-005**	**0.0000**	**0.9137**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0680	0.2961	0.6464	2.1900e-003	0.1783	1.6700e-003	0.1799	0.0478	1.5500e-003	0.0493	0.0000	203.1592	203.1592	0.0106	0.0000	203.4240
Unmitigated	0.0828	0.3808	1.0338	3.9400e-003	0.3407	2.8700e-003	0.3435	0.0913	2.6700e-003	0.0939	0.0000	364.4782	364.4782	0.0170	0.0000	364.9038

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	66.50	63.90	58.60	222,115	116,224
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	294.12	294.84	214.20	674,823	353,108
Total	360.62	358.74	272.80	896,938	469,332

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Enclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Hotel	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	70.2428	70.2428	1.6100e-003	4.0000e-004	70.4033
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	71.0382	71.0382	1.6300e-003	4.1000e-004	71.2005
NaturalGas Mitigated	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	28.0989	28.0989	5.4000e-004	5.2000e-004	28.2659
NaturalGas Unmitigated	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	28.0989	28.0989	5.4000e-004	5.2000e-004	28.2659

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	416772	2.2500e-003	0.0204	0.0172	1.2000e-004		1.5500e-003	1.5500e-003		1.5500e-003	1.5500e-003	0.0000	22.2406	22.2406	4.3000e-004	4.1000e-004	22.3727
Total		**2.8400e-003**	**0.0255**	**0.0193**	**1.5000e-004**		**1.9600e-003**	**1.9600e-003**		**1.9600e-003**	**1.9600e-003**	**0.0000**	**28.0989**	**28.0989**	**5.4000e-004**	**5.2000e-004**	**28.2659**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	416772	2.2500e-003	0.0204	0.0172	1.2000e-004		1.5500e-003	1.5500e-003		1.5500e-003	1.5500e-003	0.0000	22.2406	22.2406	4.3000e-004	4.1000e-004	22.3727
Total		**2.8400e-003**	**0.0255**	**0.0193**	**1.5000e-004**		**1.9600e-003**	**1.9600e-003**		**1.9600e-003**	**1.9600e-003**	**0.0000**	**28.0989**	**28.0989**	**5.4000e-004**	**5.2000e-004**	**28.2659**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	40536.3	9.6081	2.2000e-004	6.0000e-005	9.6301
Enclosed Parking with Elevator	140640	33.3352	7.7000e-004	1.9000e-004	33.4113
Hotel	118532	28.0949	6.5000e-004	1.6000e-004	28.1591
Total		**71.0382**	**1.6400e-003**	**4.1000e-004**	**71.2005**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	39474.7	9.3565	2.1000e-004	5.0000e-005	9.3779
Enclosed Parking with Elevator	140640	33.3352	7.7000e-004	1.9000e-004	33.4113
Hotel	116237	27.5511	6.3000e-004	1.6000e-004	27.6141
Total		**70.2428**	**1.6100e-003**	**4.0000e-004**	**70.4033**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1061	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Unmitigated	0.1061	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.2200e-003	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Total	**0.1061**	**1.2000e-003**	**0.1044**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.7000e-004**	**0.0000**	**0.1750**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.2200e-003	1.2000e-003	0.1044	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Total	**0.1061**	**1.2000e-003**	**0.1044**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.7000e-004**	**0.0000**	**0.1750**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.7116	1.3200e-003	8.0000e-004	4.9817
Unmitigated	5.6552	1.6400e-003	9.9000e-004	5.9922

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.410754	2.8748	7.0000e-004	4.2000e-004	3.0163
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.730563 / 0.101467	2.7804	9.5000e-004	5.8000e-004	2.9759
Total		**5.6552**	**1.6500e-003**	**1.0000e-003**	**5.9922**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.416986 / 0.385698	2.4502	5.6000e-004	3.3000e-004	2.5637
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.58445 / 0.0952776	2.2615	7.6000e-004	4.6000e-004	2.4180
Total		**4.7116**	**1.3200e-003**	**7.9000e-004**	**4.9817**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.3689	0.1400	0.0000	5.8689
Unmitigated	2.3689	0.1400	0.0000	5.8689

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N. Western Ave

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	60.00	Space	0.00	24,000.00	0
Hotel	36.00	Room	0.33	17,380.00	0
Apartments Mid Rise	10.00	Dwelling Unit	0.00	8,700.00	29

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Updated per 2030 RPS

Land Use - Per project plans

Construction Phase - Per client provided info

Demolition -

Grading - Per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assume no fireplaces

Area Coating - SCAQMD Rule 1113

Energy Use - 2019 Title 24- 30% reduction in nonresidential uses

Water And Wastewater - Aerobic only; 20% reduction in indoor water use per 2016 CALGreen

Solid Waste - Adjusted for City's diversion rate of 76%

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - net increase of 8 du and 12 jobs

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - Per client provided info

Water Mitigation - Per client provided info

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True

tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	1.00	6.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	100.00	456.00
tblConstructionPhase	NumDays	5.00	132.00
tblConstructionPhase	NumDays	5.00	11.00
tblEnergyUse	T24E	2.55	1.79
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	8.50	0.00
tblFireplaces	NumberNoFireplace	1.00	10.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	4,000.00
tblLandUse	LandUseSquareFeet	52,272.00	17,380.00
tblLandUse	LandUseSquareFeet	10,000.00	8,700.00
tblLandUse	LotAcreage	0.54	0.00
tblLandUse	LotAcreage	1.20	0.33
tblLandUse	LotAcreage	0.26	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	4.60	2.21
tblSolidWaste	SolidWasteGenerationRate	19.71	9.46
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00

tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	651,540.26	521,232.21
tblWater	IndoorWaterUseRate	913,203.72	730,562.98
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	1.0869	13.7866	9.2813	0.0290	1.2473	0.5287	1.7344	0.5460	0.4866	1.0107	0.0000	2,979.5467	2,979.5467	0.3794	0.0000	2,988.2694
2021	0.9139	8.8242	8.3201	0.0160	0.3306	0.4512	0.7819	0.0889	0.4152	0.5040	0.0000	1,573.4526	1,573.4526	0.3781	0.0000	1,582.9050
2022	2.1165	9.2409	10.1034	0.0193	0.3865	0.4575	0.8440	0.1037	0.4275	0.5311	0.0000	1,894.4987	1,894.4987	0.3967	0.0000	1,904.4172
Maximum	**2.1165**	**13.7866**	**10.1034**	**0.0290**	**1.2473**	**0.5287**	**1.7344**	**0.5460**	**0.4866**	**1.0107**	**0.0000**	**2,979.5467**	**2,979.5467**	**0.3967**	**0.0000**	**2,988.2694**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	1.0869	13.7866	9.2813	0.0290	0.8229	0.5287	1.3100	0.3168	0.4866	0.7815	0.0000	2,979.5467	2,979.5467	0.3794	0.0000	2,988.2694
2021	0.9139	8.8242	8.3201	0.0160	0.3306	0.4512	0.7819	0.0889	0.4152	0.5040	0.0000	1,573.4526	1,573.4526	0.3781	0.0000	1,582.9050
2022	2.1165	9.2409	10.1034	0.0193	0.3865	0.4575	0.8440	0.1037	0.4275	0.5311	0.0000	1,894.4987	1,894.4987	0.3967	0.0000	1,904.4172
Maximum	**2.1165**	**13.7866**	**10.1034**	**0.0290**	**0.8229**	**0.5287**	**1.3100**	**0.3168**	**0.4866**	**0.7815**	**0.0000**	**2,979.5467**	**2,979.5467**	**0.3967**	**0.0000**	**2,988.2694**

1524-1530 N. Western Ave - South Coast Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	21.60	0.00	12.63	31.03	0.00	11.20	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Energy	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
Mobile	0.4862	2.1366	5.8182	0.0222	1.9783	0.0164	1.9947	0.5292	0.0153	0.5445		2,259.3141	2,259.3141	0.1078		2,262.0085
Total	**1.0913**	**2.2859**	**6.7591**	**0.0231**	**1.9783**	**0.0318**	**2.0100**	**0.5292**	**0.0306**	**0.5599**	**0.0000**	**2,430.5400**	**2,430.5400**	**0.1125**	**3.1100e-003**	**2,434.2800**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Energy	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
Mobile	0.4024	1.6643	3.6682	0.0123	1.0352	9.5800e-003	1.0447	0.2769	8.9100e-003	0.2858		1,256.1458	1,256.1458	0.0676		1,257.8352
Total	**1.0075**	**1.8135**	**4.6090**	**0.0132**	**1.0352**	**0.0249**	**1.0601**	**0.2769**	**0.0243**	**0.3012**	**0.0000**	**1,427.3716**	**1,427.3716**	**0.0723**	**3.1100e-003**	**1,430.1067**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.68**	**20.66**	**31.81**	**42.78**	**47.67**	**21.55**	**47.26**	**47.67**	**20.77**	**46.20**	**0.00**	**41.27**	**41.27**	**35.72**	**0.00**	**41.25**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	10/1/2020	5	23	
2	Site Preparation	Site Preparation	10/2/2020	10/9/2020	5	6	
3	Grading	Grading	10/12/2020	11/12/2020	5	24	
4	Building Construction	Building Construction	11/13/2020	8/12/2022	5	456	
5	Architectural Coating	Architectural Coating	4/14/2022	10/14/2022	5	132	
6	Paving	Paving	8/15/2022	8/29/2022	5	11	

Acres of Grading (Site Preparation Phase): 3

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 26,070; Non-Residential Outdoor: 8,690; Striped Parking Area: 1,440 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	225.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0799	2.7613	0.6053	7.4700e-003	0.1709	8.9500e-003	0.1798	0.0468	8.5700e-003	0.0554		810.0124	810.0124	0.0605		811.5258
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		107.2851	107.2851	3.0900e-003		107.3623
Total	**0.1292**	**2.7946**	**0.9749**	**8.5500e-003**	**0.2826**	**9.8000e-003**	**0.2925**	**0.0765**	**9.3600e-003**	**0.0858**		**917.2975**	**917.2975**	**0.0636**		**918.8881**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0799	2.7613	0.6053	7.4700e-003	0.1709	8.9500e-003	0.1798	0.0468	8.5700e-003	0.0554		810.0124	810.0124	0.0605		811.5258
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		107.2851	107.2851	3.0900e-003		107.3623
Total	**0.1292**	**2.7946**	**0.9749**	**8.5500e-003**	**0.2826**	**9.8000e-003**	**0.2925**	**0.0765**	**9.3600e-003**	**0.0858**		**917.2975**	**917.2975**	**0.0636**		**918.8881**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085		943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.5303**	**0.3353**	**0.8656**	**0.0573**	**0.3085**	**0.3658**		**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0247	0.0167	0.1848	5.4000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.6426	53.6426	1.5400e-003		53.6812
Total	**0.0247**	**0.0167**	**0.1848**	**5.4000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**53.6426**	**53.6426**	**1.5400e-003**		**53.6812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.2386**	**0.3353**	**0.5740**	**0.0258**	**0.3085**	**0.3343**	**0.0000**	**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0247	0.0167	0.1848	5.4000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		53.6426	53.6426	1.5400e-003		53.6812
Total	**0.0247**	**0.0167**	**0.1848**	**5.4000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**53.6426**	**53.6426**	**1.5400e-003**		**53.6812**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7716	0.0000	0.7716	0.4166	0.0000	0.4166			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.7716**	**0.4672**	**1.2388**	**0.4166**	**0.4457**	**0.8623**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1701	5.8805	1.2891	0.0159	0.3639	0.0191	0.3829	0.0997	0.0182	0.1180		1,725.0263	1,725.0263	0.1289		1,728.2493
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		107.2851	107.2851	3.0900e-003		107.3623
Total	**0.2195**	**5.9138**	**1.6587**	**0.0170**	**0.4757**	**0.0199**	**0.4956**	**0.1294**	**0.0190**	**0.1484**		**1,832.3114**	**1,832.3114**	**0.1320**		**1,835.6116**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3472	0.0000	0.3472	0.1875	0.0000	0.1875			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.3472**	**0.4672**	**0.8144**	**0.1875**	**0.4457**	**0.6332**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1701	5.8805	1.2891	0.0159	0.3639	0.0191	0.3829	0.0997	0.0182	0.1180		1,725.0263	1,725.0263	0.1289		1,728.2493
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		107.2851	107.2851	3.0900e-003		107.3623
Total	**0.2195**	**5.9138**	**1.6587**	**0.0170**	**0.4757**	**0.0199**	**0.4956**	**0.1294**	**0.0190**	**0.1484**		**1,832.3114**	**1,832.3114**	**0.1320**		**1,835.6116**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0278	0.8423	0.2271	1.9900e-003	0.0512	4.2300e-003	0.0554	0.0147	4.0500e-003	0.0188		212.3019	212.3019	0.0149		212.6751
Worker	0.1234	0.0833	0.9240	2.6900e-003	0.2794	2.1300e-003	0.2816	0.0741	1.9600e-003	0.0761		268.2128	268.2128	7.7200e-003		268.4058
Total	**0.1511**	**0.9255**	**1.1511**	**4.6800e-003**	**0.3306**	**6.3600e-003**	**0.3370**	**0.0889**	**6.0100e-003**	**0.0949**		**480.5147**	**480.5147**	**0.0227**		**481.0810**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0278	0.8423	0.2271	1.9900e-003	0.0512	4.2300e-003	0.0554	0.0147	4.0500e-003	0.0188		212.3019	212.3019	0.0149		212.6751
Worker	0.1234	0.0833	0.9240	2.6900e-003	0.2794	2.1300e-003	0.2816	0.0741	1.9600e-003	0.0761		268.2128	268.2128	7.7200e-003		268.4058
Total	**0.1511**	**0.9255**	**1.1511**	**4.6800e-003**	**0.3306**	**6.3600e-003**	**0.3370**	**0.0889**	**6.0100e-003**	**0.0949**		**480.5147**	**480.5147**	**0.0227**		**481.0810**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0237	0.7643	0.2068	1.9700e-003	0.0512	1.6100e-003	0.0528	0.0147	1.5400e-003	0.0163		210.6990	210.6990	0.0143		211.0569
Worker	0.1153	0.0749	0.8497	2.6000e-003	0.2794	2.0700e-003	0.2815	0.0741	1.9000e-003	0.0760		259.5378	259.5378	6.9800e-003		259.7123
Total	**0.1389**	**0.8393**	**1.0565**	**4.5700e-003**	**0.3306**	**3.6800e-003**	**0.3343**	**0.0889**	**3.4400e-003**	**0.0923**		**470.2368**	**470.2368**	**0.0213**		**470.7692**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0237	0.7643	0.2068	1.9700e-003	0.0512	1.6100e-003	0.0528	0.0147	1.5400e-003	0.0163		210.6990	210.6990	0.0143		211.0569
Worker	0.1153	0.0749	0.8497	2.6000e-003	0.2794	2.0700e-003	0.2815	0.0741	1.9000e-003	0.0760		259.5378	259.5378	6.9800e-003		259.7123
Total	**0.1389**	**0.8393**	**1.0565**	**4.5700e-003**	**0.3306**	**3.6800e-003**	**0.3343**	**0.0889**	**3.4400e-003**	**0.0923**		**470.2368**	**470.2368**	**0.0213**		**470.7692**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0222	0.7255	0.1959	1.9500e-003	0.0512	1.4100e-003	0.0526	0.0147	1.3400e-003	0.0161		208.8177	208.8177	0.0138		209.1630
Worker	0.1084	0.0677	0.7844	2.5100e-003	0.2794	2.0100e-003	0.2815	0.0741	1.8500e-003	0.0760		250.2447	250.2447	6.3000e-003		250.4023
Total	**0.1306**	**0.7932**	**0.9802**	**4.4600e-003**	**0.3306**	**3.4200e-003**	**0.3341**	**0.0889**	**3.1900e-003**	**0.0920**		**459.0624**	**459.0624**	**0.0201**		**459.5653**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0222	0.7255	0.1959	1.9500e-003	0.0512	1.4100e-003	0.0526	0.0147	1.3400e-003	0.0161		208.8177	208.8177	0.0138		209.1630
Worker	0.1084	0.0677	0.7844	2.5100e-003	0.2794	2.0100e-003	0.2815	0.0741	1.8500e-003	0.0760		250.2447	250.2447	6.3000e-003		250.4023
Total	**0.1306**	**0.7932**	**0.9802**	**4.4600e-003**	**0.3306**	**3.4200e-003**	**0.3341**	**0.0889**	**3.1900e-003**	**0.0920**		**459.0624**	**459.0624**	**0.0201**		**459.5653**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.0733					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**1.2778**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0217	0.0135	0.1569	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		50.0489	50.0489	1.2600e-003		50.0805
Total	**0.0217**	**0.0135**	**0.1569**	**5.0000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**50.0489**	**50.0489**	**1.2600e-003**		**50.0805**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.0733					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**1.2778**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0217	0.0135	0.1569	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		50.0489	50.0489	1.2600e-003		50.0805
Total	**0.0217**	**0.0135**	**0.1569**	**5.0000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**50.0489**	**50.0489**	**1.2600e-003**		**50.0805**

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**		**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0781	0.0487	0.5647	1.8100e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		180.1762	180.1762	4.5400e-003		180.2897
Total	**0.0781**	**0.0487**	**0.5647**	**1.8100e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**180.1762**	**180.1762**	**4.5400e-003**		**180.2897**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**	**0.0000**	**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0781	0.0487	0.5647	1.8100e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		180.1762	180.1762	4.5400e-003		180.2897
Total	**0.0781**	**0.0487**	**0.5647**	**1.8100e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**180.1762**	**180.1762**	**4.5400e-003**		**180.2897**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4024	1.6643	3.6682	0.0123	1.0352	9.5800e-003	1.0447	0.2769	8.9100e-003	0.2858		1,256.1458	1,256.1458	0.0676		1,257.8352
Unmitigated	0.4862	2.1366	5.8182	0.0222	1.9783	0.0164	1.9947	0.5292	0.0153	0.5445		2,259.3141	2,259.3141	0.1078		2,262.0085

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	66.50	63.90	58.60	222,115	116,224
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	294.12	294.84	214.20	674,823	353,108
Total	360.62	358.74	272.80	896,938	469,332

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Enclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Hotel	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
NaturalGas Unmitigated	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	300.772	3.2400e-003	0.0277	0.0118	1.8000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003		35.3850	35.3850	6.8000e-004	6.5000e-004	35.5952
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1141.84	0.0123	0.1120	0.0940	6.7000e-004		8.5100e-003	8.5100e-003		8.5100e-003	8.5100e-003		134.3344	134.3344	2.5700e-003	2.4600e-003	135.1327
Total		**0.0156**	**0.1397**	**0.1058**	**8.5000e-004**		**0.0108**	**0.0108**		**0.0108**	**0.0108**		**169.7193**	**169.7193**	**3.2500e-003**	**3.1100e-003**	**170.7279**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.300772	3.2400e-003	0.0277	0.0118	1.8000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003		35.3850	35.3850	6.8000e-004	6.5000e-004	35.5952
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.14184	0.0123	0.1120	0.0940	6.7000e-004		8.5100e-003	8.5100e-003		8.5100e-003	8.5100e-003		134.3344	134.3344	2.5700e-003	2.4600e-003	135.1327
Total		**0.0156**	**0.1397**	**0.1058**	**8.5000e-004**		**0.0108**	**0.0108**		**0.0108**	**0.0108**		**169.7193**	**169.7193**	**3.2500e-003**	**3.1100e-003**	**170.7279**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Unmitigated	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5249					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0258	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003		1.5065	1.5065	1.4800e-003		1.5436
Total	**0.5895**	**9.6000e-003**	**0.8350**	**4.0000e-005**		**4.6000e-003**	**4.6000e-003**		**4.6000e-003**	**4.6000e-003**	**0.0000**	**1.5065**	**1.5065**	**1.4800e-003**	**0.0000**	**1.5436**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5249					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0258	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003		1.5065	1.5065	1.4800e-003		1.5436
Total	**0.5895**	**9.6000e-003**	**0.8350**	**4.0000e-005**		**4.6000e-003**	**4.6000e-003**		**4.6000e-003**	**4.6000e-003**	**0.0000**	**1.5065**	**1.5065**	**1.4800e-003**	**0.0000**	**1.5436**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N. Western Ave

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	60.00	Space	0.00	24,000.00	0
Hotel	36.00	Room	0.33	17,380.00	0
Apartments Mid Rise	10.00	Dwelling Unit	0.00	8,700.00	29

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Updated per 2030 RPS

Land Use - Per project plans

Construction Phase - Per client provided info

Demolition -

Grading - Per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assume no fireplaces

Area Coating - SCAQMD Rule 1113

Energy Use - 2019 Title 24- 30% reduction in nonresidential uses

Water And Wastewater - Aerobic only; 20% reduction in indoor water use per 2016 CALGreen

Solid Waste - Adjusted for City's diversion rate of 76%

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - net increase of 8 du and 12 jobs

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - Per client provided info

Water Mitigation - Per client provided info

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True

tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	1.00	6.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	100.00	456.00
tblConstructionPhase	NumDays	5.00	132.00
tblConstructionPhase	NumDays	5.00	11.00
tblEnergyUse	T24E	2.55	1.79
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	8.50	0.00
tblFireplaces	NumberNoFireplace	1.00	10.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	4,000.00
tblLandUse	LandUseSquareFeet	52,272.00	17,380.00
tblLandUse	LandUseSquareFeet	10,000.00	8,700.00
tblLandUse	LotAcreage	0.54	0.00
tblLandUse	LotAcreage	1.20	0.33
tblLandUse	LotAcreage	0.26	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	4.60	2.21
tblSolidWaste	SolidWasteGenerationRate	19.71	9.46
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00

tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	651,540.26	521,232.21
tblWater	IndoorWaterUseRate	913,203.72	730,562.98
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	1.0781	13.7075	9.2371	0.0293	1.2473	0.5287	1.7341	0.5460	0.4865	1.0104	0.0000	3,016.6186	3,016.6186	0.3789	0.0000	3,025.2271
2021	0.9021	8.8194	8.3884	0.0162	0.3306	0.4512	0.7818	0.0889	0.4151	0.5040	0.0000	1,596.5354	1,596.5354	0.3777	0.0000	1,605.9767
2022	2.1030	9.2359	10.1841	0.0196	0.3865	0.4574	0.8439	0.1037	0.4274	0.5311	0.0000	1,920.2625	1,920.2625	0.3964	0.0000	1,930.1721
Maximum	**2.1030**	**13.7075**	**10.1841**	**0.0293**	**1.2473**	**0.5287**	**1.7341**	**0.5460**	**0.4865**	**1.0104**	**0.0000**	**3,016.6186**	**3,016.6186**	**0.3964**	**0.0000**	**3,025.2271**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	1.0781	13.7075	9.2371	0.0293	0.8229	0.5287	1.3097	0.3168	0.4865	0.7813	0.0000	3,016.6186	3,016.6186	0.3789	0.0000	3,025.2271
2021	0.9021	8.8194	8.3884	0.0162	0.3306	0.4512	0.7818	0.0889	0.4151	0.5040	0.0000	1,596.5353	1,596.5353	0.3777	0.0000	1,605.9767
2022	2.1030	9.2359	10.1841	0.0196	0.3865	0.4574	0.8439	0.1037	0.4274	0.5311	0.0000	1,920.2625	1,920.2625	0.3964	0.0000	1,930.1721
Maximum	**2.1030**	**13.7075**	**10.1841**	**0.0293**	**0.8229**	**0.5287**	**1.3097**	**0.3168**	**0.4865**	**0.7813**	**0.0000**	**3,016.6186**	**3,016.6186**	**0.3964**	**0.0000**	**3,025.2271**

1524-1530 N. Western Ave - South Coast Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	21.60	0.00	12.63	31.03	0.00	11.20	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Energy	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
Mobile	0.5088	2.1006	6.1396	0.0234	1.9783	0.0163	1.9946	0.5292	0.0152	0.5444		2,381.3873	2,381.3873	0.1075		2,384.0751
Total	**1.1138**	**2.2499**	**7.0805**	**0.0243**	**1.9783**	**0.0317**	**2.0100**	**0.5292**	**0.0305**	**0.5598**	**0.0000**	**2,552.6132**	**2,552.6132**	**0.1122**	**3.1100e-003**	**2,556.3466**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Energy	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
Mobile	0.4225	1.6553	3.7362	0.0130	1.0352	9.4900e-003	1.0446	0.2769	8.8200e-003	0.2857		1,327.6896	1,327.6896	0.0662		1,329.3436
Total	**1.0276**	**1.8046**	**4.6770**	**0.0139**	**1.0352**	**0.0248**	**1.0600**	**0.2769**	**0.0242**	**0.3011**	**0.0000**	**1,498.9154**	**1,498.9154**	**0.0709**	**3.1100e-003**	**1,501.6151**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.74**	**19.79**	**33.94**	**42.70**	**47.67**	**21.62**	**47.26**	**47.67**	**20.86**	**46.21**	**0.00**	**41.28**	**41.28**	**36.84**	**0.00**	**41.26**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	10/1/2020	5	23	
2	Site Preparation	Site Preparation	10/2/2020	10/9/2020	5	6	
3	Grading	Grading	10/12/2020	11/12/2020	5	24	
4	Building Construction	Building Construction	11/13/2020	8/12/2022	5	456	
5	Architectural Coating	Architectural Coating	4/14/2022	10/14/2022	5	132	
6	Paving	Paving	8/15/2022	8/29/2022	5	11	

Acres of Grading (Site Preparation Phase): 3

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 26,070; Non-Residential Outdoor: 8,690; Striped Parking Area: 1,440 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	225.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0779	2.7255	0.5668	7.6000e-003	0.1709	8.8200e-003	0.1797	0.0468	8.4400e-003	0.0553		824.0868	824.0868	0.0583		825.5441
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.1227**	**2.7558**	**0.9744**	**8.7500e-003**	**0.2826**	**9.6700e-003**	**0.2923**	**0.0765**	**9.2300e-003**	**0.0857**		**938.4705**	**938.4705**	**0.0616**		**940.0102**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**		**0.4672**	**0.4672**		**0.4457**	**0.4457**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0779	2.7255	0.5668	7.6000e-003	0.1709	8.8200e-003	0.1797	0.0468	8.4400e-003	0.0553		824.0868	824.0868	0.0583		825.5441
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.1227**	**2.7558**	**0.9744**	**8.7500e-003**	**0.2826**	**9.6700e-003**	**0.2923**	**0.0765**	**9.2300e-003**	**0.0857**		**938.4705**	**938.4705**	**0.0616**		**940.0102**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085		943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.5303**	**0.3353**	**0.8656**	**0.0573**	**0.3085**	**0.3658**		**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0224	0.0152	0.2038	5.7000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.1918	57.1918	1.6500e-003		57.2330
Total	**0.0224**	**0.0152**	**0.2038**	**5.7000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**57.1918**	**57.1918**	**1.6500e-003**		**57.2330**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085	0.0000	943.4872	943.4872	0.3051		951.1158
Total	**0.6853**	**8.4307**	**4.0942**	**9.7400e-003**	**0.2386**	**0.3353**	**0.5740**	**0.0258**	**0.3085**	**0.3343**	**0.0000**	**943.4872**	**943.4872**	**0.3051**		**951.1158**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0224	0.0152	0.2038	5.7000e-004	0.0559	4.3000e-004	0.0563	0.0148	3.9000e-004	0.0152		57.1918	57.1918	1.6500e-003		57.2330
Total	**0.0224**	**0.0152**	**0.2038**	**5.7000e-004**	**0.0559**	**4.3000e-004**	**0.0563**	**0.0148**	**3.9000e-004**	**0.0152**		**57.1918**	**57.1918**	**1.6500e-003**		**57.2330**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7716	0.0000	0.7716	0.4166	0.0000	0.4166			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457		1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.7716**	**0.4672**	**1.2388**	**0.4166**	**0.4457**	**0.8623**		**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1658	5.8043	1.2070	0.0162	0.3639	0.0188	0.3827	0.0997	0.0180	0.1177		1,754.9997	1,754.9997	0.1241		1,758.1033
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.2107**	**5.8347**	**1.6146**	**0.0173**	**0.4757**	**0.0196**	**0.4953**	**0.1294**	**0.0188**	**0.1481**		**1,869.3834**	**1,869.3834**	**0.1274**		**1,872.5693**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3472	0.0000	0.3472	0.1875	0.0000	0.1875			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457	0.0000	1,147.2352	1,147.2352	0.2169		1,152.6578
Total	**0.8674**	**7.8729**	**7.6226**	**0.0120**	**0.3472**	**0.4672**	**0.8144**	**0.1875**	**0.4457**	**0.6332**	**0.0000**	**1,147.2352**	**1,147.2352**	**0.2169**		**1,152.6578**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1658	5.8043	1.2070	0.0162	0.3639	0.0188	0.3827	0.0997	0.0180	0.1177		1,754.9997	1,754.9997	0.1241		1,758.1033
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0449	0.0303	0.4076	1.1500e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304		114.3836	114.3836	3.3000e-003		114.4660
Total	**0.2107**	**5.8347**	**1.6146**	**0.0173**	**0.4757**	**0.0196**	**0.4953**	**0.1294**	**0.0188**	**0.1481**		**1,869.3834**	**1,869.3834**	**0.1274**		**1,872.5693**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806		1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**		**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0266	0.8426	0.2050	2.0400e-003	0.0512	4.1700e-003	0.0554	0.0147	3.9900e-003	0.0187		218.2331	218.2331	0.0140		218.5823
Worker	0.1121	0.0758	1.0190	2.8700e-003	0.2794	2.1300e-003	0.2816	0.0741	1.9600e-003	0.0761		285.9591	285.9591	8.2400e-003		286.1651
Total	**0.1387**	**0.9184**	**1.2239**	**4.9100e-003**	**0.3306**	**6.3000e-003**	**0.3369**	**0.0889**	**5.9500e-003**	**0.0948**		**504.1921**	**504.1921**	**0.0222**		**504.7474**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8617	8.8523	7.3875	0.0114		0.5224	0.5224		0.4806	0.4806	0.0000	1,102.9781	1,102.9781	0.3567		1,111.8962
Total	**0.8617**	**8.8523**	**7.3875**	**0.0114**		**0.5224**	**0.5224**		**0.4806**	**0.4806**	**0.0000**	**1,102.9781**	**1,102.9781**	**0.3567**		**1,111.8962**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0266	0.8426	0.2050	2.0400e-003	0.0512	4.1700e-003	0.0554	0.0147	3.9900e-003	0.0187		218.2331	218.2331	0.0140		218.5823
Worker	0.1121	0.0758	1.0190	2.8700e-003	0.2794	2.1300e-003	0.2816	0.0741	1.9600e-003	0.0761		285.9591	285.9591	8.2400e-003		286.1651
Total	**0.1387**	**0.9184**	**1.2239**	**4.9100e-003**	**0.3306**	**6.3000e-003**	**0.3369**	**0.0889**	**5.9500e-003**	**0.0948**		**504.1921**	**504.1921**	**0.0222**		**504.7474**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0225	0.7661	0.1860	2.0200e-003	0.0512	1.5600e-003	0.0528	0.0147	1.5000e-003	0.0162		216.5950	216.5950	0.0134		216.9298
Worker	0.1046	0.0682	0.9387	2.7800e-003	0.2794	2.0700e-003	0.2815	0.0741	1.9000e-003	0.0760		276.7246	276.7246	7.4600e-003		276.9110
Total	**0.1271**	**0.8344**	**1.1247**	**4.8000e-003**	**0.3306**	**3.6300e-003**	**0.3343**	**0.0889**	**3.4000e-003**	**0.0922**		**493.3196**	**493.3196**	**0.0209**		**493.8409**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0225	0.7661	0.1860	2.0200e-003	0.0512	1.5600e-003	0.0528	0.0147	1.5000e-003	0.0162		216.5950	216.5950	0.0134		216.9298
Worker	0.1046	0.0682	0.9387	2.7800e-003	0.2794	2.0700e-003	0.2815	0.0741	1.9000e-003	0.0760		276.7246	276.7246	7.4600e-003		276.9110
Total	**0.1271**	**0.8344**	**1.1247**	**4.8000e-003**	**0.3306**	**3.6300e-003**	**0.3343**	**0.0889**	**3.4000e-003**	**0.0922**		**493.3196**	**493.3196**	**0.0209**		**493.8409**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0211	0.7277	0.1761	2.0000e-003	0.0512	1.3600e-003	0.0526	0.0147	1.3000e-003	0.0160		214.6962	214.6962	0.0129		215.0195
Worker	0.0982	0.0617	0.8680	2.6800e-003	0.2794	2.0100e-003	0.2815	0.0741	1.8500e-003	0.0760		266.8158	266.8158	6.7400e-003		266.9844
Total	**0.1193**	**0.7894**	**1.0442**	**4.6800e-003**	**0.3306**	**3.3700e-003**	**0.3340**	**0.0889**	**3.1500e-003**	**0.0920**		**481.5120**	**481.5120**	**0.0197**		**482.0039**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0211	0.7277	0.1761	2.0000e-003	0.0512	1.3600e-003	0.0526	0.0147	1.3000e-003	0.0160		214.6962	214.6962	0.0129		215.0195
Worker	0.0982	0.0617	0.8680	2.6800e-003	0.2794	2.0100e-003	0.2815	0.0741	1.8500e-003	0.0760		266.8158	266.8158	6.7400e-003		266.9844
Total	**0.1193**	**0.7894**	**1.0442**	**4.6800e-003**	**0.3306**	**3.3700e-003**	**0.3340**	**0.0889**	**3.1500e-003**	**0.0920**		**481.5120**	**481.5120**	**0.0197**		**482.0039**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.0733					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**1.2778**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0196	0.0123	0.1736	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3632	53.3632	1.3500e-003		53.3969
Total	**0.0196**	**0.0123**	**0.1736**	**5.4000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**53.3632**	**53.3632**	**1.3500e-003**		**53.3969**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	1.0733					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**1.2778**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0196	0.0123	0.1736	5.4000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152		53.3632	53.3632	1.3500e-003		53.3969
Total	**0.0196**	**0.0123**	**0.1736**	**5.4000e-004**	**0.0559**	**4.0000e-004**	**0.0563**	**0.0148**	**3.7000e-004**	**0.0152**		**53.3632**	**53.3632**	**1.3500e-003**		**53.3969**

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**		**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0444	0.6250	1.9300e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		192.1074	192.1074	4.8500e-003		192.2287
Total	**0.0707**	**0.0444**	**0.6250**	**1.9300e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**192.1074**	**192.1074**	**4.8500e-003**		**192.2287**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**	**0.0000**	**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0707	0.0444	0.6250	1.9300e-003	0.2012	1.4500e-003	0.2026	0.0534	1.3300e-003	0.0547		192.1074	192.1074	4.8500e-003		192.2287
Total	**0.0707**	**0.0444**	**0.6250**	**1.9300e-003**	**0.2012**	**1.4500e-003**	**0.2026**	**0.0534**	**1.3300e-003**	**0.0547**		**192.1074**	**192.1074**	**4.8500e-003**		**192.2287**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4225	1.6553	3.7362	0.0130	1.0352	9.4900e-003	1.0446	0.2769	8.8200e-003	0.2857		1,327.6896	1,327.6896	0.0662		1,329.3436
Unmitigated	0.5088	2.1006	6.1396	0.0234	1.9783	0.0163	1.9946	0.5292	0.0152	0.5444		2,381.3873	2,381.3873	0.1075		2,384.0751

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	66.50	63.90	58.60	222,115	116,224
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	294.12	294.84	214.20	674,823	353,108
Total	360.62	358.74	272.80	896,938	469,332

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Enclosed Parking with Elevator	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869
Hotel	0.552712	0.042774	0.202769	0.116939	0.015078	0.005847	0.021692	0.031910	0.002110	0.001769	0.004822	0.000710	0.000869

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279
NaturalGas Unmitigated	0.0156	0.1397	0.1058	8.5000e-004		0.0108	0.0108		0.0108	0.0108		169.7193	169.7193	3.2500e-003	3.1100e-003	170.7279

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	300.772	3.2400e-003	0.0277	0.0118	1.8000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003		35.3850	35.3850	6.8000e-004	6.5000e-004	35.5952
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1141.84	0.0123	0.1120	0.0940	6.7000e-004		8.5100e-003	8.5100e-003		8.5100e-003	8.5100e-003		134.3344	134.3344	2.5700e-003	2.4600e-003	135.1327
Total		**0.0156**	**0.1397**	**0.1058**	**8.5000e-004**		**0.0108**	**0.0108**		**0.0108**	**0.0108**		**169.7193**	**169.7193**	**3.2500e-003**	**3.1100e-003**	**170.7279**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.300772	3.2400e-003	0.0277	0.0118	1.8000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003		35.3850	35.3850	6.8000e-004	6.5000e-004	35.5952
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.14184	0.0123	0.1120	0.0940	6.7000e-004		8.5100e-003	8.5100e-003		8.5100e-003	8.5100e-003		134.3344	134.3344	2.5700e-003	2.4600e-003	135.1327
Total		**0.0156**	**0.1397**	**0.1058**	**8.5000e-004**		**0.0108**	**0.0108**		**0.0108**	**0.0108**		**169.7193**	**169.7193**	**3.2500e-003**	**3.1100e-003**	**170.7279**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436
Unmitigated	0.5895	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003	0.0000	1.5065	1.5065	1.4800e-003	0.0000	1.5436

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5249					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0258	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003		1.5065	1.5065	1.4800e-003		1.5436
Total	**0.5895**	**9.6000e-003**	**0.8350**	**4.0000e-005**		**4.6000e-003**	**4.6000e-003**		**4.6000e-003**	**4.6000e-003**	**0.0000**	**1.5065**	**1.5065**	**1.4800e-003**	**0.0000**	**1.5436**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5249					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0258	9.6000e-003	0.8350	4.0000e-005		4.6000e-003	4.6000e-003		4.6000e-003	4.6000e-003		1.5065	1.5065	1.4800e-003		1.5436
Total	**0.5895**	**9.6000e-003**	**0.8350**	**4.0000e-005**		**4.6000e-003**	**4.6000e-003**		**4.6000e-003**	**4.6000e-003**	**0.0000**	**1.5065**	**1.5065**	**1.4800e-003**	**0.0000**	**1.5436**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

1524-1530 N Western Ave Existing Uses

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	2.00	Dwelling Unit	0.13	2,280.00	6

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted per 2030 RPS

Land Use - Based on Assessor info

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Historical data due to age of building

Solid Waste - Adjusted for City's diversion rate (76%)

Mobile Land Use Mitigation - 250 feet from bus stop and 0.1 mi from downtown

Fleet Mix -

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	2,000.00	2,280.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	0.92	0.44

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.0944	0.8374	0.5013	7.0000e-004	2.7500e-003	0.0581	0.0609	9.0000e-004	0.0537	0.0546	0.0000	66.2797	66.2797	0.0185	0.0000	66.7433
Maximum	**0.0944**	**0.8374**	**0.5013**	**7.0000e-004**	**2.7500e-003**	**0.0581**	**0.0609**	**9.0000e-004**	**0.0537**	**0.0546**	**0.0000**	**66.2797**	**66.2797**	**0.0185**	**0.0000**	**66.7433**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.0944	0.8374	0.5013	7.0000e-004	2.7500e-003	0.0581	0.0609	9.0000e-004	0.0537	0.0546	0.0000	66.2796	66.2796	0.0185	0.0000	66.7432
Maximum	**0.0944**	**0.8374**	**0.5013**	**7.0000e-004**	**2.7500e-003**	**0.0581**	**0.0609**	**9.0000e-004**	**0.0537**	**0.0546**	**0.0000**	**66.2796**	**66.2796**	**0.0185**	**0.0000**	**66.7432**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-1-2015	4-30-2015	0.4895	0.4895
2	5-1-2015	7-31-2015	0.4406	0.4406
		Highest	0.4895	0.4895

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Energy	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	3.6221	3.6221	8.0000e-005	4.0000e-005	3.6359
Mobile	2.1900e-003	0.0120	0.0295	1.4000e-004	0.0147	9.0000e-005	0.0148	3.9300e-003	8.0000e-005	4.0100e-003	0.0000	13.1265	13.1265	5.2000e-004	0.0000	13.1396
Waste						0.0000	0.0000		0.0000	0.0000	0.0893	0.0000	0.0893	5.2800e-003	0.0000	0.2213
Water						0.0000	0.0000		0.0000	0.0000	0.0413	0.6185	0.6598	4.2600e-003	1.0000e-004	0.7973
Total	**0.0185**	**0.0141**	**0.0633**	**1.8000e-004**	**0.0147**	**2.2200e-003**	**0.0169**	**3.9300e-003**	**2.2100e-003**	**6.1400e-003**	**0.3431**	**17.8090**	**18.1521**	**0.0108**	**1.5000e-004**	**18.4693**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Energy	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	3.6221	3.6221	8.0000e-005	4.0000e-005	3.6359
Mobile	1.7900e-003	9.9200e-003	0.0200	9.0000e-005	9.0600e-003	6.0000e-005	9.1200e-003	2.4300e-003	5.0000e-005	2.4800e-003	0.0000	8.4201	8.4201	3.6000e-004	0.0000	8.4290
Waste						0.0000	0.0000		0.0000	0.0000	0.0893	0.0000	0.0893	5.2800e-003	0.0000	0.2213
Water						0.0000	0.0000		0.0000	0.0000	0.0413	0.6185	0.6598	4.2600e-003	1.0000e-004	0.7973
Total	**0.0181**	**0.0120**	**0.0538**	**1.3000e-004**	**9.0600e-003**	**2.1900e-003**	**0.0113**	**2.4300e-003**	**2.1800e-003**	**4.6100e-003**	**0.3431**	**13.1026**	**13.4457**	**0.0107**	**1.5000e-004**	**13.7588**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**2.17**	**14.73**	**14.93**	**27.78**	**38.20**	**1.35**	**33.35**	**38.17**	**1.36**	**24.92**	**0.00**	**26.43**	**25.93**	**1.48**	**0.00**	**25.50**

3.0 Construction Detail

Construction Phase

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2015	2/13/2015	5	10	
2	Site Preparation	Site Preparation	2/14/2015	2/16/2015	5	1	
3	Grading	Grading	2/17/2015	2/18/2015	5	2	
4	Building Construction	Building Construction	2/19/2015	7/8/2015	5	100	
5	Paving	Paving	7/9/2015	7/15/2015	5	5	
6	Architectural Coating	Architectural Coating	7/16/2015	7/22/2015	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 4,617; Residential Outdoor: 1,539; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

1524-1530 N Western Ave Existing Uses - South Coast Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

3.3 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**2.7000e-004**	**2.6000e-004**	**5.3000e-004**	**3.0000e-005**	**2.4000e-004**	**2.7000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**2.7000e-004**	**2.6000e-004**	**5.3000e-004**	**3.0000e-005**	**2.4000e-004**	**2.7000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

3.4 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**7.5000e-004**	**8.8000e-004**	**1.6300e-003**	**4.1000e-004**	**8.4000e-004**	**1.2500e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**8.0000e-005**	**7.0000e-005**	**6.9000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.1140**	**0.1140**	**1.0000e-005**	**0.0000**	**0.1142**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**7.5000e-004**	**8.8000e-004**	**1.6300e-003**	**4.1000e-004**	**8.4000e-004**	**1.2500e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**8.0000e-005**	**7.0000e-005**	**6.9000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.1140**	**0.1140**	**1.0000e-005**	**0.0000**	**0.1142**

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7576
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7576**

3.5 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7575
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7575**

3.5 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**3.8000e-004**	**3.3000e-004**	**3.4500e-003**	**1.0000e-005**	**5.5000e-004**	**1.0000e-005**	**5.5000e-004**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**0.5702**	**0.5702**	**3.0000e-005**	**0.0000**	**0.5708**

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	7.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**8.1500e-003**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	7.1300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**8.1500e-003**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.7900e-003	9.9200e-003	0.0200	9.0000e-005	9.0600e-003	6.0000e-005	9.1200e-003	2.4300e-003	5.0000e-005	2.4800e-003	0.0000	8.4201	8.4201	3.6000e-004	0.0000	8.4290
Unmitigated	2.1900e-003	0.0120	0.0295	1.4000e-004	0.0147	9.0000e-005	0.0148	3.9300e-003	8.0000e-005	4.0100e-003	0.0000	13.1265	13.1265	5.2000e-004	0.0000	13.1396

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	11.62	11.34	9.68	38,624	23,868
Total	11.62	11.34	9.68	38,624	23,868

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1158	2.1158	5.0000e-005	1.0000e-005	2.1206
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1158	2.1158	5.0000e-005	1.0000e-005	2.1206
NaturalGas Mitigated	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
NaturalGas Unmitigated	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	28226.8	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
Total		**1.5000e-004**	**1.3000e-003**	**5.5000e-004**	**1.0000e-005**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**	**0.0000**	**1.5063**	**1.5063**	**3.0000e-005**	**3.0000e-005**	**1.5152**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	28226.8	1.5000e-004	1.3000e-003	5.5000e-004	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5063	1.5063	3.0000e-005	3.0000e-005	1.5152
Total		**1.5000e-004**	**1.3000e-003**	**5.5000e-004**	**1.0000e-005**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**	**0.0000**	**1.5063**	**1.5063**	**3.0000e-005**	**3.0000e-005**	**1.5152**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	8926.54	2.1158	5.0000e-005	1.0000e-005	2.1206
Total		**2.1158**	**5.0000e-005**	**1.0000e-005**	**2.1206**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	8926.54	2.1158	5.0000e-005	1.0000e-005	2.1206
Total		**2.1158**	**5.0000e-005**	**1.0000e-005**	**2.1206**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753
Unmitigated	0.0161	7.6000e-004	0.0333	3.0000e-005		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003	0.2124	0.4419	0.6544	6.7000e-004	1.0000e-005	0.6753

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.5500e-003	5.2000e-004	0.0127	3.0000e-005		1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003	0.2124	0.4082	0.6207	6.3000e-004	1.0000e-005	0.6408
Landscaping	6.2000e-004	2.4000e-004	0.0206	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	0.0337	0.0337	3.0000e-005	0.0000	0.0345
Total	**0.0161**	**7.6000e-004**	**0.0333**	**3.0000e-005**		**2.0200e-003**	**2.0200e-003**		**2.0200e-003**	**2.0200e-003**	**0.2124**	**0.4419**	**0.6544**	**6.6000e-004**	**1.0000e-005**	**0.6753**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.5500e-003	5.2000e-004	0.0127	3.0000e-005		1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003	0.2124	0.4082	0.6207	6.3000e-004	1.0000e-005	0.6408
Landscaping	6.2000e-004	2.4000e-004	0.0206	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	0.0337	0.0337	3.0000e-005	0.0000	0.0345
Total	**0.0161**	**7.6000e-004**	**0.0333**	**3.0000e-005**		**2.0200e-003**	**2.0200e-003**		**2.0200e-003**	**2.0200e-003**	**0.2124**	**0.4419**	**0.6544**	**6.6000e-004**	**1.0000e-005**	**0.6753**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.6598	4.2600e-003	1.0000e-004	0.7973
Unmitigated	0.6598	4.2600e-003	1.0000e-004	0.7973

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.130308 / 0.0821507	0.6598	4.2600e-003	1.0000e-004	0.7973
Total		**0.6598**	**4.2600e-003**	**1.0000e-004**	**0.7973**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	0.130308 / 0.0821507	0.6598	4.2600e-003	1.0000e-004	0.7973
Total		**0.6598**	**4.2600e-003**	**1.0000e-004**	**0.7973**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0893	5.2800e-003	0.0000	0.2213
Unmitigated	0.0893	5.2800e-003	0.0000	0.2213

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	0.44	0.0893	5.2800e-003	0.0000	0.2213
Total		**0.0893**	**5.2800e-003**	**0.0000**	**0.2213**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	0.44	0.0893	5.2800e-003	0.0000	0.2213
Total		**0.0893**	**5.2800e-003**	**0.0000**	**0.2213**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

N2O Operational GHG Emission Mobile Calculations

Project Code & Title: Sapphire Hotel Project- Existing Uses

Vehicle Population Breakdown*	
13012853	Gasoline vehicles
689595	Diesel vehicles
95.0%	Gasoline vehicle %
5.0%	Diesel vehicle %

VMT per Vehicle Type	
23868	Project VMT (CalEEMod output)
22667	Gasoline vehicle VMT
1201	Diesel vehicle VMT

Gasoline Vehicles	
95.0%	Gasoline vehicle %
0.00941	Tons per year mobile NOX emissions (annual output in CalEEMod)
0.01	Gasoline vehicle tons per year NOX emissions
0.0023	Tons per year N2O emissions for gasoline vehicles**
0.0021	Metric tons per year N2O emissions for gasoline vehicles

Diesel Vehicles	
1.60	grams N2O per gallon of fuel for diesel vehicles**
23.24	Diesel average miles per gallon*
0.06885	grams per mile N2O for diesel vehicles
82.7	grams per year N2O for diesel vehicles
0.0000827	Metric tons per year N2O emissions for diesel vehicles

CO2e Emissions from N2O	
0.0022	Metric tons per year from gasoline + diesel vehicles
298	GWP of N2O***
0.6	**CO2e emissions per year from N2O emissions from gasoline + diesel vehicles**

Sources
***Vehicle population source:** EMFAC2017 (v1.0.2) Emissions Inventory Region Type: Air District Region: SOUTH COAST AQMD Calendar Year: 2030 Season: Annual Vehicle Classification: EMFAC2011 Categories ****Methodology source:** EMFAC2017 Volume III - Technical Documentation https://www.arb.ca.gov/msei/emfac2011-faq.htm *****GWP source:** Intergovernmental Panel on Climate Change (IPCC). 2007. AR4 Climate Change 2007: The Physical Science Basis. Contrbution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change.

1524-1530 N. Western Ave

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	60.00	Space	0.00	24,000.00	0
Hotel	36.00	Room	0.33	17,380.00	0
Apartments Mid Rise	10.00	Dwelling Unit	0.00	8,700.00	29

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2030
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	522.55	**CH4 Intensity (lb/MWhr)**	0.012	**N2O Intensity (lb/MWhr)**	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Updated per 2030 RPS

Land Use - Per project plans

Construction Phase - Per client provided info

Demolition -

Grading - Per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assume no fireplaces

Area Coating - SCAQMD Rule 1113

Energy Use - 2019 Title 24- 30% reduction in nonresidential uses

Water And Wastewater - Aerobic only; 20% reduction in indoor water use per 2016 CALGreen

Solid Waste - Adjusted for City's diversion rate of 76%

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - net increase of 8 du and 12 jobs

Area Mitigation - SCAQMD Rule 1113

Energy Mitigation - Per client provided info

Water Mitigation - Per client provided info

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True

tblConstructionPhase	NumDays	5.00	132.00
tblConstructionPhase	NumDays	100.00	456.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	24.00
tblConstructionPhase	NumDays	5.00	11.00
tblConstructionPhase	NumDays	1.00	6.00
tblEnergyUse	T24E	2.55	1.79
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	8.50	0.00
tblFireplaces	NumberNoFireplace	1.00	10.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	4,000.00
tblLandUse	LandUseSquareFeet	52,272.00	17,380.00
tblLandUse	LandUseSquareFeet	10,000.00	8,700.00
tblLandUse	LotAcreage	0.54	0.00
tblLandUse	LotAcreage	1.20	0.33
tblLandUse	LotAcreage	0.26	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.012
tblProjectCharacteristics	CO2IntensityFactor	1227.89	522.55
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	4.60	2.21
tblSolidWaste	SolidWasteGenerationRate	19.71	9.46
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00

tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	651,540.26	521,232.21
tblWater	IndoorWaterUseRate	913,203.72	730,562.98
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0440	0.4869	0.3722	9.0000e-004	0.0255	0.0216	0.0471	9.1400e-003	0.0203	0.0294	0.0000	82.2619	82.2619	0.0135	0.0000	82.6003
2021	0.1177	1.1537	1.0874	2.0900e-003	0.0424	0.0589	0.1013	0.0114	0.0542	0.0656	0.0000	187.1669	187.1669	0.0447	0.0000	188.2847
2022	0.1540	0.7534	0.8238	1.5800e-003	0.0307	0.0371	0.0678	8.2400e-003	0.0346	0.0428	0.0000	139.9450	139.9450	0.0301	0.0000	140.6962
Maximum	**0.1540**	**1.1537**	**1.0874**	**2.0900e-003**	**0.0424**	**0.0589**	**0.1013**	**0.0114**	**0.0542**	**0.0656**	**0.0000**	**187.1669**	**187.1669**	**0.0447**	**0.0000**	**188.2847**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0440	0.4869	0.3722	9.0000e-004	0.0195	0.0216	0.0411	6.2900e-003	0.0203	0.0265	0.0000	82.2619	82.2619	0.0135	0.0000	82.6003
2021	0.1177	1.1537	1.0874	2.0900e-003	0.0424	0.0589	0.1013	0.0114	0.0542	0.0656	0.0000	187.1667	187.1667	0.0447	0.0000	188.2846
2022	0.1540	0.7534	0.8238	1.5800e-003	0.0307	0.0371	0.0678	8.2400e-003	0.0346	0.0428	0.0000	139.9449	139.9449	0.0301	0.0000	140.6960
Maximum	**0.1540**	**1.1537**	**1.0874**	**2.0900e-003**	**0.0424**	**0.0589**	**0.1013**	**0.0114**	**0.0542**	**0.0656**	**0.0000**	**187.1667**	**187.1667**	**0.0447**	**0.0000**	**188.2846**

1524-1530 N. Western Ave - South Coast Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**6.05**	**0.00**	**2.76**	**9.90**	**0.00**	**2.07**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-1-2020**	**11-30-2020**	0.3942	0.3942
2	**12-1-2020**	**2-28-2021**	0.3247	0.3247
3	**3-1-2021**	**5-31-2021**	0.3196	0.3196
4	**6-1-2021**	**8-31-2021**	0.3194	0.3194
5	**9-1-2021**	**11-30-2021**	0.3163	0.3163
6	**12-1-2021**	**2-28-2022**	0.2898	0.2898
7	**3-1-2022**	**5-31-2022**	0.3300	0.3300
8	**6-1-2022**	**8-31-2022**	0.3499	0.3499
9	**9-1-2022**	**9-30-2022**	0.0291	0.0291
		Highest	0.3942	0.3942

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1061	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Energy	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	99.1371	99.1371	2.1700e-003	9.2000e-004	99.4664
Mobile	0.0595	0.3281	0.7194	3.3400e-003	0.3406	2.0700e-003	0.3426	0.0912	1.9300e-003	0.0931	0.0000	310.9220	310.9220	0.0128	0.0000	311.2423
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.4429	5.2123	5.6552	1.6400e-003	9.9000e-004	5.9922
Total	**0.1684**	**0.3548**	**0.8428**	**3.5000e-003**	**0.3406**	**4.6100e-003**	**0.3452**	**0.0912**	**4.4700e-003**	**0.0957**	**2.8118**	**415.4422**	**418.2540**	**0.1568**	**1.9100e-003**	**422.7448**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1061	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Energy	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	98.3417	98.3417	2.1500e-003	9.2000e-004	98.6692
Mobile	0.0481	0.2682	0.4455	1.8700e-003	0.1782	1.2200e-003	0.1794	0.0477	1.1300e-003	0.0489	0.0000	174.5309	174.5309	8.0200e-003	0.0000	174.7315
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.3543	4.3573	4.7116	1.3200e-003	8.0000e-004	4.9817
Total	**0.1570**	**0.2949**	**0.5689**	**2.0300e-003**	**0.1782**	**3.7600e-003**	**0.1820**	**0.0477**	**3.6700e-003**	**0.0514**	**2.7232**	**277.4008**	**280.1240**	**0.1517**	**1.7200e-003**	**284.4262**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**6.79**	**16.89**	**32.49**	**42.00**	**47.67**	**18.44**	**47.29**	**47.67**	**17.90**	**46.29**	**3.15**	**33.23**	**33.03**	**3.27**	**9.95**	**32.72**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	10/1/2020	5	23	
2	Site Preparation	Site Preparation	10/2/2020	10/9/2020	5	6	
3	Grading	Grading	10/12/2020	11/12/2020	5	24	
4	Building Construction	Building Construction	11/13/2020	8/12/2022	5	456	
5	Architectural Coating	Architectural Coating	4/14/2022	10/14/2022	5	132	
6	Paving	Paving	8/15/2022	8/29/2022	5	11	

Acres of Grading (Site Preparation Phase): 3

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 26,070; Non-Residential Outdoor: 8,690; Striped Parking Area: 1,440 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	225.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.9700e-003	0.0905	0.0877	1.4000e-004		5.3700e-003	5.3700e-003		5.1300e-003	5.1300e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0253
Total	**9.9700e-003**	**0.0905**	**0.0877**	**1.4000e-004**		**5.3700e-003**	**5.3700e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**11.9687**	**11.9687**	**2.2600e-003**	**0.0000**	**12.0253**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.1000e-004	0.0324	6.7100e-003	9.0000e-005	1.9300e-003	1.0000e-004	2.0400e-003	5.3000e-004	1.0000e-004	6.3000e-004	0.0000	8.5357	8.5357	6.2000e-004	0.0000	8.5512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.3600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.1369	1.1369	3.0000e-005	0.0000	1.1377
Total	**1.4200e-003**	**0.0328**	**0.0111**	**1.0000e-004**	**3.1900e-003**	**1.1000e-004**	**3.3100e-003**	**8.7000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**9.6726**	**9.6726**	**6.5000e-004**	**0.0000**	**9.6889**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.9700e-003	0.0905	0.0877	1.4000e-004		5.3700e-003	5.3700e-003		5.1300e-003	5.1300e-003	0.0000	11.9687	11.9687	2.2600e-003	0.0000	12.0252
Total	**9.9700e-003**	**0.0905**	**0.0877**	**1.4000e-004**		**5.3700e-003**	**5.3700e-003**		**5.1300e-003**	**5.1300e-003**	**0.0000**	**11.9687**	**11.9687**	**2.2600e-003**	**0.0000**	**12.0252**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.1000e-004	0.0324	6.7100e-003	9.0000e-005	1.9300e-003	1.0000e-004	2.0400e-003	5.3000e-004	1.0000e-004	6.3000e-004	0.0000	8.5357	8.5357	6.2000e-004	0.0000	8.5512
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.1000e-004	3.9000e-004	4.3600e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.1369	1.1369	3.0000e-005	0.0000	1.1377
Total	**1.4200e-003**	**0.0328**	**0.0111**	**1.0000e-004**	**3.1900e-003**	**1.1000e-004**	**3.3100e-003**	**8.7000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**9.6726**	**9.6726**	**6.5000e-004**	**0.0000**	**9.6889**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.5900e-003	0.0000	1.5900e-003	1.7000e-004	0.0000	1.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0600e-003	0.0253	0.0123	3.0000e-005		1.0100e-003	1.0100e-003		9.3000e-004	9.3000e-004	0.0000	2.5678	2.5678	8.3000e-004	0.0000	2.5885
Total	**2.0600e-003**	**0.0253**	**0.0123**	**3.0000e-005**	**1.5900e-003**	**1.0100e-003**	**2.6000e-003**	**1.7000e-004**	**9.3000e-004**	**1.1000e-003**	**0.0000**	**2.5678**	**2.5678**	**8.3000e-004**	**0.0000**	**2.5885**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.7000e-004	0.0000	1.6000e-004	0.0000	1.7000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1484
Total	**7.0000e-005**	**5.0000e-005**	**5.7000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.7000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1483**	**0.1483**	**0.0000**	**0.0000**	**0.1484**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.2000e-004	0.0000	7.2000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0600e-003	0.0253	0.0123	3.0000e-005		1.0100e-003	1.0100e-003		9.3000e-004	9.3000e-004	0.0000	2.5678	2.5678	8.3000e-004	0.0000	2.5885
Total	**2.0600e-003**	**0.0253**	**0.0123**	**3.0000e-005**	**7.2000e-004**	**1.0100e-003**	**1.7300e-003**	**8.0000e-005**	**9.3000e-004**	**1.0100e-003**	**0.0000**	**2.5678**	**2.5678**	**8.3000e-004**	**0.0000**	**2.5885**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.7000e-004	0.0000	1.6000e-004	0.0000	1.7000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1483	0.1483	0.0000	0.0000	0.1484
Total	**7.0000e-005**	**5.0000e-005**	**5.7000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.7000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1483**	**0.1483**	**0.0000**	**0.0000**	**0.1484**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.2600e-003	0.0000	9.2600e-003	5.0000e-003	0.0000	5.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0104	0.0945	0.0915	1.4000e-004		5.6100e-003	5.6100e-003		5.3500e-003	5.3500e-003	0.0000	12.4891	12.4891	2.3600e-003	0.0000	12.5481
Total	**0.0104**	**0.0945**	**0.0915**	**1.4000e-004**	**9.2600e-003**	**5.6100e-003**	**0.0149**	**5.0000e-003**	**5.3500e-003**	**0.0104**	**0.0000**	**12.4891**	**12.4891**	**2.3600e-003**	**0.0000**	**12.5481**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0100e-003	0.0719	0.0149	1.9000e-004	4.3000e-003	2.3000e-004	4.5200e-003	1.1800e-003	2.2000e-004	1.4000e-003	0.0000	18.9683	18.9683	1.3700e-003	0.0000	19.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.1000e-004	4.5500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.1864	1.1864	3.0000e-005	0.0000	1.1872
Total	**2.5400e-003**	**0.0723**	**0.0195**	**2.0000e-004**	**5.6200e-003**	**2.4000e-004**	**5.8500e-003**	**1.5300e-003**	**2.3000e-004**	**1.7600e-003**	**0.0000**	**20.1546**	**20.1546**	**1.4000e-003**	**0.0000**	**20.1898**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.1700e-003	0.0000	4.1700e-003	2.2500e-003	0.0000	2.2500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0104	0.0945	0.0915	1.4000e-004		5.6100e-003	5.6100e-003		5.3500e-003	5.3500e-003	0.0000	12.4890	12.4890	2.3600e-003	0.0000	12.5481
Total	**0.0104**	**0.0945**	**0.0915**	**1.4000e-004**	**4.1700e-003**	**5.6100e-003**	**9.7800e-003**	**2.2500e-003**	**5.3500e-003**	**7.6000e-003**	**0.0000**	**12.4890**	**12.4890**	**2.3600e-003**	**0.0000**	**12.5481**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0100e-003	0.0719	0.0149	1.9000e-004	4.3000e-003	2.3000e-004	4.5200e-003	1.1800e-003	2.2000e-004	1.4000e-003	0.0000	18.9683	18.9683	1.3700e-003	0.0000	19.0026
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.1000e-004	4.5500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.1864	1.1864	3.0000e-005	0.0000	1.1872
Total	**2.5400e-003**	**0.0723**	**0.0195**	**2.0000e-004**	**5.6200e-003**	**2.4000e-004**	**5.8500e-003**	**1.5300e-003**	**2.3000e-004**	**1.7600e-003**	**0.0000**	**20.1546**	**20.1546**	**1.4000e-003**	**0.0000**	**20.1898**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0151	0.1549	0.1293	2.0000e-004		9.1400e-003	9.1400e-003		8.4100e-003	8.4100e-003	0.0000	17.5106	17.5106	5.6600e-003	0.0000	17.6522
Total	**0.0151**	**0.1549**	**0.1293**	**2.0000e-004**		**9.1400e-003**	**9.1400e-003**		**8.4100e-003**	**8.4100e-003**	**0.0000**	**17.5106**	**17.5106**	**5.6600e-003**	**0.0000**	**17.6522**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7000e-004	0.0150	3.7900e-003	4.0000e-005	8.8000e-004	7.0000e-005	9.6000e-004	2.5000e-004	7.0000e-005	3.2000e-004	0.0000	3.4251	3.4251	2.3000e-004	0.0000	3.4308
Worker	1.9500e-003	1.5000e-003	0.0166	5.0000e-005	4.8000e-003	4.0000e-005	4.8400e-003	1.2700e-003	3.0000e-005	1.3100e-003	0.0000	4.3253	4.3253	1.2000e-004	0.0000	4.3284
Total	**2.4200e-003**	**0.0165**	**0.0204**	**9.0000e-005**	**5.6800e-003**	**1.1000e-004**	**5.8000e-003**	**1.5200e-003**	**1.0000e-004**	**1.6300e-003**	**0.0000**	**7.7503**	**7.7503**	**3.5000e-004**	**0.0000**	**7.7592**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0151	0.1549	0.1293	2.0000e-004		9.1400e-003	9.1400e-003		8.4100e-003	8.4100e-003	0.0000	17.5106	17.5106	5.6600e-003	0.0000	17.6522
Total	**0.0151**	**0.1549**	**0.1293**	**2.0000e-004**		**9.1400e-003**	**9.1400e-003**		**8.4100e-003**	**8.4100e-003**	**0.0000**	**17.5106**	**17.5106**	**5.6600e-003**	**0.0000**	**17.6522**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7000e-004	0.0150	3.7900e-003	4.0000e-005	8.8000e-004	7.0000e-005	9.6000e-004	2.5000e-004	7.0000e-005	3.2000e-004	0.0000	3.4251	3.4251	2.3000e-004	0.0000	3.4308
Worker	1.9500e-003	1.5000e-003	0.0166	5.0000e-005	4.8000e-003	4.0000e-005	4.8400e-003	1.2700e-003	3.0000e-005	1.3100e-003	0.0000	4.3253	4.3253	1.2000e-004	0.0000	4.3284
Total	**2.4200e-003**	**0.0165**	**0.0204**	**9.0000e-005**	**5.6800e-003**	**1.1000e-004**	**5.8000e-003**	**1.5200e-003**	**1.0000e-004**	**1.6300e-003**	**0.0000**	**7.7503**	**7.7503**	**3.5000e-004**	**0.0000**	**7.7592**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1011	1.0420	0.9479	1.4900e-003		0.0584	0.0584		0.0537	0.0537	0.0000	130.6071	130.6071	0.0422	0.0000	131.6631
Total	**0.1011**	**1.0420**	**0.9479**	**1.4900e-003**		**0.0584**	**0.0584**		**0.0537**	**0.0537**	**0.0000**	**130.6071**	**130.6071**	**0.0422**	**0.0000**	**131.6631**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-003	0.1016	0.0257	2.6000e-004	6.5800e-003	2.1000e-004	6.7900e-003	1.9000e-003	2.0000e-004	2.1000e-003	0.0000	25.3490	25.3490	1.6300e-003	0.0000	25.3899
Worker	0.0136	0.0101	0.1139	3.5000e-004	0.0358	2.7000e-004	0.0361	9.5100e-003	2.5000e-004	9.7500e-003	0.0000	31.2108	31.2108	8.4000e-004	0.0000	31.2318
Total	**0.0166**	**0.1116**	**0.1395**	**6.1000e-004**	**0.0424**	**4.8000e-004**	**0.0429**	**0.0114**	**4.5000e-004**	**0.0119**	**0.0000**	**56.5598**	**56.5598**	**2.4700e-003**	**0.0000**	**56.6216**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1011	1.0420	0.9479	1.4900e-003		0.0584	0.0584		0.0537	0.0537	0.0000	130.6069	130.6069	0.0422	0.0000	131.6630
Total	**0.1011**	**1.0420**	**0.9479**	**1.4900e-003**		**0.0584**	**0.0584**		**0.0537**	**0.0537**	**0.0000**	**130.6069**	**130.6069**	**0.0422**	**0.0000**	**131.6630**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0000e-003	0.1016	0.0257	2.6000e-004	6.5800e-003	2.1000e-004	6.7900e-003	1.9000e-003	2.0000e-004	2.1000e-003	0.0000	25.3490	25.3490	1.6300e-003	0.0000	25.3899
Worker	0.0136	0.0101	0.1139	3.5000e-004	0.0358	2.7000e-004	0.0361	9.5100e-003	2.5000e-004	9.7500e-003	0.0000	31.2108	31.2108	8.4000e-004	0.0000	31.2318
Total	**0.0166**	**0.1116**	**0.1395**	**6.1000e-004**	**0.0424**	**4.8000e-004**	**0.0429**	**0.0114**	**4.5000e-004**	**0.0119**	**0.0000**	**56.5598**	**56.5598**	**2.4700e-003**	**0.0000**	**56.6216**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0549	0.5621	0.5722	9.1000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	80.1182	80.1182	0.0259	0.0000	80.7660
Total	**0.0549**	**0.5621**	**0.5722**	**9.1000e-004**		**0.0298**	**0.0298**		**0.0274**	**0.0274**	**0.0000**	**80.1182**	**80.1182**	**0.0259**	**0.0000**	**80.7660**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7300e-003	0.0591	0.0149	1.6000e-004	4.0300e-003	1.1000e-004	4.1400e-003	1.1600e-003	1.1000e-004	1.2700e-003	0.0000	15.4024	15.4024	9.7000e-004	0.0000	15.4265
Worker	7.8100e-003	5.5700e-003	0.0645	2.0000e-004	0.0219	1.6000e-004	0.0221	5.8300e-003	1.5000e-004	5.9800e-003	0.0000	18.4477	18.4477	4.7000e-004	0.0000	18.4594
Total	**9.5400e-003**	**0.0646**	**0.0794**	**3.6000e-004**	**0.0260**	**2.7000e-004**	**0.0262**	**6.9900e-003**	**2.6000e-004**	**7.2500e-003**	**0.0000**	**33.8501**	**33.8501**	**1.4400e-003**	**0.0000**	**33.8859**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0549	0.5621	0.5722	9.1000e-004		0.0298	0.0298		0.0274	0.0274	0.0000	80.1181	80.1181	0.0259	0.0000	80.7659
Total	**0.0549**	**0.5621**	**0.5722**	**9.1000e-004**		**0.0298**	**0.0298**		**0.0274**	**0.0274**	**0.0000**	**80.1181**	**80.1181**	**0.0259**	**0.0000**	**80.7659**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.7300e-003	0.0591	0.0149	1.6000e-004	4.0300e-003	1.1000e-004	4.1400e-003	1.1600e-003	1.1000e-004	1.2700e-003	0.0000	15.4024	15.4024	9.7000e-004	0.0000	15.4265
Worker	7.8100e-003	5.5700e-003	0.0645	2.0000e-004	0.0219	1.6000e-004	0.0221	5.8300e-003	1.5000e-004	5.9800e-003	0.0000	18.4477	18.4477	4.7000e-004	0.0000	18.4594
Total	**9.5400e-003**	**0.0646**	**0.0794**	**3.6000e-004**	**0.0260**	**2.7000e-004**	**0.0262**	**6.9900e-003**	**2.6000e-004**	**7.2500e-003**	**0.0000**	**33.8501**	**33.8501**	**1.4400e-003**	**0.0000**	**33.8859**

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.0930	0.1197	2.0000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	16.8515	16.8515	1.1000e-003	0.0000	16.8789
Total	**0.0843**	**0.0930**	**0.1197**	**2.0000e-004**		**5.3900e-003**	**5.3900e-003**		**5.3900e-003**	**5.3900e-003**	**0.0000**	**16.8515**	**16.8515**	**1.1000e-003**	**0.0000**	**16.8789**

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	9.2000e-004	0.0106	3.0000e-005	3.6200e-003	3.0000e-005	3.6500e-003	9.6000e-004	2.0000e-005	9.9000e-004	0.0000	3.0439	3.0439	8.0000e-005	0.0000	3.0458
Total	**1.2900e-003**	**9.2000e-004**	**0.0106**	**3.0000e-005**	**3.6200e-003**	**3.0000e-005**	**3.6500e-003**	**9.6000e-004**	**2.0000e-005**	**9.9000e-004**	**0.0000**	**3.0439**	**3.0439**	**8.0000e-005**	**0.0000**	**3.0458**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0135	0.0930	0.1197	2.0000e-004		5.3900e-003	5.3900e-003		5.3900e-003	5.3900e-003	0.0000	16.8515	16.8515	1.1000e-003	0.0000	16.8789
Total	**0.0843**	**0.0930**	**0.1197**	**2.0000e-004**		**5.3900e-003**	**5.3900e-003**		**5.3900e-003**	**5.3900e-003**	**0.0000**	**16.8515**	**16.8515**	**1.1000e-003**	**0.0000**	**16.8789**

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2900e-003	9.2000e-004	0.0106	3.0000e-005	3.6200e-003	3.0000e-005	3.6500e-003	9.6000e-004	2.0000e-005	9.9000e-004	0.0000	3.0439	3.0439	8.0000e-005	0.0000	3.0458
Total	**1.2900e-003**	**9.2000e-004**	**0.0106**	**3.0000e-005**	**3.6200e-003**	**3.0000e-005**	**3.6500e-003**	**9.6000e-004**	**2.0000e-005**	**9.9000e-004**	**0.0000**	**3.0439**	**3.0439**	**8.0000e-005**	**0.0000**	**3.0458**

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5600e-003	0.0326	0.0387	6.0000e-005		1.6300e-003	1.6300e-003		1.5200e-003	1.5200e-003	0.0000	5.1683	5.1683	1.5100e-003	0.0000	5.2059
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.5600e-003**	**0.0326**	**0.0387**	**6.0000e-005**		**1.6300e-003**	**1.6300e-003**		**1.5200e-003**	**1.5200e-003**	**0.0000**	**5.1683**	**5.1683**	**1.5100e-003**	**0.0000**	**5.2059**

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.8000e-004	3.1900e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9132	0.9132	2.0000e-005	0.0000	0.9137
Total	**3.9000e-004**	**2.8000e-004**	**3.1900e-003**	**1.0000e-005**	**1.0900e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.9132**	**0.9132**	**2.0000e-005**	**0.0000**	**0.9137**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.5600e-003	0.0326	0.0387	6.0000e-005		1.6300e-003	1.6300e-003		1.5200e-003	1.5200e-003	0.0000	5.1683	5.1683	1.5100e-003	0.0000	5.2059
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.5600e-003**	**0.0326**	**0.0387**	**6.0000e-005**		**1.6300e-003**	**1.6300e-003**		**1.5200e-003**	**1.5200e-003**	**0.0000**	**5.1683**	**5.1683**	**1.5100e-003**	**0.0000**	**5.2059**

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	2.8000e-004	3.1900e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.0900e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9132	0.9132	2.0000e-005	0.0000	0.9137
Total	**3.9000e-004**	**2.8000e-004**	**3.1900e-003**	**1.0000e-005**	**1.0900e-003**	**1.0000e-005**	**1.0900e-003**	**2.9000e-004**	**1.0000e-005**	**3.0000e-004**	**0.0000**	**0.9132**	**0.9132**	**2.0000e-005**	**0.0000**	**0.9137**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0481	0.2682	0.4455	1.8700e-003	0.1782	1.2200e-003	0.1794	0.0477	1.1300e-003	0.0489	0.0000	174.5309	174.5309	8.0200e-003	0.0000	174.7315
Unmitigated	0.0595	0.3281	0.7194	3.3400e-003	0.3406	2.0700e-003	0.3426	0.0912	1.9300e-003	0.0931	0.0000	310.9220	310.9220	0.0128	0.0000	311.2423

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	66.50	63.90	58.60	222,115	116,224
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	294.12	294.84	214.20	674,823	353,108
Total	360.62	358.74	272.80	896,938	469,332

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760
Enclosed Parking with Elevator	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760
Hotel	0.554588	0.041680	0.206638	0.111313	0.012826	0.005773	0.022313	0.034878	0.002168	0.001490	0.004854	0.000717	0.000760

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	70.2428	70.2428	1.6100e-003	4.0000e-004	70.4033
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	71.0382	71.0382	1.6300e-003	4.1000e-004	71.2005
NaturalGas Mitigated	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	28.0989	28.0989	5.4000e-004	5.2000e-004	28.2659
NaturalGas Unmitigated	2.8400e-003	0.0255	0.0193	1.5000e-004		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	28.0989	28.0989	5.4000e-004	5.2000e-004	28.2659

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	416772	2.2500e-003	0.0204	0.0172	1.2000e-004		1.5500e-003	1.5500e-003		1.5500e-003	1.5500e-003	0.0000	22.2406	22.2406	4.3000e-004	4.1000e-004	22.3727
Total		**2.8400e-003**	**0.0255**	**0.0193**	**1.5000e-004**		**1.9600e-003**	**1.9600e-003**		**1.9600e-003**	**1.9600e-003**	**0.0000**	**28.0989**	**28.0989**	**5.4000e-004**	**5.2000e-004**	**28.2659**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	416772	2.2500e-003	0.0204	0.0172	1.2000e-004		1.5500e-003	1.5500e-003		1.5500e-003	1.5500e-003	0.0000	22.2406	22.2406	4.3000e-004	4.1000e-004	22.3727
Total		**2.8400e-003**	**0.0255**	**0.0193**	**1.5000e-004**		**1.9600e-003**	**1.9600e-003**		**1.9600e-003**	**1.9600e-003**	**0.0000**	**28.0989**	**28.0989**	**5.4000e-004**	**5.2000e-004**	**28.2659**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	40536.3	9.6081	2.2000e-004	6.0000e-005	9.6301
Enclosed Parking with Elevator	140640	33.3352	7.7000e-004	1.9000e-004	33.4113
Hotel	118532	28.0949	6.5000e-004	1.6000e-004	28.1591
Total		**71.0382**	**1.6400e-003**	**4.1000e-004**	**71.2005**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	39474.7	9.3565	2.1000e-004	5.0000e-005	9.3779
Enclosed Parking with Elevator	140640	33.3352	7.7000e-004	1.9000e-004	33.4113
Hotel	116237	27.5511	6.3000e-004	1.6000e-004	27.6141
Total		**70.2428**	**1.6100e-003**	**4.0000e-004**	**70.4033**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1061	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Unmitigated	0.1061	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.1900e-003	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Total	**0.1061**	**1.2000e-003**	**0.1041**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.7000e-004**	**0.0000**	**0.1750**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.1900e-003	1.2000e-003	0.1041	1.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004	0.0000	0.1708	0.1708	1.7000e-004	0.0000	0.1750
Total	**0.1061**	**1.2000e-003**	**0.1041**	**1.0000e-005**		**5.8000e-004**	**5.8000e-004**		**5.8000e-004**	**5.8000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.7000e-004**	**0.0000**	**0.1750**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.7116	1.3200e-003	8.0000e-004	4.9817
Unmitigated	5.6552	1.6400e-003	9.9000e-004	5.9922

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.410754	2.8748	7.0000e-004	4.2000e-004	3.0163
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.730563 / 0.101467	2.7804	9.5000e-004	5.8000e-004	2.9759
Total		**5.6552**	**1.6500e-003**	**1.0000e-003**	**5.9922**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.416986 / 0.385698	2.4502	5.6000e-004	3.3000e-004	2.5637
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.58445 / 0.0952776	2.2615	7.6000e-004	4.6000e-004	2.4180
Total		**4.7116**	**1.3200e-003**	**7.9000e-004**	**4.9817**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.3689	0.1400	0.0000	5.8689
Unmitigated	2.3689	0.1400	0.0000	5.8689

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

N2O Operational GHG Emission Mobile Calculations

Project Code & Title: Sapphire Hotel Project- Proposed Uses

Vehicle Population Breakdown*	
13012853	Gasoline vehicles
689595	Diesel vehicles
95.0%	Gasoline vehicle %
5.0%	Diesel vehicle %

VMT per Vehicle Type	
469,332	Project VMT (CalEEMod output)
445712	Gasoline vehicle VMT
23620	Diesel vehicle VMT

Gasoline Vehicles	
95.0%	Gasoline vehicle %
0.2682	Tons per year mobile NOX emissions (annual output in CalEEMod)
0.25	Gasoline vehicle tons per year NOX emissions
0.0236	Tons per year N2O emissions for gasoline vehicles**
0.0214	Metric tons per year N2O emissions for gasoline vehicles

Diesel Vehicles	
1.60	grams N2O per gallon of fuel for diesel vehicles**
23.24	Diesel average miles per gallon*
0.06885	grams per mile N2O for diesel vehicles
1626.3	grams per year N2O for diesel vehicles
0.0016263	Metric tons per year N2O emissions for diesel vehicles

CO2e Emissions from N2O	
0.0230	Metric tons per year from gasoline + diesel vehicles
298	GWP of N2O***
6.9	**CO2e emissions per year from N2O emissions from gasoline + diesel vehicles**

Sources
***Vehicle population source:** EMFAC2017 (v1.0.2) Emissions Inventory Region Type: Air District Region: SOUTH COAST AQMD Calendar Year: 2030 Season: Annual Vehicle Classification: EMFAC2011 Categories ****Methodology source:** EMFAC2017 Volume III - Technical Documentation https://www.arb.ca.gov/msei/emfac2011-faq.htm *****GWP source:** Intergovernmental Panel on Climate Change (IPCC). 2007. AR4 Climate Change 2007: The Physical Science Basis. Contrbution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change.

1524-1530 N. Western Ave - Project without Reduction Features

South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	60.00	Space	0.00	24,000.00	0
Hotel	36.00	Room	0.33	17,380.00	0
Apartments Mid Rise	10.00	Dwelling Unit	0.00	8,700.00	29

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	12			**Operational Year**	2016
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	875.28	**CH4 Intensity (lb/MWhr)**	0.021	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

1524-1530 N. Western Ave - Project without Reduction Features - South Coast Air Basin, Annual

Project Characteristics - 2020 RPS

Land Use - Per project plans

Construction Phase - Per client provided info

Demolition -

Grading - Per client provided info

Architectural Coating - SCAQMD Rule 1113

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Assume no fireplaces

Area Coating - SCAQMD Rule 1113

Energy Use - 2019 Title 24- 30% reduction in nonresidential uses

Water And Wastewater - Aerobic only; 20% reduction in indoor water use per 2016 CALGreen

Solid Waste - Adjusted for City's diversion rate of 76%

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation -

Area Mitigation - SCAQMD Rule 1113

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblEnergyUse	T24E	3.92	2.74
tblEnergyUse	T24E	2.55	1.79

1524-1530 N. Western Ave - Project without Reduction Features - South Coast Air Basin, Annual

tblEnergyUse	T24NG	19.92	13.94
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	8.50	0.00
tblFireplaces	NumberNoFireplace	1.00	10.00
tblFireplaces	NumberWood	0.50	0.00
tblLandUse	LandUseSquareFeet	52,272.00	17,380.00
tblLandUse	LandUseSquareFeet	10,000.00	8,700.00
tblLandUse	LotAcreage	0.54	0.00
tblLandUse	LotAcreage	1.20	0.33
tblLandUse	LotAcreage	0.26	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.021
tblProjectCharacteristics	CO2IntensityFactor	1227.89	875.28
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblSolidWaste	SolidWasteGenerationRate	4.60	2.21
tblSolidWaste	SolidWasteGenerationRate	19.71	9.46
tblTripsAndVMT	HaulingTripNumber	0.00	500.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	IndoorWaterUseRate	651,540.26	521,232.21
tblWater	IndoorWaterUseRate	913,203.72	730,562.98
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.1755	1.0615	0.6345	1.2600e-003	0.0250	0.0604	0.0854	6.9200e-003	0.0559	0.0628	0.0000	119.7997	119.7997	0.0223	0.0000	120.3575
Maximum	**0.1755**	**1.0615**	**0.6345**	**1.2600e-003**	**0.0250**	**0.0604**	**0.0854**	**6.9200e-003**	**0.0559**	**0.0628**	**0.0000**	**119.7997**	**119.7997**	**0.0223**	**0.0000**	**120.3575**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2015	0.1755	1.0615	0.6345	1.2600e-003	0.0244	0.0604	0.0848	6.6800e-003	0.0559	0.0625	0.0000	119.7996	119.7996	0.0223	0.0000	120.3575
Maximum	**0.1755**	**1.0615**	**0.6345**	**1.2600e-003**	**0.0244**	**0.0604**	**0.0848**	**6.6800e-003**	**0.0559**	**0.0625**	**0.0000**	**119.7996**	**119.7996**	**0.0223**	**0.0000**	**120.3575**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**2.24**	**0.00**	**0.66**	**3.47**	**0.00**	**0.38**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-1-2015	4-30-2015	0.6537	0.6537
2	5-1-2015	7-31-2015	0.5429	0.5429
		Highest	0.6537	0.6537

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1063	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753
Energy	2.2800e-003	0.0204	0.0150	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	130.2992	130.2992	3.0200e-003	9.1000e-004	130.6446
Mobile	0.1592	0.7223	1.9846	4.7300e-003	0.3408	7.5100e-003	0.3483	0.0914	7.1100e-003	0.0985	0.0000	433.8368	433.8368	0.0287	0.0000	434.5544
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.4429	8.7306	9.1735	1.7300e-003	1.0000e-003	9.5158
Total	**0.2678**	**0.7439**	**2.1055**	**4.8600e-003**	**0.3408**	**9.6500e-003**	**0.3505**	**0.0914**	**9.2500e-003**	**0.1006**	**2.8118**	**573.0374**	**575.8492**	**0.1736**	**1.9100e-003**	**580.7589**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1063	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753
Energy	2.2800e-003	0.0204	0.0150	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	130.2992	130.2992	3.0200e-003	9.1000e-004	130.6446
Mobile	0.1592	0.7223	1.9846	4.7300e-003	0.3408	7.5100e-003	0.3483	0.0914	7.1100e-003	0.0985	0.0000	433.8368	433.8368	0.0287	0.0000	434.5544
Waste						0.0000	0.0000		0.0000	0.0000	2.3689	0.0000	2.3689	0.1400	0.0000	5.8689
Water						0.0000	0.0000		0.0000	0.0000	0.4429	8.7306	9.1735	1.7300e-003	1.0000e-003	9.5158
Total	**0.2678**	**0.7439**	**2.1055**	**4.8600e-003**	**0.3408**	**9.6500e-003**	**0.3505**	**0.0914**	**9.2500e-003**	**0.1006**	**2.8118**	**573.0374**	**575.8492**	**0.1736**	**1.9100e-003**	**580.7589**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/1/2015	2/13/2015	5	10	
2	Site Preparation	Site Preparation	2/14/2015	2/16/2015	5	1	
3	Grading	Grading	2/17/2015	2/18/2015	5	2	
4	Building Construction	Building Construction	2/19/2015	7/8/2015	5	100	
5	Paving	Paving	7/9/2015	7/15/2015	5	5	
6	Architectural Coating	Architectural Coating	7/16/2015	7/22/2015	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 17,618; Residential Outdoor: 5,873; Non-Residential Indoor: 26,070; Non-Residential Outdoor: 8,690; Striped Parking Area: 1,440 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	247.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.8000e-003	0.0514	0.0103	1.0000e-004	2.1200e-003	4.7000e-004	2.5900e-003	5.8000e-004	4.5000e-004	1.0300e-003	0.0000	9.8214	9.8214	7.6000e-004	0.0000	9.8403
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**2.1800e-003**	**0.0517**	**0.0137**	**1.1000e-004**	**2.6700e-003**	**4.8000e-004**	**3.1400e-003**	**7.3000e-004**	**4.5000e-004**	**1.1800e-003**	**0.0000**	**10.3915**	**10.3915**	**7.9000e-004**	**0.0000**	**10.4111**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.0600e-003	0.0594	0.0402	6.0000e-005		4.3800e-003	4.3800e-003		4.1900e-003	4.1900e-003	0.0000	5.4250	5.4250	1.1100e-003	0.0000	5.4527
Total	**7.0600e-003**	**0.0594**	**0.0402**	**6.0000e-005**		**4.3800e-003**	**4.3800e-003**		**4.1900e-003**	**4.1900e-003**	**0.0000**	**5.4250**	**5.4250**	**1.1100e-003**	**0.0000**	**5.4527**

3.2 Demolition - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.8000e-003	0.0514	0.0103	1.0000e-004	2.1200e-003	4.7000e-004	2.5900e-003	5.8000e-004	4.5000e-004	1.0300e-003	0.0000	9.8214	9.8214	7.6000e-004	0.0000	9.8403
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	3.3000e-004	3.4500e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.5702	0.5702	3.0000e-005	0.0000	0.5708
Total	**2.1800e-003**	**0.0517**	**0.0137**	**1.1000e-004**	**2.6700e-003**	**4.8000e-004**	**3.1400e-003**	**7.3000e-004**	**4.5000e-004**	**1.1800e-003**	**0.0000**	**10.3915**	**10.3915**	**7.9000e-004**	**0.0000**	**10.4111**

3.3 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**2.7000e-004**	**2.6000e-004**	**5.3000e-004**	**3.0000e-005**	**2.4000e-004**	**2.7000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2000e-004	0.0000	1.2000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	5.5900e-003	2.2000e-003	0.0000		2.6000e-004	2.6000e-004		2.4000e-004	2.4000e-004	0.0000	0.4657	0.4657	1.4000e-004	0.0000	0.4692
Total	**4.5000e-004**	**5.5900e-003**	**2.2000e-003**	**0.0000**	**1.2000e-004**	**2.6000e-004**	**3.8000e-004**	**1.0000e-005**	**2.4000e-004**	**2.5000e-004**	**0.0000**	**0.4657**	**0.4657**	**1.4000e-004**	**0.0000**	**0.4692**

3.3 Site Preparation - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	2.0000e-005	1.7000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0285	0.0285	0.0000	0.0000	0.0285
Total	**2.0000e-005**	**2.0000e-005**	**1.7000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0285**	**0.0285**	**0.0000**	**0.0000**	**0.0285**

3.4 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**7.5000e-004**	**8.8000e-004**	**1.6300e-003**	**4.1000e-004**	**8.4000e-004**	**1.2500e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.6500e-003	0.1040	0.0208	2.0000e-004	4.3000e-003	9.5000e-004	5.2400e-003	1.1800e-003	9.1000e-004	2.0900e-003	0.0000	19.8813	19.8813	1.5300e-003	0.0000	19.9196
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**3.7300e-003**	**0.1041**	**0.0215**	**2.0000e-004**	**4.4100e-003**	**9.5000e-004**	**5.3500e-003**	**1.2100e-003**	**9.1000e-004**	**2.1200e-003**	**0.0000**	**19.9953**	**19.9953**	**1.5400e-003**	**0.0000**	**20.0338**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.4000e-004	0.0000	3.4000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4100e-003	0.0119	8.0300e-003	1.0000e-005		8.8000e-004	8.8000e-004		8.4000e-004	8.4000e-004	0.0000	1.0850	1.0850	2.2000e-004	0.0000	1.0905
Total	**1.4100e-003**	**0.0119**	**8.0300e-003**	**1.0000e-005**	**3.4000e-004**	**8.8000e-004**	**1.2200e-003**	**1.9000e-004**	**8.4000e-004**	**1.0300e-003**	**0.0000**	**1.0850**	**1.0850**	**2.2000e-004**	**0.0000**	**1.0905**

3.4 Grading - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.6500e-003	0.1040	0.0208	2.0000e-004	4.3000e-003	9.5000e-004	5.2400e-003	1.1800e-003	9.1000e-004	2.0900e-003	0.0000	19.8813	19.8813	1.5300e-003	0.0000	19.9196
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	7.0000e-005	6.9000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1140	0.1140	1.0000e-005	0.0000	0.1142
Total	**3.7300e-003**	**0.1041**	**0.0215**	**2.0000e-004**	**4.4100e-003**	**9.5000e-004**	**5.3500e-003**	**1.2100e-003**	**9.1000e-004**	**2.1200e-003**	**0.0000**	**19.9953**	**19.9953**	**1.5400e-003**	**0.0000**	**20.0338**

3.5 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7576
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7576**

3.5 Building Construction - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6700e-003	0.0607	0.0185	1.0000e-004	2.5200e-003	7.1000e-004	3.2300e-003	7.3000e-004	6.8000e-004	1.4000e-003	0.0000	9.9913	9.9913	8.3000e-004	0.0000	10.0121
Worker	9.4900e-003	8.1900e-003	0.0863	1.6000e-004	0.0137	1.3000e-004	0.0138	3.6400e-003	1.2000e-004	3.7600e-003	0.0000	14.2536	14.2536	6.7000e-004	0.0000	14.2703
Total	**0.0122**	**0.0689**	**0.1047**	**2.6000e-004**	**0.0162**	**8.4000e-004**	**0.0171**	**4.3700e-003**	**8.0000e-004**	**5.1600e-003**	**0.0000**	**24.2450**	**24.2450**	**1.5000e-003**	**0.0000**	**24.2824**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0731	0.7238	0.4166	5.7000e-004		0.0502	0.0502		0.0462	0.0462	0.0000	54.3519	54.3519	0.0162	0.0000	54.7575
Total	**0.0731**	**0.7238**	**0.4166**	**5.7000e-004**		**0.0502**	**0.0502**		**0.0462**	**0.0462**	**0.0000**	**54.3519**	**54.3519**	**0.0162**	**0.0000**	**54.7575**

3.5 Building Construction - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6700e-003	0.0607	0.0185	1.0000e-004	2.5200e-003	7.1000e-004	3.2300e-003	7.3000e-004	6.8000e-004	1.4000e-003	0.0000	9.9913	9.9913	8.3000e-004	0.0000	10.0121
Worker	9.4900e-003	8.1900e-003	0.0863	1.6000e-004	0.0137	1.3000e-004	0.0138	3.6400e-003	1.2000e-004	3.7600e-003	0.0000	14.2536	14.2536	6.7000e-004	0.0000	14.2703
Total	**0.0122**	**0.0689**	**0.1047**	**2.6000e-004**	**0.0162**	**8.4000e-004**	**0.0171**	**4.3700e-003**	**8.0000e-004**	**5.1600e-003**	**0.0000**	**24.2450**	**24.2450**	**1.5000e-003**	**0.0000**	**24.2824**

3.6 Paving - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.0600e-003	0.0293	0.0187	3.0000e-005		1.8300e-003	1.8300e-003		1.7000e-003	1.7000e-003	0.0000	2.5177	2.5177	6.8000e-004	0.0000	2.5348
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**3.0600e-003**	**0.0293**	**0.0187**	**3.0000e-005**		**1.8300e-003**	**1.8300e-003**		**1.7000e-003**	**1.7000e-003**	**0.0000**	**2.5177**	**2.5177**	**6.8000e-004**	**0.0000**	**2.5348**

3.6 Paving - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.9000e-004	3.1100e-003	1.0000e-005	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	0.5131	0.5131	2.0000e-005	0.0000	0.5137
Total	**3.4000e-004**	**2.9000e-004**	**3.1100e-003**	**1.0000e-005**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.5131**	**0.5131**	**2.0000e-005**	**0.0000**	**0.5137**

3.7 Architectural Coating - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**0.0719**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	8.0000e-005	8.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1425	0.1425	1.0000e-005	0.0000	0.1427
Total	**9.0000e-005**	**8.0000e-005**	**8.6000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1425**	**0.1425**	**1.0000e-005**	**0.0000**	**0.1427**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0708					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	6.4300e-003	4.7500e-003	1.0000e-005		5.5000e-004	5.5000e-004		5.5000e-004	5.5000e-004	0.0000	0.6383	0.6383	8.0000e-005	0.0000	0.6404
Total	**0.0719**	**6.4300e-003**	**4.7500e-003**	**1.0000e-005**		**5.5000e-004**	**5.5000e-004**		**5.5000e-004**	**5.5000e-004**	**0.0000**	**0.6383**	**0.6383**	**8.0000e-005**	**0.0000**	**0.6404**

3.7 Architectural Coating - 2015

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-005	8.0000e-005	8.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1425	0.1425	1.0000e-005	0.0000	0.1427
Total	**9.0000e-005**	**8.0000e-005**	**8.6000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1425**	**0.1425**	**1.0000e-005**	**0.0000**	**0.1427**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1592	0.7223	1.9846	4.7300e-003	0.3408	7.5100e-003	0.3483	0.0914	7.1100e-003	0.0985	0.0000	433.8368	433.8368	0.0287	0.0000	434.5544
Unmitigated	0.1592	0.7223	1.9846	4.7300e-003	0.3408	7.5100e-003	0.3483	0.0914	7.1100e-003	0.0985	0.0000	433.8368	433.8368	0.0287	0.0000	434.5544

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	66.50	63.90	58.60	222,115	222,115
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	294.12	294.84	214.20	674,823	674,823
Total	360.62	358.74	272.80	896,938	896,938

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.541471	0.046378	0.197658	0.132039	0.020085	0.005873	0.019028	0.027005	0.001889	0.002325	0.004448	0.000686	0.001115
Enclosed Parking with Elevator	0.541471	0.046378	0.197658	0.132039	0.020085	0.005873	0.019028	0.027005	0.001889	0.002325	0.004448	0.000686	0.001115
Hotel	0.541471	0.046378	0.197658	0.132039	0.020085	0.005873	0.019028	0.027005	0.001889	0.002325	0.004448	0.000686	0.001115

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	107.7465	107.7465	2.5900e-003	4.9000e-004	107.9579
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	107.7465	107.7465	2.5900e-003	4.9000e-004	107.9579
NaturalGas Mitigated	2.2800e-003	0.0204	0.0150	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.5527	22.5527	4.3000e-004	4.1000e-004	22.6867
NaturalGas Unmitigated	2.2800e-003	0.0204	0.0150	1.2000e-004		1.5700e-003	1.5700e-003		1.5700e-003	1.5700e-003	0.0000	22.5527	22.5527	4.3000e-004	4.1000e-004	22.6867

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	312840	1.6900e-003	0.0153	0.0129	9.0000e-005		1.1700e-003	1.1700e-003		1.1700e-003	1.1700e-003	0.0000	16.6943	16.6943	3.2000e-004	3.1000e-004	16.7935
Total		**2.2800e-003**	**0.0204**	**0.0150**	**1.2000e-004**		**1.5800e-003**	**1.5800e-003**		**1.5800e-003**	**1.5800e-003**	**0.0000**	**22.5527**	**22.5527**	**4.3000e-004**	**4.2000e-004**	**22.6867**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	109782	5.9000e-004	5.0600e-003	2.1500e-003	3.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	5.8584	5.8584	1.1000e-004	1.1000e-004	5.8932
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	312840	1.6900e-003	0.0153	0.0129	9.0000e-005		1.1700e-003	1.1700e-003		1.1700e-003	1.1700e-003	0.0000	16.6943	16.6943	3.2000e-004	3.1000e-004	16.7935
Total		**2.2800e-003**	**0.0204**	**0.0150**	**1.2000e-004**		**1.5800e-003**	**1.5800e-003**		**1.5800e-003**	**1.5800e-003**	**0.0000**	**22.5527**	**22.5527**	**4.3000e-004**	**4.2000e-004**	**22.6867**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	40536.3	16.0937	3.9000e-004	7.0000e-005	16.1253
Enclosed Parking with Elevator	112320	44.5933	1.0700e-003	2.0000e-004	44.6808
Hotel	118532	47.0595	1.1300e-003	2.2000e-004	47.1518
Total		**107.7465**	**2.5900e-003**	**4.9000e-004**	**107.9579**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	40536.3	16.0937	3.9000e-004	7.0000e-005	16.1253
Enclosed Parking with Elevator	112320	44.5933	1.0700e-003	2.0000e-004	44.6808
Hotel	118532	47.0595	1.1300e-003	2.2000e-004	47.1518
Total		**107.7465**	**2.5900e-003**	**4.9000e-004**	**107.9579**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1063	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753
Unmitigated	0.1063	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4200e-003	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753
Total	**0.1063**	**1.2400e-003**	**0.1058**	**1.0000e-005**		**5.7000e-004**	**5.7000e-004**		**5.7000e-004**	**5.7000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.8000e-004**	**0.0000**	**0.1753**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0958					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.4200e-003	1.2400e-003	0.1058	1.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	0.1708	0.1708	1.8000e-004	0.0000	0.1753
Total	**0.1063**	**1.2400e-003**	**0.1058**	**1.0000e-005**		**5.7000e-004**	**5.7000e-004**		**5.7000e-004**	**5.7000e-004**	**0.0000**	**0.1708**	**0.1708**	**1.8000e-004**	**0.0000**	**0.1753**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.1735	1.7300e-003	1.0000e-003	9.5158
Unmitigated	9.1735	1.7300e-003	1.0000e-003	9.5158

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.410754	4.6908	7.4000e-004	4.2000e-004	4.8350
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.730563 / 0.101467	4.4828	9.9000e-004	5.8000e-004	4.6808
Total		**9.1735**	**1.7300e-003**	**1.0000e-003**	**9.5158**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.521232 / 0.410754	4.6908	7.4000e-004	4.2000e-004	4.8350
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	0.730563 / 0.101467	4.4828	9.9000e-004	5.8000e-004	4.6808
Total		**9.1735**	**1.7300e-003**	**1.0000e-003**	**9.5158**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.3689	0.1400	0.0000	5.8689
Unmitigated	2.3689	0.1400	0.0000	5.8689

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	2.21	0.4486	0.0265	0.0000	1.1114
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	9.46	1.9203	0.1135	0.0000	4.7575
Total		**2.3689**	**0.1400**	**0.0000**	**5.8689**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

N2O Operational GHG Emission Mobile Calculations

Project Code & Title: Sapphire Hotel Project- Proposed Uses W/out GHG reduction measures

Vehicle Population Breakdown*	
10668749	Gasoline vehicles
394541	Diesel vehicles
96.4%	Gasoline vehicle %
3.6%	Diesel vehicle %

VMT per Vehicle Type	
896,938	Project VMT (CalEEMod output)
864951	Gasoline vehicle VMT
31987	Diesel vehicle VMT

Gasoline Vehicles	
96.4%	Gasoline vehicle %
0.3281	Tons per year mobile NOX emissions (annual output in CalEEMod)
0.32	Gasoline vehicle tons per year NOX emissions
0.0274	Tons per year N2O emissions for gasoline vehicles**
0.0249	Metric tons per year N2O emissions for gasoline vehicles

Diesel Vehicles	
1.60	grams N2O per gallon of fuel for diesel vehicles**
14.90	Diesel average miles per gallon*
0.10742	grams per mile N2O for diesel vehicles
3435.9	grams per year N2O for diesel vehicles
0.0034359	Metric tons per year N2O emissions for diesel vehicles

CO2e Emissions from N2O	
0.0283	Metric tons per year from gasoline + diesel vehicles
298	GWP of N2O***
8.4	**CO2e emissions per year from N2O emissions from gasoline + diesel vehicles**

Sources
***Vehicle population source:**
EMFAC2017 (v1.0.2) Emissions Inventory
Region Type: Air District
Region: SOUTH COAST AQMD
Calendar Year: 2016
Season: Annual
Vehicle Classification: EMFAC2011 Categories
****Methodology source:**
EMFAC2017 Volume III - Technical Documentation
https://www.arb.ca.gov/msei/emfac2011-faq.htm
*****GWP source:**
Intergovernmental Panel on Climate Change (IPCC). 2007.
AR4 Climate Change 2007: The Physical Science Basis.
Contrbution of Working Group I to the Fourth Assessment Report of the
Intergovernmental Panel on Climate Change.

Sapphire Hotel

Last Updated: May 1, 2020

Compression-Ignition Engine Brake-Specific Fuel Consumption (BSFC) Factors **[1]**:

HP: 0 to 100	0.0588	HP: Greater than 100	0.0529

Values above are expressed in gallons per horsepower-hour/BSFC.

CONSTRUCTION EQUIPMENT

Construction Equipment	#	Hours per Day	Horsepower	Load Factor	Construction Phase	Fuel Used (gallons)
Concrete/Industrial Saws	1	8	81	0.73	Demo	639.35
Rubber Tired Dozer	1	1	247	0.40	Demo	120.12
Tractors/Loaders/Backhoes	2	6	97	0.37	Demo	582.10
Graders	1	8	187	0.41	Site Prep	194.53
Tractors/Loaders/Backhoes	1	8	97	0.37	Site Prep	101.23
Concrete/Industrial Saws	1	8	81	0.73	Grading	667.15
Rubber Tired Dozer	1	1	247	0.40	Grading	125.34
Tractors/Loaders/Backhoes	2	6	97	0.37	Grading	607.41
Cranes	1	4	231	0.29	Building	6,458.83
Forklifts	2	6	89	0.20	Building	5,723.73
Tractors/Loaders/Backhoes	2	8	97	0.37	Building	15,387.61
Air Compressors	1	6	78	0.48	Arch Coating	145.21
Pavers	1	7	130	0.42	Paving	2,666.76
Cement and Mortar Mixer	4	6	9	0.56	Paving	938.27
Rollers	1	7	80	0.38	Paving	1,650.66
Tractors/Loaders/Backhoes	1	7	97	0.37	Paving	1,948.76
					Total Fuel Used	**37,957.05 (Gallons)**

Construction Phase	Days of Operation
Demolition Phase	23
Site Preparation Phase	6
Grading Phase	24
Building Construction Phase	456
Paving Phase	132
Architectural Coating Phase	11
Total Days	652

WORKER TRIPS

Constuction Phase	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
Demolition	24.0	10	14.7	140.88
Site Prep Phase	24.0	5	14.7	18.38
Grading Phase	24.0	10	14.7	147.00
Building Phase	24.0	25	14.7	6982.50

Paving Phase	24.0	5	14.7	404.25
Architectural Coating Phase	24.0	18	14.7	121.28
			Total	**7,814.28**

HAULING AND VENDOR TRIPS

Trip Class	MPG [2]	Trips	Trip Length (miles)	Fuel Used (gallons)
HAULING TRIPS				
Demolition	7.4	225	20.0	608.11
Site Prep Phase	7.4	0	20.0	0.00
Grading Phase	7.4	500	20.0	1351.35
Building Phase	7.4	0	20.0	0.00
Paving Phase	7.4	0	20.0	0.00
Architectural Coating Phase	7.4	0	20.0	0.00
			Total	**1,959.46**
VENDOR TRIPS				
Demolition	7.4	0	6.9	0.00
Site Prep Phase	7.4	0	6.9	0.00
Grading Phase	7.4	0	6.9	0.00
Building Phase	7.4	8	6.9	3401.51
Paving Phase	7.4	0	6.9	0.00
Architectural Coating Phase	7.4	0	6.9	0.00
			Total	**3,401.51**

Total Gasoline Consumption (gallons)	**7,814.28**
Total Diesel Consumption (gallons)	**43,318.03**

Sources:

[1] United States Environmental Protection Agency. 2018. *Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b* . July 2018. Available at: https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf.

[2] United States Department of Transportation, Bureau of Transportation Statistics. 2018. *National Transportation Statistics 2018* . Available at: https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntsentire2018q4.pdf.

Sapphire Hotel

Last Updated: May 1, 2020

Populate one of the following tables (Leave the other blank):

Annual VMT		OR	Daily Vehicle Trips	
Annual VMT:	469,332		Daily Vehicle Trips:	
			Average Trip Distance:	

Fleet Class	Fleet Mix
Light Duty Auto (LDA)	0.552712
Light Duty Truck 1 (LDT1)	0.042774
Light Duty Truck 2 (LDT2)	0.202769
Medium Duty Vehicle (MDV)	0.116939
Light Heavy Duty 1 (LHD1)	0.015078
Light Heavy Duty 2 (LHD2)	0.005847
Medium Heavy Duty (MHD)	0.021692
Heavy Heavy Duty (HHD)	0.031910
Other Bus (OBUS)	0.002110
Urban Bus (UBUS)	0.001769
School Bus (SBUS)	0.000710
Motorhome (MH)	0.000869
Motorcycle (MCY)	0.004822

Fuel Economy (MPG)	
Passenger Vehicles	24.0
Light-Med Duty Trucks	17.4
Heavy Trucks/Other	7.4
Motorcycles	43.9

Fleet Mix

Vehicle Type	Percent	Fuel Type	Annual VMT: VMT	Vehicle Trips: VMT	Fuel Consumption (Gallons)
Passenger Vehicles	*55.27%*	*Gasoline*	259405	0.00	10808.56
Light-Medium Duty Trucks	*36.25%*	*Gasoline*	170124	0.00	9777.26
Heavy Trucks/Other	*8.00%*	*Diesel*	37540	0.00	5072.91
Motorcycle	*0.48%*	*Gasoline*	2263	0.00	51.55

Total Gasoline Consumption (gallons)	**20637.38**
Total Diesel Consumption (gallons)	**5072.91**

Sapphire Hotel - Existing

Last Updated: May 1, 2020

Populate one of the following tables (Leave the other blank):

Annual VMT		OR	Daily Vehicle Trips	
Annual VMT:	23,868		Daily Vehicle Trips:	
			Average Trip Distance:	

Fleet Class	Fleet Mix
Light Duty Auto (LDA)	0.552712
Light Duty Truck 1 (LDT1)	0.042774
Light Duty Truck 2 (LDT2)	0.202769
Medium Duty Vehicle (MDV)	0.116939
Light Heavy Duty 1 (LHD1)	0.015078
Light Heavy Duty 2 (LHD2)	0.005847
Medium Heavy Duty (MHD)	0.021692
Heavy Heavy Duty (HHD)	0.031910
Other Bus (OBUS)	0.002110
Urban Bus (UBUS)	0.001769
School Bus (SBUS)	0.000710
Motorhome (MH)	0.000869
Motorcycle (MCY)	0.004822

Fuel Economy (MPG)	
Passenger Vehicles	24.0
Light-Med Duty Trucks	17.4
Heavy Trucks/Other	7.4
Motorcycles	43.9

Fleet Mix

Vehicle Type	Percent	Fuel Type	Annual VMT: VMT	Vehicle Trips: VMT	Fuel Consumption (Gallons)
Passenger Vehicles	*55.27%*	*Gasoline*	13192	0.00	549.67
Light-Medium Duty Trucks	*36.25%*	*Gasoline*	8652	0.00	497.23
Heavy Trucks/Other	*8.00%*	*Diesel*	1909	0.00	257.98
Motorcycle	*0.48%*	*Gasoline*	115	0.00	2.62

Total Gasoline Consumption (gallons)	**1049.52**
Total Diesel Consumption (gallons)	**257.98**

Appendix C

Phase I Historical Resource Assessment

5446 West Harold Way

Phase I Historical Resource Assessment

prepared for

Phil Patel
1536 North Western Avenue
Los Angeles, California 90027

prepared by

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90012

April 2020

RINCON CONSULTANTS, INC.
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Please cite report as follows:

Williams, James, Steven Treffers, and Alexandra Madsen

2020 *Phase 1 Historical Resource Assessment of 5446 West Harold Way, Los Angeles, California*. Rincon Consultants Project No. 20-09256. Report on file at the South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

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Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by Phil Patel to conduct a historical resource assessment of a property in the Hollywood Redevelopment Plan Area of the Hollywood Community Plan Area (CPA) of Los Angeles, California. The property at 5446 West Harold Way is comprised of a single assessor parcel (Assessor Parcel Number 5544-022-030) and contains a two-story residential property constructed in 1916 at an adjacent property that was moved onto the subject parcel in 1923. Mr. Patel is considering a proposal to redevelop the subject property, which would require the demolition of the existing residence situated thereon.

The purpose of the historical resources assessment is to determine if the subject property is eligible for federal, state, or local designation and can be considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). Assessment methods included archival research and an intensive-level survey of the subject property. This evaluation also utilized the methodology and framework currently being employed by the City of Los Angeles Office of Historic Resources (OHR) for its citywide historic resources survey, SurveyLA. All work was prepared in accordance with the CEQA Guidelines and the City of Los Angeles Department of City Planning OHR's *Requirements for Phase 1 Historical Resource Assessment Reports* (updated September 2019).

Background research revealed the subject property was been subject to previous historic resources survey and evaluation efforts. It was first recorded in Hollywood in 1986 as part of a survey completed for the Hollywood Community Redevelopment Agency (CRA). At that time, it was assigned a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation). A subsequent survey of prepared for the CRA in 2010 recorded the subject property again and assigned it a status code of 6Z (found ineligible for NRHP, CRHR or local designation through survey evaluation). As part of the current historical resources assessment, Rincon recommends the subject property ineligible for listing in the NRHP and the CRHR or for local designation individually or as a contributor to any historic district due to lack of historic and architectural significance. Therefore, the property at 5446 West Harold Way is not considered a historical resource for the purposes of CEQA.

1 Project Summary

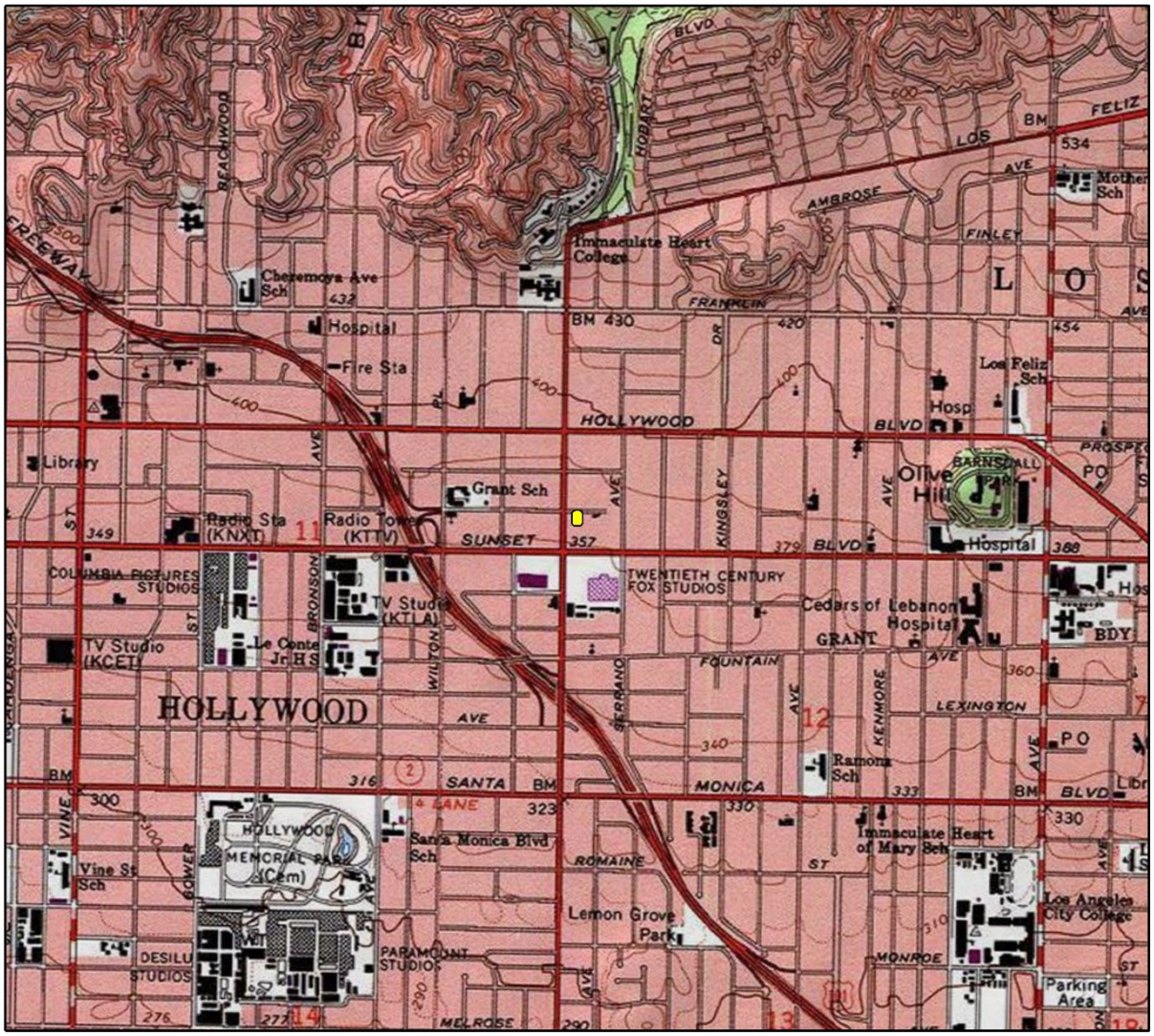
Rincon Consultants, Inc. (Rincon) was retained by Phil Patel to conduct a historical resource assessment of the property at 5446 West Harold Way (subject property) (Figure 1). Mr. Patel is considering a proposal to redevelop the subject property, which would require the demolition of the existing residence situated thereon. The subject property is located in the Hollywood Redevelopment Plan Area of the Hollywood Community Plan Area (CPA). It is currently developed with a two-story, single-family residence constructed in 1916 at an adjacent property and moved on to the subject parcel in 1923 (Figure 2).

The purpose of the historical resource assessment is to determine if the subject property is eligible for federal, state, or local designation and can be considered historical resources for the purposes of the California Environmental Quality Act (CEQA). Assessment methods included archival research and an intensive-level survey of the subject properties. This evaluation utilized the methodology and framework the City of Los Angeles Office of Historic Resources (OHR) used for its citywide historic resources survey, SurveyLA. All work was prepared in accordance with the CEQA Guidelines and the City of Los Angeles Department of City Planning OHR's *Requirements for Phase 1 Historical Resource Assessment Reports* (updated September 2019).

1.1 Personnel

Senior Architectural Historian Steven Treffers, MHP, managed the project with support from Architectural Historians James Williams, MA and Alexandra Madsen, MA. Mr. Treffers, Mr. Williams, and Ms. Madsen meet the Secretary of the Interior's *Professional Qualification Standards* for architectural history and/or history (National Park Service [NPS] 1983). Rincon GIS Specialist Annette Tran produced the figures for this report. Rincon Principal Shannon Carmack reviewed this report for quality control. Appendix A details the preparer's qualifications.

Figure 1 Project Vicinity

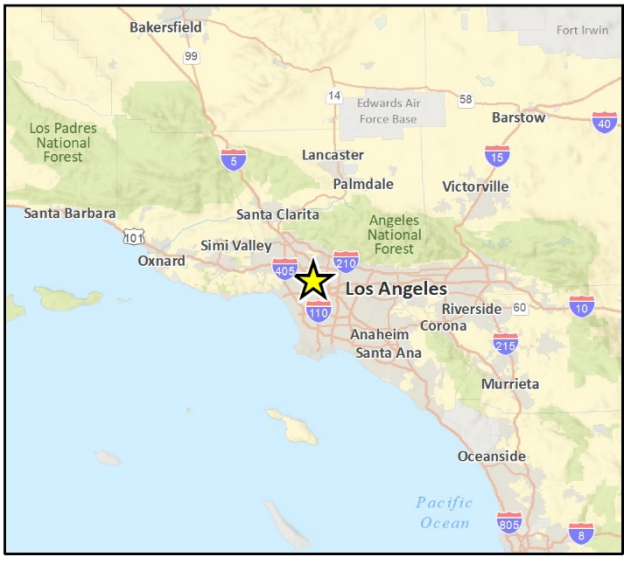


Imagery provided by National Geographic Society, Esri and its licensors © 2020. Hollywood Quadrangle. T01S R14W S12. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may havechanged since the original topographic map was assembled.

Project Location

0 1,000 2,000 Feet

N



CRFig 1 Proj Vicinity Map

Figure 2 Project Location

Imagery provided by Microsoft Bing and its licensors © 2020.

CRFig 2 Project Location Map

2 Regulatory Framework

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources.

2.1 National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.
- **Criterion C.** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (NPS 1995). To assess integrity, the NPS recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner in National Register Bulletin 15:

- **Location**. The place where the historic property was constructed or the place where the historic event occurred.
- **Design**. The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting**. The physical environment of a historic property.
- **Materials**. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship**. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling**. A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association**. The direct link between an important historic event or person and a historic property.

2.2 California Environmental Quality Act

Per Public Resources Code (PRC) Section 21084.1, CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources. A historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historic Resources (PRC Section 21084.1), a resource included in a local register of historical resources (CEQA Guidelines Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines Section 15064.5[a][3]).

PRC Section 5024.1, CEQA Guidelines Section 15064.5, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this historic resource study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The register maintains listings of the state's historical resources and indicates which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR, enumerated below, were developed expressly to be in accordance with previously established criteria developed for listing in the NRHP.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it 1) retains substantial integrity and 2) meets at least one of the following criteria for inclusion in the CRHR:

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of installation; or represents the work of an important creative individual; or possesses high artistic values.
4. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources are considered a significant effect on the environment if they affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines Section 15064.5[b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR (CEQA Guidelines, §15064.5[b][2][A]).

2.3 City of Los Angeles

Los Angeles Historic-Cultural Monuments

Local landmarks in Los Angeles are known as Historic-Cultural Monuments (HCMs) and are managed under the aegis of the City of Los Angeles Department of City Planning's OHR. The Cultural Heritage Ordinance defines a monument or local landmark as any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City of Los Angeles. A proposed HCM may be designated by the City Council upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following

criteria (Los Angeles Municipal Code Section 22.171.7. Added by Ordinance No. 185,472. Effective 4-28-2018):

1. It is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. It is associated with the lives of historic personages important to national, state, city, or local history.
3. It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age..

Historic Preservation Overlay Zones

The Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004. It is described by the City of Los Angeles OHR as follows:

> To identify and protect neighborhoods with distinct architectural and cultural resources, the City … developed an expansive program of Historic Preservation Overlay Zones … HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

The subject property is not located within the boundaries of any designated or potential HPOZ.

3 Historic Context

This section includes a discussion of the historic context of the subject property and its surroundings.

3.1 City of Los Angeles

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de Nuestra Señora de Los Angeles (The Town of our Lady of the Angels). This settlement consisted of a small group of adobe-brick houses and streets that eventually became the city of Los Angeles. The city incorporated on April 4, 1850, only two years after the Mexican-American War and five months prior to California achieving statehood. Settlement of the Los Angeles region continued in the early American Period. Los Angeles County was established on February 18, 1850 and is one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California. A severe drought in the 1860s resulted in the sale or other acquisition of many of the ranchos by Americans, and most of these were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County reportedly had a population of 30,000 persons (Dumke 1944).

Los Angeles maintained its role as a regional business center, and the development of citriculture in the late 1800s and early 1900s further strengthened the region's status as a strong agricultural center (Caughey and Caughey 1977). Combined with the expansion of port facilities and railroads throughout the region, agriculture contributed to the real estate boom of the 1880s in the area (Caughey and Caughey 1977, Dumke 1944).

By the late 1800s, government leaders recognized the need for water to sustain the growing population. Irish immigrant William Mulholland spearheaded the city's efforts for a stable water supply (Dumke 1944, Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley, and Mulholland planned and completed construction of the 240-mile aqueduct that brought water from Owens Valley to the city (Nadeau 1997).

Los Angeles continued to grow into the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the late 1900s with much of the county transformed from ranches and farms into residential subdivisions around commercial and industrial centers. Hollywood's emergence as the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

Hollywood CPA and Hollywood Redevelopment Plan Area

The subject property is located at the east end of the Hollywood Redevelopment Plan Area, which is located within the boundaries of the Hollywood CPA. The subject property and surrounding area were surveyed as part of the *Hollywood Redevelopment Plan Area: Historic Resources Survey* in 2010 and the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area* between 2018 and 2020 (City of Los Angeles Community Redevelopment Agency 2010 and 2020). The following historic

context is derived from the *Historic Resources Survey Report - Hollywood Community Plan Area* which was prepared as part of SurveyLA (Historic Resources Group 2015). Although the subject property was not included in SurveyLA, the following excerpt provides a contextual background in which to evaluate the significance of the subject property as it relates to the developmental and growth patterns identified in the CPA:

> The area that would become Hollywood was originally part of two former Spanish land grants – Rancho La Brea and Rancho Los Feliz. Hollywood began as a small agricultural community in the nineteenth century. Farmers, many of whom were European immigrants, experimented in cultivating a wide variety of exotic fruits, vegetables, and flowers. The agricultural character of the community changed in the early twentieth century as large real estate tracts were developed, transforming the community into a bustling suburb of Los Angeles.
>
> In 1900, the first electric streetcar track was completed along Hollywood Boulevard (then Prospect Avenue). Other streetcar lines soon followed, including along Melrose Avenue, La Brea Avenue, Santa Monica Boulevard, Highland Avenue, Vine Street, Western Avenue, Vermont Avenue, Virgil/Hillhurst Avenues, Kenmore Avenue, Fountain Avenue, Talmadge Street, Hyperion Avenue, Los Feliz Boulevard, and Beachwood Drive.
>
> In 1903, the City of Hollywood was officially incorporated, and in 1910, it was consolidated to the City of Los Angeles. The pre-consolidated area boundary is generally defined by the southernmost portion of the Hollywood Hills to the north, Fountain Avenue to the south, Crescent Heights Boulevard to the west, and Mariposa Street to the east.
>
> There are extant examples of pre-consolidation era residential development in the Hollywood Survey Area, although these are relatively rare. These range from sprawling estates encompassing tens of acres, to large residences with substantial gardens, to more modest suburban residences. The population of Hollywood during this early period was quite diverse, from cultural immigrants, such as French painter Paul de Longpre, to American transplants, such as Midwestern banker Gordon Wattles. Due to the large number of estates in the area, there was also a substantial local working class that was employed as caretakers and service workers; in Hollywood, many of these were of Japanese and Scottish origin.
>
> The most significant factor in the development of Hollywood in the twentieth century was the entertainment industry. Film production began in Hollywood in 1911, and quickly grew into a significant economic force. As the popularity of motion pictures grew, more physical facilities related to motion picture production were constructed in Hollywood. In 1919, the City established a series of industrial zones specifically designated for motion picture use. The largest and most significant of these is located in the heart of the Hollywood Survey Area. Industrial resources include intact motion picture studio plants and a wide variety of support services dating to the 1920s. Due to its key role in the motion picture industry, Hollywood later became a center for radio, television, and record production. The burgeoning entertainment industry brought about the development of thriving business districts along Hollywood Boulevard, Vine Street, and Sunset Boulevard.
>
> From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth. The rapidly expanding film business attracted migrants from around the United States and around the globe, resulting in a true “melting pot.” For a period of time preceding World War II, the entertainment industry also became a refuge for émigrés from Eastern Europe. To accommodate the growing population of newcomers, there was a sharp increase in residential development. Concentrations of residential properties from this period

are located adjacent to the major motion picture studios and include modest single-family residences along with a wide variety of multi-family housing types. The integrity of many of these properties is poor, and intact neighborhoods of early twentieth-century studio-adjacent residences are now rare.

The bungalow court has particular significance in Hollywood, as large colonies of courts were built just blocks away from the studios. These were developed primarily in the 1920s, and reflect the prevalent architectural styles of the period. While many of these properties have been lost, Hollywood still contains a substantial population of bungalow courts. During the 1920s, there was also significant residential development in the Hollywood Hills, in particular in Los Feliz, Laurel Canyon, and Beachwood Canyon. Several residential developments from this period were specifically marketed to people working in the entertainment industry, with advertisements touting their proximity to the Hollywood studios.

Density in Hollywood increased substantially following World War II. In the hillsides, residences were built on previously undeveloped lots. In the flatlands, inexpensive stucco-clad apartment buildings were erected as infill in previously established residential neighborhoods. Along the major commercial corridors, earlier buildings were updated or replaced with new construction. By the 1950s, entertainment industry-related properties began to spread out throughout the greater Los Angeles area, and the major industry in Hollywood shifted to tourism. During the late 1950s, the infamous Capitol Records Building was constructed on Vine Street and the Hollywood Walk of Fame was created on Hollywood Boulevard as a tribute to actors, directors, and other contributors to the entertainment industry.

Also, during this period, some of the nation's most important Modernist architects were working in Los Angeles, building sleek commercial buildings in the flatlands and highly innovative residential projects in the hillsides. The Hollywood Survey Area contains residential and commercial properties designed by a number of important Modernists, including Richard Neutra, Rudolph Schindler, Lloyd Wright, John Lautner, Craig Ellwood, Raphael Soriano, Gregory Ain, and Pierre Koenig.

In the 1960s to 1970s, Hollywood's population became more ethnically diverse, as new immigrant groups began settling in the area. In addition to a significant Latino population, Armenian and Thai immigrants began living and working in the East Hollywood area and opened shops and other businesses. Community and residential densities continued to increase, as original single-family houses, bungalow courts, and smaller apartment buildings were replaced with larger multi-family residential complexes.

By the 1980s, the Hollywood community was in a state of economic decline; the Community Redevelopment Agency of Los Angeles established the Hollywood Redevelopment Project Area in 1986 to encourage development in the area. Among the goals of the agency were to revitalize the historic core and preserve historically significant buildings.

By the start of the new millennium, Hollywood began to experience a resurgence that continues today. The establishment of the city's Adaptive Reuse ordinance greatly facilitated the reuse of under-utilized historic buildings into new housing. New, largescale mixed-use projects – Hollywood & Highland (including the Kodak Theater), the Renaissance Hotel, the W Hotel at Hollywood and Vine – along with the Red Line subway stations, have helped to revitalize Hollywood's streets and its economy, bringing with it an influx of new residents and tourists, higher rents, and new development pressures.

Today, the Hollywood Survey Area contains a wide range of resource types, including single- and multi-family residences, along with commercial, institutional, and industrial properties. Extant properties remain from every significant period of development in Hollywood, and together they represent an impressive range of historical themes and property types.

4 Background Research

This section includes a discussion of the background research conducted for the subject property.

4.1 Previous Survey Findings and Designations

Rincon reviewed the NRHP, CRHR, California Historical Landmarks List, California Points of Historic Interest, the HCM database, and the California Historical Resources Inventory. The California Historic Resources Inventory indicated that the property fell within the range of addresses surveyed as the 5400 Block of Harold Way at an unknown date but did not provide any detailed information indicating whether the subject property was individually recorded or evaluated.

4.2 SurveyLA Findings

The City of Los Angeles has an active citywide survey program to identify and evaluate historic resources for long-term planning purposes. Known as SurveyLA, this citywide historic resources survey organizes the program by CPAs and use multiple-property documentation-driven historic context statements. The subject property is located in the Hollywood CPA, surveyed from June 2010 to August 2011 by Historic Resources Group. The subject property was not included in that survey because it lies within the Hollywood Redevelopment Area, which was surveyed in a separate effort (see Section 4.3, *Hollywood Redevelopment Area Historic Resources Surveys (CRA)*, for additional details).

4.3 Hollywood Redevelopment Area Historic Resources Surveys (CRA)

In 2010, the City of Los Angeles Community Redevelopment Agency (CRA) undertook an intensive level historic resources survey of the Hollywood Redevelopment Area, which was completed by Chattel Architecture, Planning & Preservation, Inc. The survey included all properties aged 45 years or older and a smaller number of properties that were less than 45 years of age but appeared to possess exceptional significance. The report indicates that the subject property was recorded as part of a historic resources survey conducted in Hollywood in 1986. It was assigned a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation). As part of this effort, the subject property was recorded again, though not formally evaluated, and assigned a status code of 6Z (found ineligible for NRHP, CRHR or local designation through survey evaluation).

In 2020, the CRA published the *Historic Resources Survey Report: Hollywood Redevelopment Plan Area*, which documents the results of a study conducted by Architectural Resources Group, GPA Consulting, and Historic Resources Group between 2018 and 2020. This effort surveyed the entire Hollywood Redevelopment Area Survey Area but only recorded resources constructed between 1850 and 1980 that had been identified as significant within the historic contexts developed for SurveyLA. The subject property was not identified as eligible either individually, or as a contributor to or within the boundaries of any existing or potential historic districts.

4.4 Archival Research

Archival research was completed in March and April 2020. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject properties. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. The following repositories, publications, and individuals were contacted to identify known historical land uses and the locations of research materials pertinent to the subject property:

- City of Los Angeles Department of Building and Safety (LADBS) building permits
- County of Los Angeles Office of the Assessor
- City of Los Angeles Department of City Planning's OHR SurveyLA
- Historic aerial photographs available via historicaerials.com and the University of California, Santa Barbara (UCSB) Map and Imagery Lab
- Sanborn Fire Insurance Company Maps for Los Angeles
- *Los Angeles Times (LAT)* and other historical newspapers on Newspapers.com
- City Directories for Los Angeles
- Other sources as noted in the references list

5 Methods

5.1 Field Survey

Rincon Architectural Historian Alexandra Madsen conducted an intensive-level survey of the subject property on April 2, 2020. The survey identified and photographed all built environment features on the property. The field survey consisted of a visual inspection of the subject property and its associated features to assess overall condition and integrity and to identify and document any potential character-defining features. Access was limited to the public right-of-way; no interior photographs were taken. The subject property was recorded on California Department of Parks and Recreation 523 series forms, included in Appendix B of this report. Ms. Madsen also performed a reconnaissance survey of the immediately surrounding area to determine if the subject property contributes to any potential historic districts consisting of similar property types.

5.2 Evaluative Frameworks in Los Angeles

In addition to applicable national, state, and local designation criteria, this assessment considered the context-driven methods and framework used in SurveyLA and other applicable historic context statements. The OHR has developed an extensive citywide historic context statement as part of SurveyLA that identifies contexts, themes, and subthemes representing the multifaceted history of Los Angeles and relates those themes to existing resources or property types. Also known as “CTPs” (context, theme, and property type), these documents provide a consistent, comparative framework for evaluations and assist survey efforts by predicting the locations and types of resources encountered throughout Los Angeles.

6 Results

6.1 Current Setting

The subject property is located southeast of the intersection of North Western Avenue and West Harold Way in the Hollywood CPA of Los Angeles. The surrounding neighborhood is characterized by a mix of low- to mid-rise residential and commercial properties. Residential uses predominate along North Harold Way and other nearby side streets. The area still includes many residential properties dating from the first half of the twentieth century, including a mix of single-family houses, apartment buildings, and bungalow courts. Among these properties, architectural styles vary widely. Residential development since World War II has typically produced several apartment buildings of various styles and types. North Western Avenue is a regional arterial and has a mixed commercial and residential character in the vicinity of the subject property (Figure 3 and Figure 4). Situated on this thoroughfare is a stylistically eclectic range of properties dating from nearly the full span of the twentieth century. Nearby major commercial corridors parallel West Harold Way along Sunset and Hollywood Boulevards. The Vermont/Santa Monica Metro station is about two blocks (0.2 mile) to the north.

Figure 3 West Harold Way from Intersection with North Western Avenue, Facing West

Figure 4 North Western Avenue from Intersection with West Harold Way, Facing Northeast

6.2 5446 West Harold Way

Architectural Description

The property at 5446 West Harold Way is a two-story residential duplex exhibiting no discernible architectural style (Figure 5). Rectangular in plan, the building rises from a concrete foundation and is capped with a roof that is hipped in the front, gabled at the rear, and sheathed in asphalt shingles. Smooth stucco envelops the building's wood-frame structural system. The symmetrical, north-facing main façade is punctuated by a centrally-placed front entrance secured with a metal door. This entrance is accessed via a partial-width porch, which is sheltered by a hipped porch roof with evenly-spaced square wood supporting columns. At the rear of the building is a secondary entrance with a solid wood door and pent-roof shelter (Figure 6). The presence of an exterior staircase suggests there is a third entrance on the upper level of the west elevation, but this could not be confirmed due to limited access to the property. Windows are almost exclusively non-original horizontally sliding windows of various configurations. Variations in the texture of the stucco cladding suggest many window openings have been altered or replaced. Additional architectural detailing includes a cornice along the north and west elevations and a vertically-oriented four-pane window located centrally on the upper floor of the main elevation. Alterations include work associated with the aforementioned altered/replaced windows, metal porch rail, exterior staircase, and rear porch roof. A straight concrete walkway bisects a front yard landscaped with a lawn, hedgerow, and shrubs. The park strip in front of the property is planted with a mature tree. A metal

rail fence encloses the yard, which is accessed by a swinging gate and a sliding vehicular gate. The property is in overall fair condition.

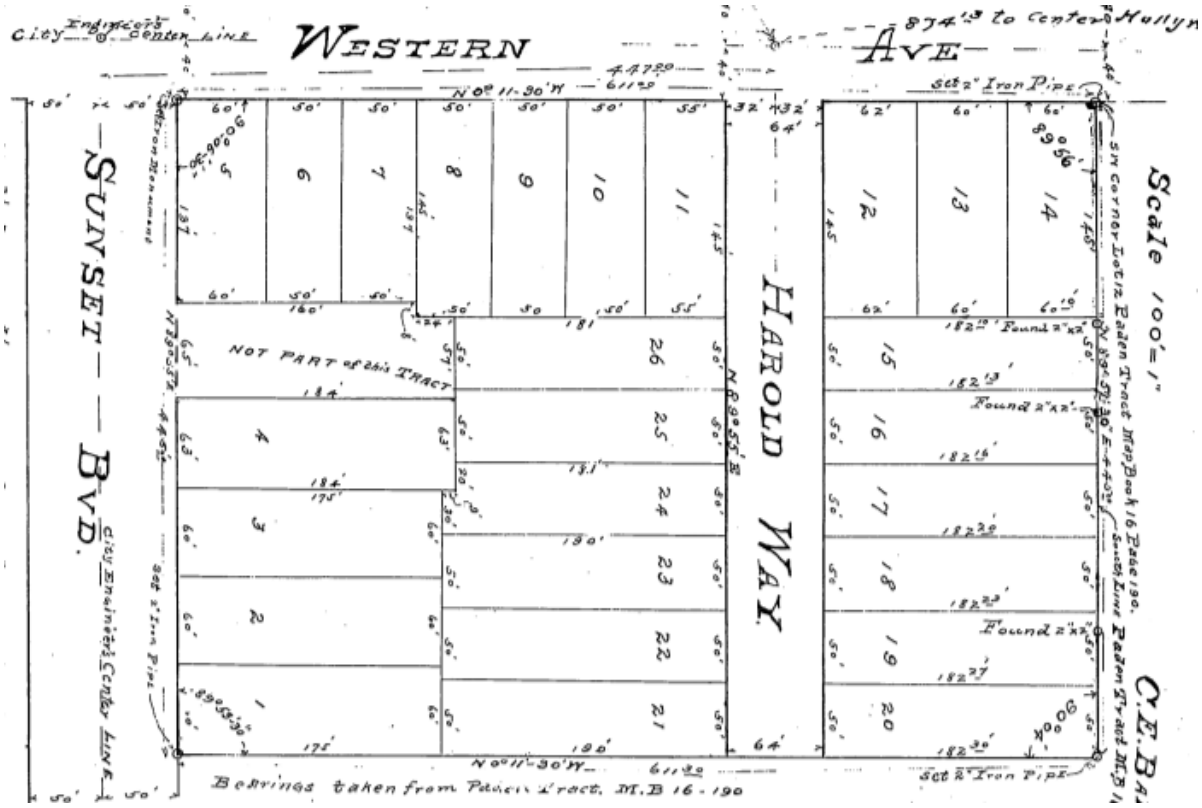
Figure 5 5446 West Harold Way, North Elevation, View to the Southeast

Figure 6 5446 West Harold Way, South Elevation, View to the North

Developmental History

Development in the vicinity of the subject property began by the late nineteenth century. Topographical maps published by the United States Geological Survey (USGS) from this period depict scattered buildings (likely farmhouses and other agricultural buildings) served by the Hollywood and Cahuenga Valley Railroad, which traveled along tracks near the subject property along the east side of North Western Avenue (USGS 1894 and 1898). In 1915, the rail line was abandoned, and its tracks were removed to make way for development. That year, a partnership between the Hampton Square Syndicate and Ellis C. Hampton subdivided the Hamptonia Tract, an area northwest of the intersection of North Western Avenue and Sunset Boulevard, including the subject property (Hampton Square Syndicate and Hampton 1915) (Figure 7). The firm dissolved its partnership in 1917, two years after it was incorporated (*LAT* 1/20/1915). Research for this study uncovered no evidence that either the Hampton Square Syndicate or Ellis C. Hampton made significant historical contributions.

Figure 7 Hamptonia Tract Map, 1915

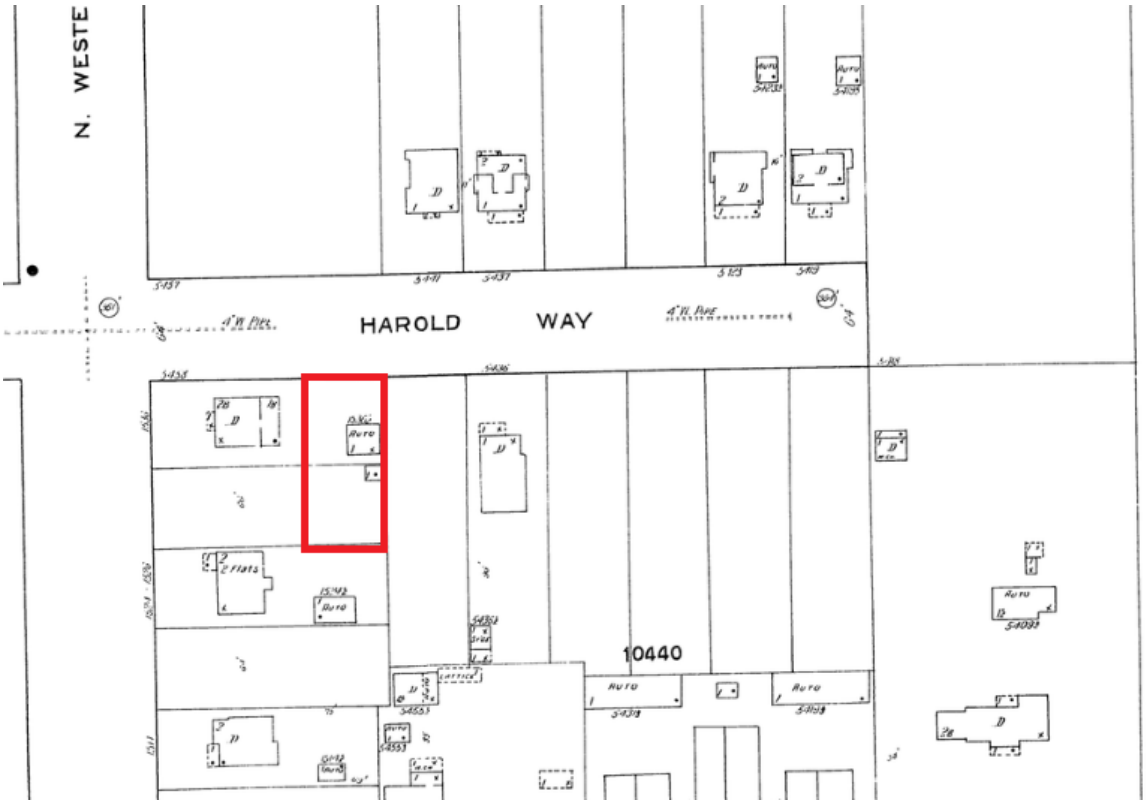


Source: Hampton Square Syndicate and Hampton 1915

William and Elizabeth Schaarmann were the first owners and occupants of the subject residence. Originally from Illinois, the couple arrived in California by 1914, the year the couple purchased a lemon grove in the Fontana Colony of San Bernardino County (Ancestry.com 2002a and 2002b; *LAT* 6/21/1914). In 1916, the Schaarmanns hired local contractor G.B. Schuler to build the house at its original location at the southeast corner of North Western Avenue and West Harold Way (1536 North Western Avenue), immediately northwest of its present site (Figure 8). Three years later, a 1919 Sanborn map shows development in the Hamptonia Tract was characterized by scattered residential settlement, with a few single-family residences on West Harold Way and North Western Avenue and a combination of single-family homes and four-unit flats on Sunset Boulevard. The

Schaarmanns' detached garage and a small ancillary building were located at what is now the front of the subject property (ProQuest 1919). At the time of the 1920 census, William and Elizabeth lived on the property with a boarder named Arefa C. Babcock. William worked as an insurance agent, while his wife and their boarder did not list an occupation (Ancestry.com 2002a). In 1922, the Schaarmanns secured a permit to install a screened rear deck on the second floor of the subject residence (LADBS 1922). They moved the house to its present location the following year (LADBS 1923).

Figure 8 1919 Sanborn Fire Insurance Map Depicting Subject Residence at its Original Location



Source: ProQuest 1919

The relocation of the residence may have coincided with the end of William and Elizabeth's tenure in the house. City directory listings show that by 1927, Richard D. Crockett had moved in (Los Angeles Public Library [LAPL] 1927). According to records for the 1930 Census, the Schaarmanns resided on Primrose Lane (Ancestry.com 2002b). City directories and newspaper articles show that since 1930, the subject property has seen a succession of occupants and owners that included several residents and, in 1937, an educational establishment called Miss Long's School for Talented Pupils (LAPL var.; *LAT* 7/14/1938; 8/4/1953). Research uncovered no information of consequence concerning any individuals who owned or occupied the property.

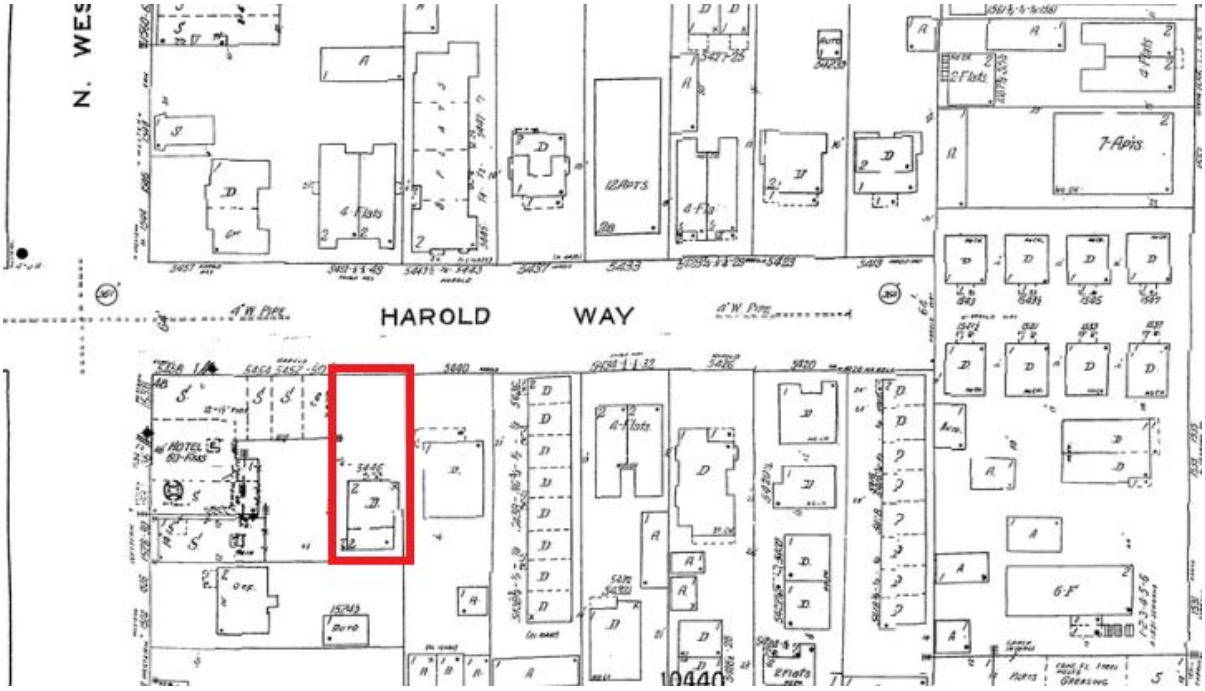
Development in the vicinity of the project area grew increasingly dense over the course of the of the twentieth century. As evidenced by topographical maps and historic aerials, the regional population boom of the 1920s accelerated the urbanization of the Hamptonia Tract and its surroundings (United States Army Corps of Engineers 1921; USGS 1924; UCSB Map and Imagery Lab 1928). Among these sources, an aerial photograph taken in 1928 offers the most detailed view of conditions in the area (Figure 9). It shows that the subdivision and its surroundings were fully developed with

commercial and residential uses. The 5400 block of West Harold Way appears to have been residential in character, except at its intersection with North Western Avenue, where, immediately adjacent to the subject property, there was a large building identified in a subsequent Sanborn map as a one-to-four-story hotel and commercial property (Figure 10). In addition, nearby sections of North Western Avenue and Sunset and Hollywood Boulevards included a number of large commercial buildings at this time but had higher concentrations of residential buildings than they would in later years (UCSB Map and Imagery Lab 1928; ProQuest 1950). By the late 1940s, commercial buildings began to appear on North Western Avenue and Sunset Boulevard (Netronline 1948; ProQuest 1950). In the 1960s and 1970s, redevelopment on scattered properties in the area made for increasingly dense patterns of residential and commercial use on and near the 5400 block of West Harold Way (Netronline 1964, 1972, 1977, and 1980). In or around 1994, the hotel and commercial building adjacent to the subject property was razed and subsequently redeveloped with a new hotel (Netronline 1989, 1994, and 2002). The subject property's surroundings have essentially retained their mixed commercial and residential character since that time.

Figure 9 1928 Aerial Photograph of Subject Property and Vicinity

Source: UCSB Map and Imagery Lab 1928

Figure 10 1950 Sanborn Fire Insurance Company Map



Source: ProQuest 1950

The subject residence has undergone a few alterations since it was relocated to its current location. The 1923 building permit for the relocation of the residence shows that the exterior was clad in stucco; no available evidence indicates this constituted an alteration (LADBS 1923). Excepting the removal of a small projection at the southwest corner of building, there have been no significant changes its footprint since the 1950s (ProQuest 1950 and 1955; Netronline 1964 and 2016). Research for this study did not determine when the building was converted to a duplex, but this may have happened in 1953, when a building permit was secured to substantially rearrange the interior (LADBS 1953). Visual observation suggests most or all of the windows were replaced with horizontally-sliding aluminum sashes in the latter half of the twentieth century.Table 1 and Table 2 summarize the construction, alteration, and ownership/occupancy history of 5446 West Harold Way. Building permits on file with LADBS are included in Appendix C.

Table 1 Construction History of 5446 West Harold Way

Permit #	Date Issued	Description of Work	Architect/ Contractor	Property Owner	Notes
3856	6/27/1916	Construct new residence	G.B. Schuler, contractor	Wm. Schaarmann	Permit is for subject building's construction at 1536 North Western Avenue
28530	8/20/1922	Install new deck with screen on the rear of the upper story	N/A	Wm. Schaarmann	
28115	6/20/1923	Move building from original location at 1536 North Western Avenue to present location at 5446 West Harold Way	N/A	Wm. Schaarmann	
15656	6/2/1927	Construct addition to detached garage	N/A	Wm. Schaarmann	Garage has since been removed from property
N/A	10/20/1953	Alter interior	N/A	F.W. Schaarmann	
N/A	1960s-1980s (est.)	Install aluminum-frame replacement windows	N/A	N/A	

N/A = not applicable

Source: LADBS Building Permits (see Appendix C)

Table 2 Ownership/Occupancy History of 5446 West Harold Way

Date	Property Owners/Tenants	Source
1927	Richard D. Crockett	City Directory
1928	Richard D. Crockett	City Directory
1930	Elise Schaarmann and Fred W. Schaarmann	City Directory
1931	Anna Ribecca, Francis M.A. Ribecca, Angelica Ribecca, and Italia Ribecca (The House of Ribecca)	City Directory
1932	Anna Ribecca, Francis M.A. Ribecca, Ella Ribecca, Italia Ribecca, and Regina Ribecca	City Directory
1935	Francis M.A. Ribecca and Ella Ribecca;	City Directory
1937	Miss Long's School for Talented Pupils	City Directory
1938	Vernon S. King and Dorothy M. Burton	*Los Angeles Times*, 7/14/1938
1939	Maude I. Burton	City Directory
1940	Maude I. Burton	City Directory
1941	Oscar E. Soper and Louise Soper	City Directory
1942	Oscar E. Soper and Louise Soper	City Directory
1953	Alice Henderson	*Los Angeles Times*, 8/4/1953
1956	Solie Cohen and Galen F. Henderson	City Directory
1960	Galen F. Henderson	City Directory

Sources: LAPL; *LAT*

7 Analysis

7.1 Evaluative Framework for Historic Resources in Los Angeles

This evaluation utilized the methodology and framework currently employed by the City of Los Angeles Department of City Planning's OHR for its citywide historic resources survey, SurveyLA. In addition to a consideration of all applicable designation criteria, one relevant CTP type combination and its associated eligibility standards and integrity thresholds was used to evaluate the subject property for significant events.

SurveyLA CTP#1 – Residential Development and Suburbanization, 1850-1980

Context: *Residential Development and Suburbanization, 1850-1980*

Theme: *Early Residential Development, 1880-1930*

Sub-Theme: *Early Single-Family Residential Development, 1880-1930*

Resources significant under the theme of early residential development include single- and multi-family residences. Properties evaluated under this theme may be significant in the areas of Settlement and/or Community Planning and Development for their association with the earliest periods of residential development in Los Angeles. Although not required, some resources may also be significant examples of their respective styles.

Period of Significance: 1880-1930

Eligibility Standards

- Dates from period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early period of settlement/residential development in a neighborhood or community

Character-Defining/Associate Features

- Retains most of the essential physical and character defining features from the period of significance
- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often sited in a prominent location

Integrity Considerations

- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

- Because of the rarity of the type, there may be a greater degree of alterations or fewer extant features

7.2 Significance Evaluation

The property at 5446 West Harold Way is recommended ineligible for federal, state, or local designation, either individually, or as a contributor to any existing or potential historic districts. A historic resources survey conducted in Hollywood in 1986 found the property appeared eligible for local designation as a contributor to a historic district. However, the property was recorded again as part of the CRA's Hollywood Redevelopment Project Area historic resources survey. It was recommended ineligible for listing in the NRHP and CRHR and as a City of Los Angeles HCM due to its lack of integrity (City of Los Angeles CRA 2010). The current study recommends the property ineligible due to its lack of significance. Further details on this evaluation follow.

Significance Criterion A/1/1

The property does not appear eligible for associations with significant events (Criterion A/1/1). Although the property lies within the boundaries of the pre-consolidation Hollywood area, the residence was constructed in 1916, approximately six years after Hollywood was consolidated with Los Angeles in February 1910. As such the property cannot be considered significant within the context of pre-consolidation Hollywood. Further, although the property was relocated to its present site in 1923, research conducted for this study uncovered no evidence the property was important to, or singularly representative of, the population boom that transformed Los Angeles in the 1920s. The property also is not a rare surviving example of its type or representative of a very early period of settlement in its neighborhood. The property therefore does not meet the eligibility standards of early single-family residential development as defined by SurveyLA. In addition, the current study found no evidence that the Hamptonia Tract subdivision or the subject property was important within the context of the early residential development of the Hollywood CPA, or any other event or patterns of events significant in the history of the city, region, state, or nation.

Significance Criterion B/2/2

Archival research did not indicate the property is significant for any associations with important individuals (Criterion B/2/2). The property is located in the Hamptonia Tract subdivision, a neighborhood that was first developed by the Hampton Square Syndicate and Ellis C. Hampton, after whom the subdivision was probably named. No available evidence suggests Hampton or any other individual associated with the subdivision and marketing of the Hamptonia Tract made significant historical contributions at the local, regional, state, or national level. The property is directly associated with William and Elizabeth Schaarmann. The Schaarmanns built the house in 1916 and relocated it to its present site in 1923. Neither of the Schaarmanns are known to have made significant contributions to the history of the city, region, state, or nation. A review of building permits, city directories, and historical newspapers failed to identify any information of consequence about other owners or occupants.

Significance Criterion C/3/3

The property does not appear eligible as a distinctive example of an architectural style or the work of a master (Criterion C/3/3). It is an ordinary residential duplex building with no discernible architectural style. Additionally, archival research did not uncover evidence that the building is the

work of a master architect, designer or builder. It was constructed in 1916 by Hollywood-based builder G.B. Schuler. News articles and advertisements indicate Schuler built, and in some cases also designed, several residences locally (*LAT* var.; *LAEE* var.). Research for this study, however, did not find any evidence that Schuler is or should be considered a master designer or builder. Moreover, neither available sources nor visual observation of the subject property suggest it would be considered an exemplary work of any designer or builder.

Significance Criterion D/4

There is no evidence to suggest that the property may yield important information about prehistory or history (Criterion D/4).

8 Recommendations

The residence at 5446 West Harold Way was evaluated for listing in the NRHP and CRHR and as a City of Los Angeles HCM. In addition to applicable national, state, and local designation criteria, this assessment employed the context-driven methods and framework used in SurveyLA. Based on the current assessment, Rincon finds the property at 5446 West Harold Way is ineligible for listing in the NRHP and the CRHR and does not satisfy the criteria for designation as a City of Los Angeles HCM. The property is therefore is not considered a historical resource for the purposes of CEQA. As a result, no further consideration of the subject property is warranted.

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Appendix A

Preparers' Qualifications

EDUCATION

B.A., History, emphasis in American History, California State University, Long Beach (2007)

EXPERIENCE

Rincon Consultants, Inc. (2015 – Present)

SWCA Environmental Consultants (2009 – 2015)

Sapphos Environmental, Inc. (2007 – 2009)
LSA Associates, Inc. (2000 – 2007)

SPECIALIZED EDUCATION/ TRAINING

Green Strategies for Historic Buildings, National Preservation Institute (2008)

CEQA Workshop Training, AEP (2007)

Oral History Methods, CSU Long Beach (2005)

Identification and Evaluation of Mid-20th Century Buildings, National Preservation Institute (2004)

Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute (2003)

Shannon Carmack

PRINCIPAL; ARCHITECTURAL HISTORY PROGRAM MANAGER

Shannon Carmack is an Architectural Historian and Historian for Rincon Consultants. Ms. Carmack has more than 20 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Ms. Carmack prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey (HABS) documentation, oral histories and interpretive programs. Ms. Carmack meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

PROJECT EXPERIENCE

- HABS Documentation, Placentia Growers Association, City of Placentia, County of Orange, CA
- World Citrus West Evaluation; City of Fullerton, Orange County, CA
- 6634 Sunset Avenue Historic Habitation, City and County of Los Angeles
- Roger Y. Williams Residence, National Register of Historic Places Nomination; City of San Juan Capistrano, Orange County, CA
- Hobby City Redevelopment; Cities of Anaheim and Stanton, Orange County, CA
- South Coast Shipyard Redevelopment Project; City of Newport Beach, Orange County, CA
- HABS Level 3 Documentation, Ray C. Lambert Ranch; City of Irvine, Orange County, CA
- Susan Street Exit Ramp Improvement Project; City of Costa Mesa, Orange County, CA
- Lambert Ranch General Plan Amendment and Zone Change EIR; City of Irvine, Orange County, CA
- Mountain Park Specific Plan Amendment EIR; City of Anaheim, Orange County, CA
- Orange County Gateway Project, Cities of Placentia, Anaheim, and Yorba Linda, Orange County, CA
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, City and County of Los Angeles, CA
- Fort McArthur "Hey Rookie" Pool Historic Habitation, City and County of Los Angeles, CA
- Woodland Hills Fire Station Historic Assessment and HABS, City and County of Los Angeles, CA
- Long Beach Courthouse Historic Impacts Assessment, City of Long Beach, County of Los Angeles

PROJECT EXPERIENCE, CONT'D

- Chapman's Millrace Relocation and Rehabilitation; San Gabriel Mission, Los Angeles County, CA
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles, CA
- El Sereno Recreation Center, City and County of Los Angeles, CA
- 7 Oakmont Drive Historic-Cultural Monument (HCM) Application, City and County of Los Angeles, CA
- Windsor Square Design Review, City and County of Los Angeles, CA
- Edwards Air Force Base Cold War Historic Context, EAFB, Los Angeles and Kern Counties, CA
- Venice Post Office Rehabilitation, Venice Beach, City and County of Los Angeles, CA
- San Pedro Plaza Park Project, City and County of Los Angeles, CA
- Woodland Hills Recreation Center Project, City and County of Los Angeles, CA
- Terminal Island Historic Survey Evaluation and Historic Context Statement; City and County of Los Angeles, CA
- University Park Historic District Design Review, City and County of Los Angeles, CA
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles, CA
- South Los Angeles Wetlands Park Project, City and County of Los Angeles, CA
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County, CA
- Metro Green Line to LAX Project, City and County of Los Angeles, CA
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles, CA
- Olympic Boulevard and Mateo Street Improvements; City and County of Los Angeles, CA
- Port of Los Angeles Berths 167-169 Rehabilitation Project; City and County of Los Angeles, CA
- Metro Regional Connector Transit Corridor Project; City and County of Los Angeles, CA
- Port of Los Angeles Al Larson Boat Shop Historic Assessment; City and County of Los Angeles, CA
- ACE San Gabriel Trench Project Cultural Resources Services; Los Angeles County, CA
- Interstate 5 Improvement Project; Cities of La Mirada, Cerritos, Norwalk, Downey and Santa Fe Springs, Los Angeles County, CA

EDUCATION

M.H.P., Historic Preservation; University of Southern California, Los Angeles; 2012

Graduate Certificate Program, Architecture & Urbanism; University of Southern California, Los Angeles; 2011

B.A., European History; University of California, Santa Cruz; 2003

TRAININGS

Section 106 Compliance Training; Society for American Archaeology 2014

CEQA Training, California Preservation Foundation; 2015

CERTIFICATIONS/ REGISTRATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History

EXPERIENCE

Rincon Consultants, Inc. (2016 – present)

SWCA (2011 - 2016)

Page & Turnbull (2010-2011)

Krafft & Krafft CRM/Architecture (2009-2011)

Steven Treffers, MHP

SENIOR ARCHITECTURAL HISTORIAN

Steven Treffers is a senior architectural historian with 10 years of experience as a historic preservation professional who exceeds the Secretary of the Interior's Professional Qualifications for History and Architectural History. He received his B.A. in European History at the University of California, Santa Cruz before eventually pursuing his Masters in Historic Preservation at the University of Southern California, School of Architecture. Since this time, he has broadened his knowledge of historic preservation planning and management through a wide range of professional and personal experiences. Mr. Treffers has worked on an extensive number of projects requiring compliance with Section 106 of the NHPA, CEQA, and local ordinances, and developed a deep understanding of where these regulations overlap and diverge as a result. In support of these efforts, he has managed and conducted historic resource surveys, performed archival research, analyzed impacts, and developed and implemented mitigation measures such as HABS/HAER documentation and interpretive plans. As a current and former member of cultural heritage commissions, Mr. Treffers has also worked closely with agencies and design teams on projects involving alterations to historic resources to ensure compliance with SOI Standards and applicable design guidelines. As a result, he has extensive experience identifying character-defining features, reviewing architectural drawings, and collaborating with local governments, stakeholders, architects, and engineers to meet project objectives while retaining those elements that convey the reason for a historic resource's significance.

PROJECT EXPERIENCE

- LA Plaza de Cultura y Artes Project; City and County of Los Angeles
- 3008 Main Street Historic Resources Assessment; Santa Monica, Los Angeles County
- 1965 Market Street Historic Resource Evaluation; City and County of San Francisco
- 7 Oakmont Historic Review; City and County of Los Angeles
- Lacy Street Studios Historic Resources Evaluation; City and County of Los Angeles
- 118-126 Flores Peer Review; City and County of Los Angeles
- 1332 West Jefferson Historic Resources Assessment; City and County of Los Angeles
- 10 South Van Ness Avenue Historic Resource Evaluation; City and County of San Francisco
- Fifth Church of Christ Scientist Peer Review; City and County of Los Angeles
- 6634 Sunset Boulevard Rehabilitation Project; City and County of Los Angeles
- 1838 Wardlow Road Historic Resources Evaluation; Long Beach, Los Angeles County

PROJECT EXPERIENCE, CONT'D

AIRPORT FACILITIES

- Monterey Regional Airport Historic Resources Survey; City and County of Monterey
- Historic District Survey for the Air Force Research Laboratory; Edwards Air Force Base
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base
- Camarillo Airport Hanger Project; Camarillo, Ventura County
- Chino Airport; Chino, San Bernardino County
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base

TRANSMISSION

- California American Water Slant Test Well Project; Marina, Monterey County
- Indian Flat Substation Expansion Project; El Portal, Mariposa County
- Humboldt Bay-Humboldt #1 60kV Reconductoring Project; Humboldt County
- PG&E Compressed Air Energy Storage; San Joaquin, Solano, and Yolo Counties
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

EDUCATION FACILITIES

- Academy of Art Existing Sites Technical Memorandum; City and County of San Francisco
- Montecito Union School; Montecito, Santa Barbara County
- Compton Community College; Compton Los Angeles County
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

PORT FACILITIES

- Terminal Island Historic Resources Survey; Port of Los Angeles, City and County of Los Angeles
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, City and County of Los Angeles
- Port of Los Angeles Berths 167-169 Rehabilitation Project; City and County of Los Angeles
- Immigration Station Historic Assessment; Port of Los Angeles, City and County of Los Angeles

RECREATION FACILITIES/TRAILS

- Flood County Park; Menlo Park, San Mateo County
- Alma Park Historic Resources Evaluation; City and County of Los Angeles
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles
- El Sereno Recreation Center, City and County of Los Angeles
- Woodland Hills Recreation Center Project, City and County of Los Angeles

TRANSPORTATION

- Alameda Corridor East – San Gabriel Trench Project; San Gabriel, Los Angeles County
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles
- HRER and HPSR for the Cesar Chavez Median Project; City and County of Los Angeles
- Main Street Lighting Improvement Project; City and County of Los Angeles

EDUCATION

MA, Art History, University of Texas at Austin, 2016

BA, History, Saint Anselm College, 2014

TRAININGS

The Recent Past: Strategies for Evaluation, National Preservation Institute, 2018

Section 106 Essentials, Advisory Council for Historic Preservation, 2017

CEQA Workshop, Association of Environmental Professionals, 2016

CERTIFICATIONS/ REGISTRATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History

Alexandra Madsen, MA

ARCHITECTURAL HISTORIAN

Alexandra Madsen, Architectural Historian with Rincon Consultants, has over six years of experience in the field of cultural resource management. Ms. Madsen specializes in architectural history and the built environment of Southern California. Her work efforts include multi-city survey work, archival research, and the development of historic context statements. She has evaluated dozens of resources for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation. In addition to evaluating resources, Ms. Madsen has also nominated properties for inclusion in the National Register of Historic Places and as City of Los Angeles Historic-Cultural Monuments (HCMs). Ms. Madsen has extensive experience with DPR 523 Series forms and has completed numerous Historic Resource Evaluation Reports and Historic Property Survey Reports. Her various documentation efforts have been in support of NEPA, CEQA, and Section 106 of the NHPA. Ms. Madsen has reviewed the designs of proposed construction, alterations, and additions of residential, commercial, and municipal properties to ensure compliance with the Secretary's *Standards.*

Ms. Madsen serves as the City of Los Angeles Cultural Heritage Commission-appointed board member for the Highland Park Historic Preservation Overlay Zone (HPOZ). In this role, Ms. Madsen reviews and makes recommendations on projects to promote historic preservation in Los Angeles. Additionally, as Vice President of the Highland Park Heritage Trust, Ms. Madsen authors HCM nominations and leads various fundraising efforts. Ms. Madsen holds a Master of Arts in Art History from the University of Texas at Austin, where she specialized in the built environment. Her recent publications include "Evaluating Migratory Camps and Cultural Landscapes from the Age of Displacement, 1930-1945," printed in the National Association of Environmental Professionals' journal *Environmental Practice* (2019). Ms. Madsen meets and exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

PROJECT EXPERIENCE

- County of Los Angeles - Historic Evaluations of Priority Parks and Golf Courses, Los Angeles County, California
- County of Los Angeles - Descanso Gardens National Register of Historic Places Nomination, Altadena, California
- California High Speed Rail Authority - Program Construction Management: Merced Overpass Reexam, Shafter, California
- California Department of Transportation - State Route 55 Historic Property Survey Report and Historic Resource Evaluation Report, Orange County, California
- City of Bakersfield - Historic American Buildings Survey (HABS) for 24th Street Improvement Project and Citywide Historic Context Statement, Bakersfield, California

PROJECT EXPERIENCE, CONT'D

- City of Long Beach – Design Review for 210 The Promenade; Long Beach, Los Angeles County, California
- City of Long Beach – Historic Resource Evaluation - 1400 E. Hellman Street; 953 Chestnut Avenue; 830 Santiago Avenue; 645 W. 11th Street; and Metropolitan Apartments; Long Beach, Los Angeles County, California.
- County of Los Angeles - HABS Documentation for Los Angeles Music Center; Los Angeles, Los Angeles County, California
- City of Sierra Madre - Historic Resources Evaluation - 659 W. Alegria Avenue; Sierra Madre, Los Angeles County, California
- City of Manhattan Beach – Citywide Historic Context Statement; Manhattan Beach, Los Angeles County, California
- Historic Resources Evaluation-1009-1100 Gardner Street; West Hollywood, Los Angeles County, California
- Historic Evaluation and Design Review- 5570 Melrose Avenue; Los Angeles, Los Angeles County, California
- Secretary of the Interior's Standards Compliance Review - Los Verdes Golf Course Clubhouse; Rancho Palos Verdes, Los Angeles County, California
- Historic Resources Evaluation- Hammerhead Barracks at Fort Ord; Seaside, Monterey County, California
- Historic Context Statement and Survey- California State University, Fullerton Campus; Fullerton, Orange County, California
- Cultural Resources Assessment Report- Arroyo Village Center; San Gabriel, Los Angeles County, California
- Secretary of the Interior's Standards Compliance Review- Watsonville City Plaza; Watsonville, Santa Cruz County, California
- Historic Resources Evaluation- 890 South Magnolia; Ontario, San Bernardino County, California
- Historic Resources Evaluation- 13551 Harbor Boulevard; Garden Grove, Orange County, California

EDUCATION

Master of Arts, Public History, CSU Sacramento, 2013

Bachelor of Arts, History, CSU Sacramento, 2007

EXPERIENCE

Rincon Consultants, Inc. (2018 – present)

LSA Associates (2014)

ICF International (2012-2014)

AECOM (2012-2014)

Atkins Global (2010-2011)

James Williams, M.A.

ARCHITECTURAL HISTORIAN

James Williams is an Architectural Historian with four years of professional experience who meets the SOI PQS for Architectural History and History. His professional experience includes the preparation of historic resource assessments in support of NEPA, Section 106 of the NHPA, CEQA, and local historic preservation regulations. He has conducted historic surveys and archival research, prepared DPR 523 series forms, and assisted in the preparation of historic resource evaluations for a number of historic resources. He has also assisted in the preparation of several HAER-like documentation packages as part of mitigation measures on behalf of various municipal agencies.

In addition to his professional experience, Mr. Williams has cultivated broad knowledge of the intersection of post-war U.S. historic preservation and housing policies. His work in these areas is exemplified by his 2013 Master's thesis, *West End Boys: Urban Redevelopment and the Elimination of Sacramento's Skid Row*, as well as his subsequent post-graduate research regarding the creation of San Diego's Gaslamp Quarter historic district.

PROJECT EXPERIENCE

- Los Angeles County Metropolitan Transit Authority – Metro Los Angeles West Santa Ana Branch Existing Conditions Report & Survey, Los Angeles County, California (2018-2019)
- City of Bell Gardens—John Anson Ford Park Infiltration Cistern Project to Capture Urban Runoff, Cultural Resources Assessment, Bell Gardens, Los Angeles County, California (2019)
- City of Santa Ana, Planning and Building Agency— Cultural Resources Study for the First American Mixed Use Project, Santa Ana, Orange County, California (2019)
- City of Santa Ana—Section 106 Findings for the Legacy Square Project, City of Santa Ana, Orange County, California (2019)
- 3636 Linden Holding, LLC— Focused Historic Resources Evaluation and Character-Defining Features Memo, 3636 Linden Avenue, Long Beach, Los Angeles County, California (2019)
- City of Kennewick—East of Washington Street Reconnaissance-Level Survey and Inventory Report, Kennewick, Benton County, Washington (2019)
- City of Palo Alto—Cubberley Master Plan, Historical Resources Assessment, Palo Alto, Santa Clara County, California (2019)
- Kennedy/Jenks Consultants—Los Robles Golf Course Groundwater Utilization Project, Phase I Cultural Resources Assessment, Thousand Oaks, Ventura County, California (2019)
- City of Ventura—Historical Resources Assessment, 915 Goodman Street, City and County of Ventura, California (2019)
- Robla School District—Robla Elementary School Historical Resource Study, City and County of Sacramento, California (2019)
- City of Berkeley—2012 Berkeley Way Mixed-Use Project, Historic Properties Assessment and Finding of No Adverse Effect, Berkeley, Alameda County,

California (2019)

- VantageOne Real Estate Investments—31479 Avenue E Historical Resource Study, Yucaipa, San Bernardino County, California (2019)
- City of San Leandro—Cultural Resources Study for the 311 MacArthur Boulevard Residential Project, Leandro, Alameda County, California (2019)
- AEPC Group, Inc.—Jenkins Hall Renovations Project Historical Resource Study, Humboldt State University, Arcata, Humboldt County, California (2019)
- Stanislaus County Public Works—Cultural Resources Technical Memorandum for the Keyes Road over Turlock Irrigation District Ceres Main Canal Bridge Replacement Project, near the Community of Keyes, Stanislaus County, California (2019)
- City of Hayward— Cultural Resources Study for the Pine Vista Condominiums Project, Hayward, Alameda County, California (2019)
- City of Merced – HABS-Like Report, Well Tank No. 3 Demolition Project, Merced, California (2018)
- Southern California Edison – Long Beach to Laguna Bell 66kV and 220kV Transmission Lines HAER Package, Los Angeles County, California (2018)
- Monterey Peninsula Regional Park District-- Palo Corona Regional Park General Development Plan, Final Initial Study – Mitigated Negative Declaration, Carmel, Monterey County, California (2018)
- CoreStates, Inc. – Cultural Resources Assessment Report, 43271 State Highway 74 Project, Hemet, California (2018)
- City of Concord – Cultural Resources Technical Report, Community Services Exemption Report, Grant Street Mixed-Use Project, Concord, California (2018)
- Antelope Valley Community College District – Environmental Impact Report, Antelope Valley Community College District 2016 Facilities Master Plan, Lancaster, California (2018)
- San Lorenzo Valley Water District – SWIM Tank and Five Water Pipelines Project, Phase I Cultural Resources Report (2018)
- California Department of Transportation – Environmental Impact Report/Environmental Impact Statement for North County Corridor Project, Stanislaus County, California (2014)
- County of San Benito – Y Road Low-Water Crossing Historical Resources Evaluation Report, San Benito County, California (2014)
- City of Sacramento - Sacramento Register of Historic and Cultural Resources District Nomination for Old Sacramento Historic District and State Historic Park, Sacramento, California (2014)

Appendix B

California Department of Parks and Recreation Forms

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 5446 Harold Way

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Los Angeles

***b. USGS 7.5' Quad:** *Hollywood* **Date:** 1966 Township 1S, Range 14W, Section 12 S.B.**B.M.**

c. Address: 5446 Harold Way City: Los Angeles Zip: 90027

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: **5544-022-030**

***P3a. Description:**

The property at 5446 Harold Way is a two-story residential duplex exhibiting no discernible architectural style. Rectangular in plan, the building rises from a concrete foundation and is capped with a roof that is hipped in the front, gabled at the rear, and sheathed in asphalt shingles. Smooth stucco envelops the building's wood-frame structural system. The symmetrical, north-facing main façade is punctuated by a centrally placed front entrance that is secured with a metal door. This entrance is accessed via a partial-width porch, which is sheltered by a hipped porch roof with evenly spaced square wood supporting columns. At the rear of the building is a secondary entrance with a solid wood door and pent-roof shelter. The presence of an exterior staircase suggests there is a third entrance on the upper level of the west elevation, but this could not be confirmed due to limited access to the property. Windows are almost exclusively non-original horizontally sliding windows of various configurations. Variations in the texture of the stucco cladding suggest many window openings have been altered. Additional architectural detailing includes a cornice along the north and west elevations and a vertically oriented four-pane window located centrally on the upper floor of the main elevation. Alterations include work associated with the aforementioned replacement windows, metal porch rail, exterior staircase, and rear porch roof. A straight concrete walkway bisects a front yard landscaped with a lawn, hedgerow, and shrubs. The park strip in front of the property is planted with a mature tree. A metal rail fence encloses the yard, which is accessed by a swinging gate and a sliding vehicular gate. The property is in fair condition, overall.

***P3b. Resource Attributes:** HP3. Multiple family property.

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo:
North elevation; camera facing southeast

***P6. Date Constructed/Age and Sources:**
■ Historic ☐ Prehistoric ☐ Both

1916 (Los Angeles Department of Building and Safety 1916)

***P7. Owner and Address:**
N/A

***P8. Recorded by:**
James Williams
Rincon Consultants
250 E. First Street, Ste. 1400
Los Angeles, CA 90012

***P9. Date Recorded:**
April 2, 2020

***P10. Survey Type:**
Intensive

***P11. Report Citation:**

Williams, James, Steven Treffers, and Alexandra Madsen. 2020. *5446 Harold Way Phase 1 Historic Resource Assessment Report.* Prepared for Phil Patel by Rincon Consultants, Inc. April.

***Attachments:** ☐ NONE ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

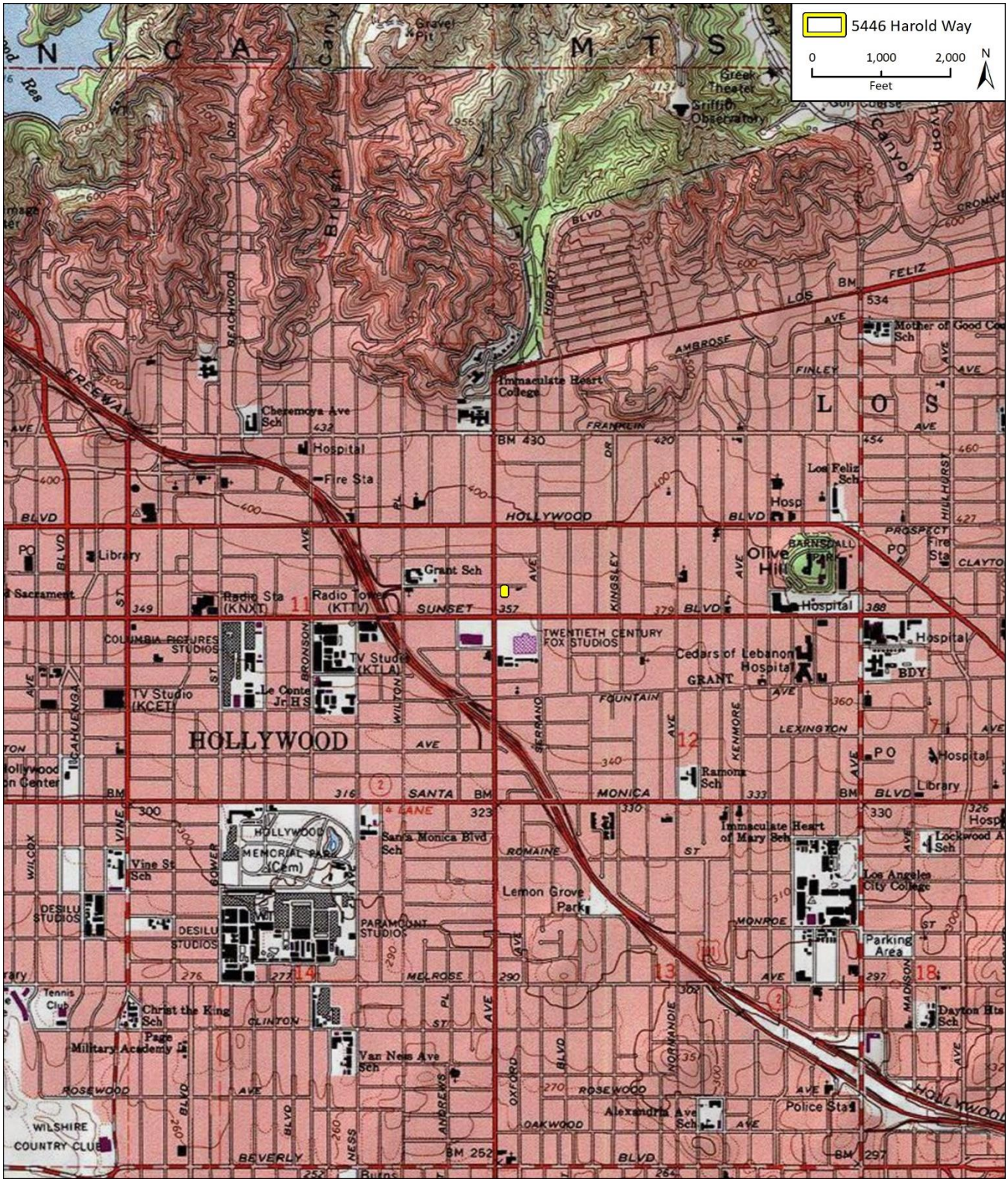
State of California X Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** 5446 Harold Way

***Map Name:** *Hollywood, CA* ***Scale:** 1:24,000 ***Date of map:** 1966



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** 5446 Harold Way ***NRHP Status Code** 6Z

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single-family residence B4. Present Use: Multi-family residence
***B5. Architectural Style:** No discernible style
***B6. Construction History:**

The subject building was constructed in 1916 at 1536 N. Western Avenue (LADBS 1916). A screened second-floor deck was installed in 1922 (LADBS 1923). The following year, the residence was moved to its present location (LADBS 1923). An addition was constructed onto the property's detached garage (not extant) in 1927 (LADBS 1927). In 1953, a permit was secured for interior alterations (LADBS 1953). This work may have been undertaken in order to covert the former single-family residence to a duplex, its current function.

***B7. Moved?** ☐ **No** ■ **Yes** ☐ **Unknown** **Date:** 1923 **Original Location:** 1536 N. Western Ave., L.A.
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: G.B. Schuler
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

The subject property is a residential duplex constructed in 1916 and relocated to the subject parcel in 1923. Development in the vicinity of the subject property began by the late nineteenth century. USGS topographical maps from the period depict scattered buildings, likely farmhouses and other agricultural buildings, served by the Hollywood and Cahuenga Valley Railroad, whose tracks passed near the subject property along the east side of Western Avenue (USGS 1894; 1898). In 1915, the rail line was abandoned and its tracks removed to make way for development. That year, a partnership between the Hampton Square Syndicate and Ellis C. Hampton subdivided the Hamptonia Tract, an area northwest of the intersection of Western Avenue and Sunset Boulevard, including the subject property (Hampton Square Syndicate and Hampton 1915). The firm dissolved its partnership in 1917, two years after it was incorporated (American Globe 1917; LAT 1/20/1915). Research for this study uncovered no evidence that either the Hampton Square Syndicate or Ellis C. Hampton made significant historical contributions.

See continuation sheet, p. 4.

B11. Additional Resource Attributes: N/A
***B12. References:**

Ancestry.com. 2002a.1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Los Angeles Assembly District 63, Los Angeles, California; Roll: T625_106; Page: 14B; Enumeration District: 156. ancestry.com, accessed March 31, 2020.

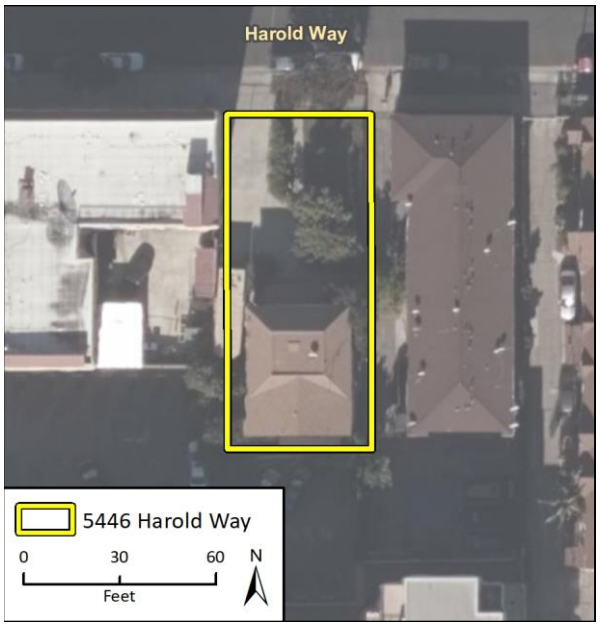
_____.2002b. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Page: 26A; Enumeration District: 0069; FHL microfilm: 2339869. ancestry.com, accessed March 31, 2020.

City of Los Angeles, Community Redevelopment Agency. 2010. *Historic Resources Survey, Hollywood Redevelopment Project Area*. Prepared by Chattel Architecture, Planning & Preservation, Inc. February.

See continuation sheet, p. 5.

B13. Remarks:
***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 2, 2020

(This space reserved for official comments.)



B10. Significance (continued):

William and Elizabeth Schaarmann were the first owners and occupants of the subject residence. Originally from Illinois, the couple arrived in California by 1914, the year the couple purchased a lemon grove in the Fontana Colony of San Bernardino County (Ancestry.com 2002a; 2002b; *LAT* 6/21/1914). In 1916, the Schaarmanns hired local contractor G.B. Schuler to build the house at its original location at the southeast corner of Western Avenue and Harold Way (1536 Western Avenue), immediately northwest of its present site. Three years later, a 1919 Sanborn map shows, development in the Hamptonia Tract was characterized by scattered residential settlement, with a few single-family residences on Harold Way and Western Avenue and a combination of single-family homes and four-unit flats on Sunset Boulevard. The Schaarmanns' detached garage and a small ancillary building were located at what is now the front of the subject property (ProQuest 1919). At the time of the 1920 census, William and Elizabeth lived on the property with a boarder named Arefa C. Babcock. William worked as an insurance agent, while his wife and their boarder did not list an occupation (Ancestry.com 2002a). In 1922, the Schaarmanns secured a permit to install a screened rear deck on the second floor of the subject residence LADBS 1922. They moved the house to its present location the following year (LADBS 1923).

The relocation of the residence may have coincided with the end of William and Elizabeth's tenure in the house. City directory listings show that, by 1927, Richard D. Crockett had moved in (LAPL 1927). According to records for the 1930 Census, the Schaarmanns resided on Primrose Lane (Ancestry.com 2002b). City directories and newspaper articles show that since 1930, the subject property has seen a succession of occupants and owners that included several residents and, in 1937, an educational establishment called Miss Long's School for Talented Pupils (LAPL var.; LAT 7/14/1938; 8/4/1953). Research uncovered no information of consequence concerning any individuals who owned or occupied the property.

Development in the vicinity of the project area grew ever-denser over the course of the of the twentieth century. As evidenced by topographical maps and historic aerials, the regional population boom of the 1920s accelerated the urbanization of the Hamptonia Tract and its surroundings (USACE 1921; USGS 1924; UCSB Map and Imagery Lab 1928). Among these sources, an aerial photograph taken in 1928 offers the most detailed view of conditions in the area. It shows that the subdivision and its surroundings were fully developed for commercial and residential. The 5400 block of Harold Way appears to have residential in character, except at the intersection with Western Avenue, where, immediately adjacent to the subject property, there was a large building identified in a subsequent Sanborn map as a one-to-four-story hotel and commercial property. In addition, nearby sections of Western Avenue and Sunset and Hollywood boulevards were home to a number of large commercial buildings, but had higher concentrations of residential buildings than they would in later years (UCSB Map and Imagery Lab 1928; ProQuest 1950). By the late 1940s, commercial buildings began to appear on Western Avenue and Sunset Boulevard (Netronline 1948; ProQuest 1950). In the 1960s and 1970s, redevelopment on scattered properties in the area made for increasingly dense patterns of residential and commercial use on and near the 5400 block of Harold Way (Netronline 1964; 1972; 1977; 1980). In or around 1994, the hotel and commercial building adjacent to the subject property was razed and subsequently redeveloped with a new hotel (Netronline 1989; 1994; 2002). The subject property's surroundings have essentially retained their mixed commercial and residential character since then.

Significance Evaluation of 5446 Harold Way

The property at 5446 Harold Way is recommended ineligible for federal, state, or local designation, either individually, or as a contributor to any existing or potential historic districts. A historic resources survey conducted in Hollywood in 1986 found the property appeared eligible for local designation as a contributor to historic district. However, the property was recorded again as part of the CRA's Hollywood Redevelopment Project Area historic resources survey. It was recommended ineligible for listing in the NRHP and CRHR and as a City of Los Angeles HCM, due to its lack of integrity (City of Los Angeles CRA 2010). The current study recommends the property ineligible due to its lack of significance. Further details on this evaluation follow.

Significance Criterion A/1/1. The property does not appear eligible for associations with significant events (Criterion A/1/1). Although the property lies within the boundaries of pre-consolidation Hollywood, the residence was constructed in 1916, approximately six years after Hollywood was consolidated with Los Angeles in February 1910. As such the property cannot be considered significant within the context of pre-consolidation Hollywood. Further, although the property was relocated to its present site in 1923, research conducted for this study uncovered no evidence the property was import to, or singularly representative of, the population boom that transformed Los Angeles in the 1920s. The property also is not a rare surviving example of its type or representative of a very early period of settlement in its neighborhood. The property therefore does not meet the eligibility standards of early single-family residential development as defined by SurveyLA. Further the current study found no evidence that the Hamptonia Tract subdivision or the subject property was important within the context of in the early residential development of the Hollywood CPA, or any other event or patterns of events significant in the history of the city, region, state, or nation.

Significance Criterion B/2/2. Archival research does not indicate the property is significant for any associations with important individuals (Criterion B/2/2). The property is located in the Hamptonia Tract subdivision, a neighborhood that was first developed by the Hampton Square Syndicate and Ellis C. Hampton, after whom the subdivision was probably named. No available evidence suggests Hampton or any other individual associated with the subdivision and marketing of the Hamptonia Tract made significant historical contributions at the local, regional, state, or national level. The property is directly associated with William and Elizabeth Schaarmann. The Schaarmanns built the house in 1916 and relocated it to its present site in 1923. Neither of the Schaarmanns are known to have made significant contributions to the history of the city, region, state, or nation. A review of building permits, city directories, and historical newspapers failed to identify any information of consequence about any other owners or occupants. **See continuation sheet, p. 5.**

B10. Significance (continued):

Significance Criterion C/3/3. The property does not appear eligible as a distinctive example of an architectural style or the work of a master (Criterion C/3/3). It is an ordinary residential duplex building with no discernible architectural style. Additionally, archival research did not uncover evidence that the building is the work of a master architect, designer or builder. It was constructed in 1916 by Hollywood-based builder G.B. Schuler. News articles and advertisements indicate Schuler built, and in some cases also designed, several residences locally (LAT var.; LAEE var.). Research for this study, however, did not find any evidence that Schuler is or should be considered a master designer or builder. Moreover, neither available sources nor visual observation of the subject property suggest it would be considered an exemplary work of any designer or builder.

Significance Criterion D/4. There is no evidence to suggest that the property may yield important information about prehistory or history (Criterion D/4).

B10. References (continued):

City of Los Angeles, CRA/LA

2020. *Historic Resources Survey Report, Hollywood Redevelopment Plan Area*. Prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group. January 28.

City of Los Angeles, Office of Historic Resources (OHR)

2017. *Los Angeles Citywide Historic Context Statement, Residential Development and Suburbanization/Early Residential Development, 1880-1930*. September. Prepared by the City of Los Angeles Department of City Planning, Office of Historic Resources. Accessed May 8, 2019 at https://preservation.lacity.org.

City of Los Angeles, Department of Building and Safety (LADBS)

Var. Building permits on file for 5446 Harold Way. Accessed March 27, 2020 at http://ladbsdoc.lacity.org/idispublic/.

Electric Railway Historical Association (ERHA) of Southern California

2020. "Pacific Electric: Cahuenga Line." http://www.erha.org/pewcv.htm, accessed March 30, 2020.

Hampton Square Syndicate and Ellis C. Hampton

1915. *Hamptonia Tract* [map]. Via Los Angeles County Department of Public Works. "Land Records Information." https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0029/TR0029-008.pdf, accessed March 30, 2020.

Historic Resources Group (HRG)

2011. *SurveyLA Los Angeles Historic Resources Survey: Historic Resources Survey Report: Hollywood Community Plan Area*. August, revised 2015.

Los Angeles Evening Express (*LAEE*)

1913. "Building Permits," November 17. www.newspapers.com. Accessed March 27, 2020.
1914. "Building Permits," May 14. www.newspapers.com. Accessed March 27, 2020.
1914. "Building Permits," June 10. www.newspapers.com. Accessed March 27, 2020.
1915. "Building Permits," July 13. www.newspapers.com. Accessed March 27, 2020.
1916. "Building Permits," March 4. www.newspapers.com. Accessed March 27, 2020.
1916. Advertisement for G.B. Schuler. April 6. www.newspapers.com. Accessed March 27, 2020.
1916. "Building Permits," April 16. www.newspapers.com. Accessed March 27, 2020.

Los Angeles Public Library (LAPL)

Var. "Los Angeles Street – Reverse Directories." [digitized archive]. 1906, 1927, 1956-1987. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2019.
Var. Historic City and Business & Phone Directories." [digitized archive]. 1873-1970. http://rescarta.lapl.org/ResCarta-Web/jsp/RcWebBrowseCollections.jsp. Accessed December 2019.

Los Angeles Times (*LAT*)

1905. "Real Estate Record," May 6. www.newspapers.com. Accessed March 27, 2020.
1913. Classified Advertisement. August 26. www.newspapers.com. Accessed March 27, 2020.
1914. "Join Fontana Colony," June 21. www.newspapers.com. Accessed March 27, 2020.
1914. "For Brentwood Park," August 16. www.newspapers.com. Accessed March 27, 2020.
1915. "Incorporations," January 20. www.newspapers.com. Accessed March 27, 2020.
1916. "Construction Activity Steadily Increasing." April 16. www.newspapers.com. Accessed March 27, 2020.
1938. Wedding Announcements. July 14. www.newspapers.com. Accessed March 27, 2020.
1953. "Enraged Tenant Slays Landlady," August 4.

Netronline

Var. "Historic Aerials." [digital photograph database]. Images of 5448 Harold Way, Los Angeles and vicinity viewed online. https://www.historicaerials.com/viewer. Accessed January 4, 2020.

ProQuest

Var. "Digital Sanborn Maps, 1867-1970." [digital map database]. Fire insurance maps of 5446 Harold Way, Los Angeles and vicinity. Accessed December 2019 at http://sanborn.umi.com.ezproxy.lapl.org/splash.html.

See continuation sheet, p. 6.

B10. References (continued):

San Bernardino County Sun

1915. "Official Record." December 23. www.newspapers.com. Accessed March 27, 2020.

United States Army, Corps of Engineers (USACE)

1921. *Santa Monica, CA* [map]. 7.5-minute topographical map. Engineer Reproduction Plant, U.S. Army: Washington, D.C. "Get Maps: topoView." https://ngmdb.usgs.gov/topoview/viewer, accessed March 31, 2020.

United States Geological Survey (USGS)

1894. *Los Angeles, CA* [map]. 7.5-minute topographical map. United States Geological Society. "Get Maps: topoView." https://ngmdb.usgs.gov/topoview/viewer, accessed March 31, 2020.

1898. *Santa Monica, CA* [map]. 7.5-minute topographical map. United States Geological Society. "Get Maps: topoView." https://ngmdb.usgs.gov/topoview/viewer, accessed March 31, 2020.

1898. *Hollywood, CA* [map]. 7.5-minute topographical map. United States Geological Society. "Get Maps: topoView." https://ngmdb.usgs.gov/topoview/viewer, accessed March 31, 2020.

University of California, Santa Barbara (UCSB) Map & Imagery Lab

1928. Aerial photograph, Flight C-300, Frame K-117. Accessed April 1, 2020 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 1 ***Resource Name or #:** (Assigned by recorder) 5446 HAROLD WAY

P1. Other Identifier: _____

***P2. Location:** ___ **Not for Publication** X **Unrestricted** ***a. County** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Hollywood **Date:** 1996

c. Address: 5446 HAROLD WAY City: LOS ANGELES Zip: 90027

d. UTM: (Give more than one for large and/or linear resources) Zone: _____ _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____

APN:5544022030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This resource has been significantly altered and retains little or no integrity. Alterations: altered setting, altered porches, altered fenestration, altered siding

***P3b. Resource Attributes:** (List attributes and codes) HP02

***P4. Resources Present:** X Building ___ Structure ___ Object ___ Site ___ District ___ Element of District ___ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of photo: (View, data, accession #)
10/22/08

***P6. Date Constructed/Age and Sources:** X Historic
___ Prehistoric ___ Both
1916
Assessor

***P7. Owner and Address:**
PATEL,SURESHBHAI N AND MANJULA
1536 N WESTERN AVE
LOS ANGELES, CA 90027

***P8. Recorded by:**
Veronica Gallardo
Chattel Architecture, Planning & Preservatio
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

***P9. Date Recorded:** 10/22/2008

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

***Attachments:** X None ___ Location Map ___ Sketch Map ___ Continuation Sheet ___ Building, Structure, and Object Record
___ Archeological Record ___ District Record ___ Linear Feature Record ___ Milling Station Record
___ Rock Art Record ___ Artifact Record ___ Photograph Record ___ Other (List): _____

Appendix C

Additional Documentation

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO	
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot 11 Block Tract Hamilton Tract Book Page F. B. Page	Lot Block Tract Book Page F. B. Page	O.K. City Clerk By Deputy
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. 536 W. Wellesse Ave Street To No. Street		O.K. City Engineer By Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Rented Residence & Family
2. What purpose will Building be used for hereafter? Same
3. Owner's name Wm Schaumann Phone 2669
4. Owner's address 1536 N Wilcox ave
5. Architect's name Same Phone
6. Contractor's name Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 400
9. Class of present Building D No. of rooms at present Five Rooms & Bath
10. Number of stories in height 2 Size of present Building x
11. State how many buildings are on this lot one & Garage
12. State purpose buildings on lot are used for Rented Residence (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Enclosing a closet with casement sash in Rear Room

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) Wm Schaumann
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
28580	Plan Examiner	Clerk	RECEIVED AUG 21 1922 L.A. Bldg. Dept.

See P.O. Check 175

13. Size of 12 x 30 ..... x ..... No. of Stories in height one Record Story

14. Material of foundation ..... Size footings ..... Size wall ..... Depth below ground .....

15. Size of Redwood Mudsills ..... x ..... Size of interior bearing studs ..... x .....

16. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....

17. Size of first floor joists ..... x ..... Second floor joists ..... 2 x 8 .....

18. Will all provisions of State Dwelling House Act be complied with? ..... Yes .....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) G. Lahaussen
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. Thomas
CONSTRUCTION	O. K. Thomas
ZONING	O. K. T
SET-BACK LINE	O. K. T
ORD. 33761 (N. S.)	O. K. T
FIRE DISTRICT	O. K. T

See letter from Bldg Dept Aug 18-22

Correspondence File #20-185 yr 1922. Mac

All Applications must be filled out by Applicant

Bldg. Form 9

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot ..... Block	Lot ..... Block .....
Tract Victor Tract	Tract
Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page .....

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy.

From No. 1536 W. Western Ave. Street

To No. 5446 Harold Way Harold Way Street

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Residence 1-Family Dwg
2. What purpose will Building be used for hereafter? Residence
3. Owner's name [redacted] Johannsmann Phone Holly 2669
4. Owner's address 1536 N. Western ave
5. Architect's name ..... Phone .....
6. Contractor's name ..... Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 500.00
9. Class of present Building Three ..... No. of rooms at present 8
10. Number of stories in height 2 ..... Size of present Building 30½ x 40
11. State how many buildings are on this lot 2
12. State purpose buildings on lot are used for Residence & garage (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Will be moved on rear of lot and
face the south. Will be set on 8 ft. high concrete foundation
and repaired.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) [redacted] Johannsmann
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
28115	Plan Examiner	6/20/23 Clerk	JUN 20 1923 ISSUED

E. Hillstrom

175

13. Size of new addition None x No. of Stories in height

14. Material of foundation Conc. Size footings 16 Size wall 8 Depth below ground 12

15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs x

16. Size of exterior studs x Size of interior non-bearing studs x

17. Size of first floor joists x Second floor joists x

18. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) [signature]
(Owner or Authorized Agent).

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

BUILDING DIVISION

3 DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY	Lot 14 Block	Lot 24 Block
	Tract Naughton Tract	Tract Naughton Tract
TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY	Book 32 Page 12 F. B. Page 168	Book 32 Page 12 F. B. Page 69
	From No. 5428 Harold Way Street	
	To No. 5440 Harold Way — (145' E of Western) Street	

By K. City Clerk Deputy

By K. City Engineer Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Garage 2 Cars
2. What purpose will Building be used for hereafter? PV Garage 4 Cars for Storage
3. Owner's name W. Johnson Phone
4. Owner's address 1530 N Western Ave
5. Architect's name — Phone
6. Contractor's name — Phone
7. Contractor's address —
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 200.00
9. Class of present Building Frame No. of rooms at present one
10. Number of stories in height one Size of present Building 16 x 20
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for PV Garage

(Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Apart 16 x 20 will be moved for garage storage and 2 cars 16 x 20 will be added to the present to comply with the Ordinance. Plans will be submitted to the Engineer's office for approval before the work is started.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) W. Johnson
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
15656	Plan Examiner	6/1/27 Clerk	LOS ANGELES JUN 2 1927

13. Size of new addition 16 x 20 No. of Stories in height 1

14. Material of foundation Redwood Size footings — Size wall — Depth below ground —

15. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs — x —

16. Size of exterior studs 2 x 4 Size of interior non-bearing studs — x —

17. Size of first floor joists No floor x Second floor joists — x —

18. Will all provisions of State Housing Act be complied with? Yes

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) [signature]
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. [signature]
CONSTRUCTION	O. K. [signature]
ZONING	O. K. [signature]
SET-BACK LINE	O. K. [signature]
ORD. 33761 (N. S.)	O. K. [signature]
FIRE DISTRICT	O. K. [signature]

REMARKS

The Browns Cost $90. 1 Story
Seward Street $2,400 10 Rms
$290

The building referred to in this application will be more than 100 feet from Weston Ave. Street

[signature]
Owner or Authorized Agent

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. East 45 ft of Lots 10 & 11

Tract Hamptonia

Location of Building 5446 Harold Way (House Number and Street)

Between what cross streets? W. Boundary Blvd & Carlton Way

Approved by City Engineer ..... Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Unoccupied - Dwg - Rooming Families 1 Rooms #7 (Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 12 yrs.
3. Use of building AFTER alteration or moving dwellings Families 2 Rooms 8
4. Owner F. W. SCHAARMANN (Print Name) Phone Ho. 4-4360
5. Owner's Address 1530 No. WESTERN AVE P. O. Hollywood 27
6. Certificated Architect None State License No. ..... Phone .....
7. Licensed Engineer ——— State License No. ..... Phone .....
8. Contractor Owner State License No. ..... Phone .....
9. Contractor's Address same
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 1800 00
11. State how many buildings NOW on lot and give use of each. Dwg - one (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 28' x 36' Number of stories high 2 Height to highest point .....
13. Material Exterior Walls stucco (Wood, Steel or Masonry) Exterior framework wood (Wood or Steel)
14. Describe briefly all proposed construction and work:

Move existing wall between den & breakfast room and make a bathroom, and stairway to second floor. Extend hallway for rear bedroom on second floor and divide bedroom from kitchen. Rearrange bathroom fixtures on second floor

[redacted] NEW CONSTRUCTION

15. Size of Addition ..... x ..... Size of Lot ..... x ..... Number of Stories when complete .....
16. Footing: Width ..... Depth in Ground ..... Width of Wall ..... Size of Floor Joists ..... x .....
17. Size of Studs ..... x ..... Material of Floor ..... Size of Rafters ..... x ..... Type of Roofing .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here D. W. Schaarmann (Owner or Authorized Agent)

DISTRICT OFFICE ..... By .....

TYPE OF RECEIPT | DATE ISSUED | TRACER NO. (M) | RECEIPT NO. | CODE | FEE PAID

Certificate of Occupancy

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 1800
Fee $ 3 00

OCCUPANCY SURVEY

Area of Bldg. ..... Sq. Ft.
Fee $ .....

Investigation Fee $ .....
Cert. of Occupancy Fee $ 5 40
Bldg. Permit Fee $ 2 40
Total $ 8 40

TYPE	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	X Ft. rear alley / Ft. side alley	Clerk
V				45 x 105	X	Guzman
GROUP	**Plans and Specifications checked**	**Zone**	**Fire District**			
R	Guzman	C-2	No. 2			District Map No. 9727
For Plans See	**Correction Verified**	**Bldg. Line**	**Street Widening**			**Application checked and approved**
	Guzman	— Ft.	— Ft.			Guzman Clerk
Filed with	**Plans, Specifications and Application rechecked and approved.**	**Continuous Inspection**	**SPRINKLER Special — Required Valuation Included Yes — No**			**Inspector**
	—	X				Anderson

J C B

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	OCT 16 1953		[illegible]	[illegible]	
Supplemental Plan Checking			[illegible]		✓
Building Permit	OCT 20 [illegible]		[illegible]		

S

E

W

28'-6"

3'-2"

123'-0"

LOT 10

WESTERN AVE

LOT 11

45'-0"

HAROLD WAY

N

Appendix D

Noise and Vibration Calculations

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Demolition)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	0.0
Concrete Saw	No	20		89.6	50.0	0.0
Dozer	No	40		81.7	50.0	0.0

Results

Equipment	Calculated (dBA) Lmax	Calculated (dBA) Leq	Noise Limits (dBA) Day Lmax	Noise Limits (dBA) Day Leq	Noise Limits (dBA) Evening Lmax	Noise Limits (dBA) Evening Leq	Noise Limits (dBA) Night Lmax	Noise Limits (dBA) Night Leq	Noise Limit Exceedance (dBA) Day Lmax	Noise Limit Exceedance (dBA) Day Leq	Noise Limit Exceedance (dBA) Evening Lmax	Noise Limit Exceedance (dBA) Evening Leq	Noise Limit Exceedance (dBA) Night Lmax	Noise Limit Exceedance (dBA) Night Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	89.6	82.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	81.7	77.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	89.6	84.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)

Backhoe	No	40	77.6	50.0	0.0
Concrete Saw	No	20	89.6	50.0	0.0
Dozer	No	40	81.7	50.0	0.0

Results

			Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	89.6	82.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	81.7	77.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	89.6	84.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Site Preparation)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	0.0
Grader	No	40	85.0		50.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grader	85.0	81.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	85.0	81.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	0.0
Grader	No	40	85.0		50.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grader	85.0	81.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	85.0	81.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Grading)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)
Backhoe	No	40	77.6	50.0	0.0	
Concrete Saw	No	20	89.6	50.0	0.0	
Dozer	No	40	81.7	50.0	0.0	

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	89.6	82.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	81.7	77.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	89.6	84.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)

Backhoe	No	40	77.6	50.0	0.0
Concrete Saw	No	20	89.6	50.0	0.0
Dozer	No	40	81.7	50.0	0.0

Results

			Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	89.6	82.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	81.7	77.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	89.6	84.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Building Construction)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Crane	No	16		80.6	50.0	0.0
Man Lift	No	20		74.7	50.0	0.0
Man Lift	No	20		74.7	50.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Crane	80.6	72.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Man Lift	74.7	67.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Man Lift	74.7	67.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	80.6	74.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)

Crane	No	16	80.6	50.0	0.0
Man Lift	No	20	74.7	50.0	0.0
Man Lift	No	20	74.7	50.0	0.0

Results

			Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Crane	80.6	72.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Man Lift	74.7	67.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Man Lift	74.7	67.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	80.6	74.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Paving)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)
Backhoe	No	40	77.6	50.0		0.0
Paver	No	50	77.2	50.0		0.0
Roller	No	20	80.0	50.0		0.0

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paver	77.2	74.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roller	80.0	73.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	80.0	78.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)

Backhoe	No	40	77.6	50.0	0.0
Paver	No	50	77.2	50.0	0.0
Roller	No	20	80.0	50.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	77.6	73.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paver	77.2	74.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roller	80.0	73.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	80.0	78.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Architectural Coatings)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Compressor (air)	No	40		77.7	50.0	0.0

Results

	Calculated (dBA)		Noise Limits (dBA) Day		Evening		Night		Noise Limit Exceedance (dBA) Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Compressor (air)	77.7	73.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	77.7	73.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Compressor (air)	No	40		77.7	50.0	0.0

Results

Noise Limits (dBA) Noise Limit Exceedance (dBA)

Calculated (dBA)	Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Compressor (air)	77.7	73.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	77.7	73.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Demolition)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	15.0
Concrete Saw	No	20		89.6	50.0	15.0
Dozer	No	40		81.7	50.0	15.0

Results

Equipment	Calculated (dBA) Lmax	Calculated (dBA) Leq	Noise Limits (dBA) Day Lmax	Noise Limits (dBA) Day Leq	Noise Limits (dBA) Evening Lmax	Noise Limits (dBA) Evening Leq	Noise Limits (dBA) Night Lmax	Noise Limits (dBA) Night Leq	Noise Limit Exceedance (dBA) Day Lmax	Noise Limit Exceedance (dBA) Day Leq	Noise Limit Exceedance (dBA) Evening Lmax	Noise Limit Exceedance (dBA) Evening Leq	Noise Limit Exceedance (dBA) Night Lmax	Noise Limit Exceedance (dBA) Night Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	74.6	67.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	66.7	62.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	74.6	69.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)

Backhoe	No	40	77.6	50.0	15.0
Concrete Saw	No	20	89.6	50.0	15.0
Dozer	No	40	81.7	50.0	15.0

Results

			Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	74.6	67.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	66.7	62.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	74.6	69.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Site Preparation)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	15.0
Grader	No	40	85.0		50.0	15.0

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grader	70.0	66.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	70.0	66.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	15.0
Grader	No	40	85.0		50.0	15.0

Results

	Calculated (dBA)		Noise Limits (dBA) Day		Evening		Night		Noise Limit Exceedance (dBA) Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grader	70.0	66.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	70.0	66.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Grading)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Backhoe	No	40		77.6	50.0	15.0
Concrete Saw	No	20		89.6	50.0	15.0
Dozer	No	40		81.7	50.0	15.0

Results

Equipment	Calculated (dBA) Lmax	Calculated (dBA) Leq	Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq	Day Lmax	Day Leq	Evening Lmax	Evening Leq	Night Lmax	Night Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	74.6	67.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	66.7	62.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	74.6	69.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Usage (%)	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)

Backhoe	No	40	77.6	50.0	15.0
Concrete Saw	No	20	89.6	50.0	15.0
Dozer	No	40	81.7	50.0	15.0

Results

			Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
	Calculated (dBA)		Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	74.6	67.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	66.7	62.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	74.6	69.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 04/30/2020
Case Description: 20-09256 Sapphire Hotel (Paving)

**** Receptor #1 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Super 8 Motel	Commercial	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)
Backhoe	No	40	77.6	50.0	15.0	
Paver	No	50	77.2	50.0	15.0	
Roller	No	20	80.0	50.0	15.0	

Results

	Calculated (dBA)		Noise Limits (dBA)				Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paver	62.2	59.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roller	65.0	58.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	65.0	63.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**** Receptor #2 ****

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Multi-Family Housing	Residential	65.0	55.0	55.0

Equipment

Description	Impact Device	Spec Usage (%)	Actual Lmax (dBA)	Receptor Lmax (dBA)	Estimated Distance (feet)	Shielding (dBA)

Backhoe	No	40	77.6	50.0	15.0
Paver	No	50	77.2	50.0	15.0
Roller	No	20	80.0	50.0	15.0

Results

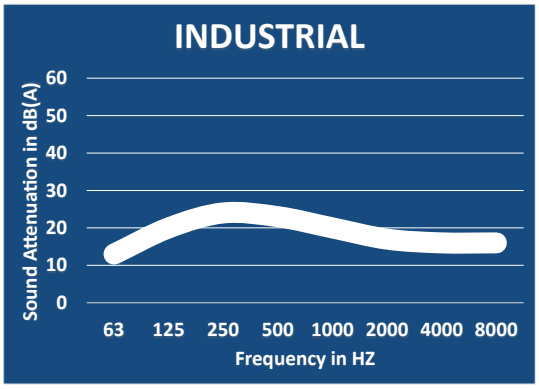
	Calculated (dBA)		Noise Limits (dBA)						Noise Limit Exceedance (dBA)					
			Day		Evening		Night		Day		Evening		Night	
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Backhoe	62.6	58.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Paver	62.2	59.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Roller	65.0	58.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	65.0	63.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NETT TECHNOLOGIES INC.
www.nettinc.com sales@nettinc.com +1 (905) 672-5453

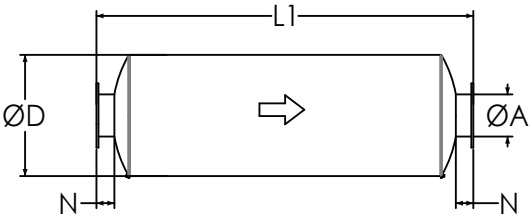
Industrial Grade Silencers

Model NTIN-C (Cylindrical), 15-20 dBA

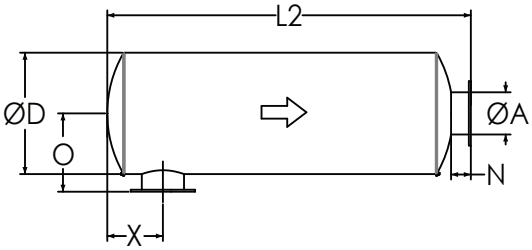
TYPICAL ATTENUATION CURVE



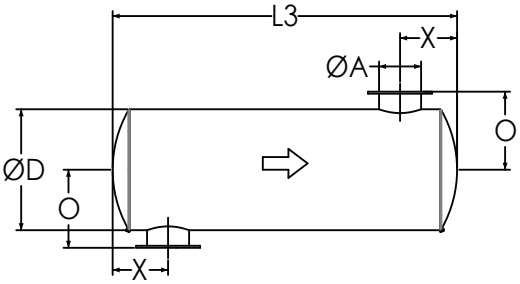
TYPICAL CONFIGURATIONS



END IN END OUT (EI-EO)



SIDE IN END OUT (SI-EO)



SIDE IN SIDE OUT (SI-SO)

Nett Technologies' Industrial Grade Silencers are designed to achieve maximum performance with the least amount of backpressure.
The silencers are Reactive Silencers and are typically used for reciprocating or positive displacement engines where noise level regulations are low.

FEATURES & BENEFITS

- Over 25 years of excellence in manufacturing noise and emission control solutions
- Compact modular designs providing ease of installations, less weight and less foot-print
- Responsive lead time for both standard and custom designs to meet your needs
- Customized engineered systems solutions to meet challenging integration and engine requirements

Contact Nett Technologies with your projects design requirements and specifications for optimized noise control solutions.

OPTIONS

- Versatile connections including ANSI pattern flanges, NPT, slip-on, engine flange, schedule 40 and others
- Aluminized Steel, Stainless Steel 304 or 316 construction
- Horizontal or vertical mounting brackets and lifting lugs

ACCESSORIES

- Hardware Kits
- Flexible connectors and expansion joints
- Elbows
- Thimbles
- Raincaps
- Thermal insulation: integrated or with thermal insulation blankets
- Please see our accessories catalog for a complete listing

PRODUCT DIMENSIONS (in)

Model*	A	D	L1	L2	L3	X**	X	N	O
	Outlet	Dia	EI-EO	SI-EO	SI-SO	Min	Max	Nipple	O
NTIN-C1	1	4	20	18	16	3	7	2	4
NTIN-C1.5	1.5	6	22	20	18	3	8	2	5
NTIN-C2	2	6	22	19	16	3	8	3	6
NTIN-C2.5	2.5	6	24	21	18	4	9	3	6
NTIN-C3	3	8	26	23	20	5	10	3	7
NTIN-C3.5	3.5	9	28	25	22	5	11	3	8
NTIN-C4	4	10	32	29	26	5	12	3	8
NTIN-C5	5	12	36	33	30	6	14	3	9
NTIN-C6	6	14	40	36	32	7	16	4	11
NTIN-C8	8	16	50	46	42	8	21	4	12
NTIN-C10	10	20	52	48	44	11	21	4	14
NTIN-C12	12	24	62	58	54	12	26	4	16
NTIN-C14	14	30	74	69	64	15	31	5	20
NTIN-C16	16	36	82	77	72	18	35	5	23
NTIN-C18	18	40	94	89	84	18	42	5	25
NTIN-C20	20	40	110	105	100	19	52	5	25
NTIN-C22	22	48	118	113	108	22	56	5	29
NTIN-C24	24	48	130	125	120	24	62	5	29

* Other models and custom designs are available upon request. Dimensions subject to change without notice. All silencers are equipped with drain ports on inlet side. The silencer is all welded construction and coated with high heat black paint for maximum durability.

** Standard inlet/outlet position.

Combined HVAC Noise

Addition						
	dBA_1	dBA_2	dBA_3	dBA_4	dBA_5	Total Summed Noise Level (dBA)
1	57.7	57.7	57.7	57.7	57.7	64.7

HVAC Change in Ambient Noise Level

Addition			
	dBA_1	dBA_2	Total Summed Noise Level (dBA)
1	64.7	70.0	71.1

Groundborne Noise and Vibration Modeling

Notes
The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

	Reference Level Inputs			
Equipment	**PPV_{ref} (in/sec)**	**Lv_{ref} (VdB)**	**RMS_{ref} (in/sec)**	**Reference Distance**
Vibratory Roller	0.21	94	0.050	25
Large bulldozer	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25

	Vibration Level at Receiver			
Equipment	**Distance (feet)**	**PPV_x (in/sec)**	**Lv_x (VdB)**	**RMS_x (in/sec)**
Vibratory Roller	30	0.1718	92	0.041
Large bulldozer	30	0.0728	85	0.018
Loaded trucks	30	0.0622	81	0.012
Jack hammer	30	0.0286	77	0.007

Source
California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. April 2020. Available at: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf. Last Updated: 5/1/2020

Groundborne Noise and Vibration Modeling

Notes
The reference distance is measured from the nearest anticipated point of construction equipment to the nearest structure.

	Reference Level Inputs			
Equipment	**PPV_{ref} (in/sec)**	**Lv_{ref} (VdB)**	**RMS_{ref} (in/sec)**	**Reference Distance**
Vibratory Roller	0.21	94	0.050	25
Large bulldozer	0.089	87	0.022	25
Loaded trucks	0.076	83	0.014	25
Jack hammer	0.035	79	0.009	25

	Vibration Level at Receiver			
Equipment	**Distance (feet)**	**PPV_x (in/sec)**	**Lv_x (VdB)**	**RMS_x (in/sec)**
Vibratory Roller	45	0.1100	88	0.026
Large bulldozer	45	0.0466	81	0.012
Loaded trucks	45	0.0398	77	0.007
Jack hammer	45	0.0183	73	0.005

Source
California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. April 2020. Available at: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf. Last Updated: 5/1/2020

Appendix E

City of Los Angeles Department of Transportation Referral Form

REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at **http://ladot.lacity.org**.
- A transportation study is not needed for the following project applications:
    - Ministerial / by-right projects
    - Discretionary projects limited to a request for change in hours of operation
    - Tenant improvement within an existing shopping center for change of tenants
    - Any project only installing a parking lot or parking structure
    - Time extension
    - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☐ Copy of project-specific VMT Calculator[1] analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro	**West LA**	**Valley**
213-972-8482	*213-485-1062*	*818-374-4699*
100 S. Main St, 9th Floor	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: APCC-2019-4338-SPE-CU-CUB-SPP

Address: Sapphire Hotel

Project Description: 1524-1530 N. Western Avenue

Seeking Existing Use Credit (will be calculated by LADOT): Yes ____ No ✔ Not sure ____

Applicant Name: 36 Guest Hotel with 10 apartments within 4-story building.

Applicant E-mail: _____ Applicant Phone: _____

Planning Staff Initials: _____ **Date:** _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	**Size / Unit**	**Daily Trips[1]**
Proposed[1]	Apartments	10 units	
	Hotel	36 Rooms	Apartments
	10 Units		
		Total trips[1]:	224

a. Does the proposed project involve a discretionary action? **Yes** ☑ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips[2]? **Yes** ☑ **No** ☐

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[3]? **Yes** ☐ **No** ☑

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

Verified by: Planning Staff Name: Jason Hernandez Phone: (213) 978-1276

Signature: _____ Date: 10.19.2020

[1] Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

[2] To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '**+**' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

[3] Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	**Size / Unit**	**Daily Trips**
Proposed			
	Total new trips:		
Existing			
	Total existing trips:		
	Net Increase / Decrease (+ or -)		

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☐

b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☐

c. Would the project result in a net increase in daily VMT? **Yes** ☐ **No** ☐

d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☐

e. Does the project trigger Site Plan Review (LAMC 16.05)? **Yes** ☐ **No** ☐

f. Project size:

- **i.** Would the project generate a net increase of 1,000 or more daily vehicle trips? **Yes** ☐ **No** ☐
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☐

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **e.** and either **f.i**., **f.ii**., or **f.iii**., an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☐

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** ☐ **No** ☐

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☐

Prepared by DOT Staff Name: _____ Phone: _____

Signature: _____ Date: _____

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:

Scenario: www

Address: 1530 N WESTERN AVE. 90027

Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

○ Yes ○ No

Existing Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	2	DU
Housing | Multi-Family	2	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Housing | Multi-Family	10	DU
Housing | Hotel	36	Rooms
Housing | Multi-Family	10	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Reset all user inputs (clean template)

Project Screening Summary

Existing Land Use	Proposed Project
9 Daily Vehicle Trips	208 Daily Vehicle Trips
56 Daily VMT	1,200 Daily VMT

Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. ☐

Tier 2 Screening Criteria

The net increase in daily trips < 250 trips	199 Net Daily Trips
The net increase in daily VMT ≤ 0	1,144 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.000 ksf

The proposed project is not required to perform VMT analysis.

Measuring the Miles

Verified by: Planning Staff Name:_____ Phone: _____

Signature: _____ Date: _____

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	**Size / Unit**	**Daily Trips**
Proposed	Hotel	36 Rooms	
	Apartments	10 Units	
	Total new trips:		224
Existing	None	0	
	Total existing trips:		0
	Net Increase / Decrease (+ or -)		224

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☒

b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☒

c. Would the project result in a net increase in daily VMT? **Yes** ☒ **No** ☐

d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☒

e. Does the project include the construction, or addition of 50 or more dwelling units or guest rooms or combination thereof, and/or 50,000 or more square feet of non-residential? **Yes** ☐ **No** ☒

f. Project size:

- **i.** Does the project contain a lot that is 0.5-acre or more in total gross area? **Yes** ☐ **No** ☒
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒

VMT Analysis

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **b.** and **e.** and either **f.i**., **f.ii**., or **f.iii**., an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☒

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☒

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** ☐ **No** ☒

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☒

Prepared by DOT Staff Name: Wes Pringle Phone: 213-972-8482

Signature: _____ Date: 2/6/20

REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at **http://ladot.lacity.org**.
- A transportation study is not needed for the following project applications:
    - Ministerial / by-right projects
    - Discretionary projects limited to a request for change in hours of operation
    - Tenant improvement within an existing shopping center for change of tenants
    - Any project only installing a parking lot or parking structure
    - Time extension

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

☐ Copy of Department of City Planning Application (CP-7771.1).

☐ Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.

☐ If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.

☐ Copy of project-specific VMT Calculator[1] analysis results

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro	West LA	Valley
213-972-8482	*213-485-1062*	*818-374-4699*
100 S. Main St, 9th Floor	7166 W. Manchester Blvd	6262 Van Nuys Blvd, 3rd Floor
Los Angeles, CA 90012	Los Angeles, CA 90045	Van Nuys, CA 91401

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

1. PROJECT INFORMATION

Case Number: APCC-2019-4338-SPE-CU-CUB-SPP

Project Name: 1524-1530 N. Western Avenue

Address: Construction of new 36 Guest Hotel with 10 apartments within 4-story building.

Project Description: 36 Guest Hotel with 10 apartments within 4-story building.

Seeking Existing Use Credit (will be calculated by LADOT): Yes_____ No ✔ Not sure ✔

Applicant Name: Apartments

Applicant E-mail: 10 units Applicant Phone: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	**Size / Unit**	**Daily Trips**[1]
Proposed	Hotel	36 Rooms	
	Apartments	10 Units	
	Total trips[1]*:*		208

a. Does the proposed project involve a discretionary action? **Yes** ☑ **No** ☐

b. Would the proposed project generate 250 or more daily vehicle trips[1]? **Yes** ☐ **No** ☑

c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station[2]? **Yes** ☐ **No** ☑

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

[1]To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '**+**' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's VMT Calculator User Guide and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

[2] Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

Verified by: Planning Staff Name:_____ Phone: _____

Signature: _____ Date: _____

TO BE COMPLETED BY LADOT

3. PROJECT INFORMATION

	Land Use (list all)	**Size / Unit**	**Daily Trips**
Proposed	Hotel	36 Rooms	
	Apartments	10 Units	
	Total new trips:		224
Existing	None	0	
	Total existing trips:		0
	Net Increase / Decrease (+ or -)		224

a. Is the project a single retail use that is less than 50,000 square feet? **Yes** ☐ **No** ☒

b. Would the project generate a net increase of 250 or more daily vehicle trips? **Yes** ☐ **No** ☒

c. Would the project result in a net increase in daily VMT? **Yes** ☒ **No** ☐

d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? **Yes** ☐ **No** ☒

e. Does the project include the construction, or addition of 50 or more dwelling units or guest rooms or combination thereof, and/or 50,000 or more square feet of non-residential? **Yes** ☐ **No** ☒

f. Project size:

- **i.** Does the project contain a lot that is 0.5-acre or more in total gross area? **Yes** ☐ **No** ☒
- **ii.** Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒
- **iii.** Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? **Yes** ☐ **No** ☒

VMT Analysis

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
If **YES** to **b.** and **e.** and either **f.i**., **f.ii**., or **f.iii**., an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** ☐ **No** ☒

Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** ☐ **No** ☒

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** ☐ **No** ☒

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** ☐ **No** ☒

Prepared by DOT Staff Name: Wes Pringle Phone: 213-972-8482

Signature: _____ Date: 2/6/20

MITIGATION AND MONITORING PROGRAM

1.1 INTRODUCTION

This Mitigation Monitoring Program ("MMP") has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a "reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." In addition, Section 15097(a) of the California Environmental Quality Act (CEQA) Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project's impacts in the MND applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the MMs identified for the Project.

1.2 ORGANIZATION

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the MM shall be monitored.
- Monitoring Frequency: the frequency at which the MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the required MM has been implemented.

1.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each MM has been implemented. The Applicant shall maintain records demonstrating compliance with each MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

1.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, an MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of an MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the MM results in a substantial change to the Project or the non-environmental conditions of approval.

1.5 MITIGATION MONITORING PROGRAM

A. Air Quality

Mitigation Measures

Refer to MM-HAZ-1.

B. Hazards and Hazardous Materials

Mitigation Measures

MM-HAZ-1: Existing Toxic/Hazardous Materials (Asbestos and Lead)

Prior to the demolition of the existing duplex, all suspect asbestos containing materials (ACMs) shall be sampled and analyzed to confirm the absence of asbestos. In the event that any ACMs are discovered during demolition activities, the materials shall be sampled and analyzed for asbestos content prior to any disturbance. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a qualified asbestos abatement consultant that no ACMs are present in the building. If ACMs are found to be present, all asbestos removal operations shall be performed by a California Division of Occupational Safety and Health (Cal/OSHA)-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. All disturbances of ACMs, and/or abatement operations, shall be performed in accordance with the Cal/OSHA requirements set forth in 8 California Code of Regulations 1529. Asbestos abatement shall also be performed in accordance with South Coast Air Quality Management District requirements set forth in Rule 1403 as well as all other applicable state and federal rules and regulations.

Any suspect lead-based paint (LBP) shall be sampled prior to any demolition activities. Prior to the issuance of the demolition permit, the applicant shall provide a letter from a licensed LBP abatement contractor that no LBP is present in the building. If identified, LBP located within building scheduled for renovation or demolition/relocation, or noted to be damaged, shall be abated by a licensed LBP abatement contractor, and disposed of according to all state and local regulations.

All construction work shall be subject to 29 Code of Federal Regulations Part 1926.62 *Lead Exposure in Construction Interim Final Rule*, which was adopted and incorporated into California's own standard 8 California Code of Regulations §1532.1.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency**: Los Angeles Department of Building and Safety
- **Monitoring Phase**: Pre-Construction
- **Monitoring Frequency**: Once
- **Action Indicating Compliance**: Issuance of Demolition Permit

C. Noise

Mitigation Measures

MM-NOI-1: Construction Noise Reduction Measures

The proposed Project shall comply with the City of Los Angeles General Plan Noise Element, the City of Los Angeles Noise Ordinance, and any subsequent ordinances that prohibit the emission or creation of noise beyond certain levels at adjacent uses. To achieve compliance with the Los Angeles Municipal Code 75 A-weighted decibels (dBA) noise standard, the Project shall implement the following specific noise-reducing practices during construction:

- Schedule construction activities to avoid operating several pieces of equipment simultaneously, which can cause high noise levels.
- Retrofit the following equipment with an industrial grade muffler or muffler of similar capacity, capable of reducing engine noise by at least 15 dBA: backhoes, concrete saws, dozers, graders, pavers, and rollers (see Appendix D for specifications and noise reduction calculations).
- Locate all construction areas for staging and warming up as far as possible from adjacent residential buildings and sensitive receptors.

- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency**: Los Angeles Department of Building and Safety
- **Monitoring Phase**: Construction
- **Monitoring Frequency**: Ongoing during construction
- **Action Indicating Compliance**: None – ongoing construction compliance required